BOARD OF COMMISSIONERS REGULAR MEETING
WEDNESDAY, SEPTEMBER 9, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

This meeting will immediately follow the Board of Commissioners Workshop

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

F. APPROVAL OF MINUTES

F.1 Approval of the following BoC Minutes: July 7, 2026, Workshop and Regular Meeting; July 21, 2026, Workshop and Regular Meeting; and August 4, 2026, Workshop and Regular Meeting.
07.21.2026 Workshop Minutes.docx
07.21.2026 Regular Minutes.docx
07.07.2026 Workshop Minutes.docx
07.07.2026 Regular Minutes.docx
08.04.2026 Workshop Minutes.docx
08.04.2026 Regular Minutes.docx

G. CONSENT AGENDA

G.1 FY27 Contract for Communication Services with Pinellas County Sheriff's Office
Treasure Island.FY27.Contract.pdf

G.2 Resolution 2026-09, Repealing and Replacing Resolution 2024-03 to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations
RES 2024-03-SIGNED.pdf

Resolution 2026-09.pdf

G.3 Consideration to Renew the Sponsorship Contract with Which Treasure Island Owner, LLC for Sanding Ovations
First Amendment to the Which Contract_SIGNED .pdf
Sponsorship Contract SIGNED.pdf
Bilmar request for Sanding Ovations Contract renewal.pdf

G.4 Consideration to Renew the Operation Contract with CeeJay of Pinellas, Inc. for Sanding Ovations
Resolution 09-46.pdf
Operations Contract SIGNED.pdf
First Amendment to the CeeJays Contract .pdf
Letter of Request.pdf
CeeJays First Amendment Agreement_SIGNED.pdf

G.5 Local Mitigation Strategy (LMS), National Flood Insurance Program (NFIP) Community Rating System (CRS) Program Annual Report.
2024-2025 Annual Report Overview.docx
FDEM 27P-22 Pinellas Compliance Letter.pdf
LMS Annual Update Report 2024-2025.pdf

G.6 Consideration for the Renewal of the Director of Tennis Services Agreement Between the City of Treasure Island and Philip Girardi
First Amendment to the Philip Girardi Contract .pdf

H. ITEMS OF BUSINESS

H.1 Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - First Reading and Public Hearing
FY 2027 1st Budget Hearing Presentation.pdf
Ord 2026-25 FY2027 Millage.pdf

H.2 Ordinance 2026-26, First Budget Public Hearing for FY 2027 Budget
Ord 2026-26 FY2027 Budget.pdf

H.3 First Reading of Ordinance 2026-16 - Establishing Chapter 61, Procedures
Ordinance 2026-16 Chapter 61 Procedures.pdf
Business Impact Estimate - Ord 2026-16.pdf
LPA RES 2026-04.pdf

H.4 First Reading of Ordinance 2026-17 - Amending Chapter 68, Zoning Regulations
Ordinance 2026-17 Chapter 68 Zoning.pdf
Exhibit A to Ord 2026-17 Chapter 68.pdf
Business Impact Estimate - Ord 2026-17.pdf
LPA RES 2026-05.pdf

H.5 First Reading of Ordinance 2026-18 - Amending Chapter 72, Landscaping
Final Ordinance 2026-18 Chapter 72 Landscaping.pdf
Business Impact Estimate - Ord 2026-18.pdf
LPA RES 2026-06.pdf

H.6 First Reading of Ordinance 2026-19 - Amending Chapter 74, Subdivisions
Final Ordinance 2026-19 Chapter 74 Subdivisions.pdf
Business Impact Estimate - Ord 2026-19.pdf
LPA RES 2026-07.pdf

H.7 First Reading and Public Hearing of Ordinance No. 2026-23, Budget Amendment for Revenues
Grant Budget Amendment 2026-23.xlsx
Backup of ORDINANCE_2026-23 Grant Revenue V1.docx

H.8 First Reading and Public Hearing of Ordinance No. 2026-24, Budget Amendment for Capital Project Expenses
Copy of Budget Amendment 2026-24 9.3.26.xlsx
ORDINANCE_2026-24-Annual BA for CIP.docx

H.9 Resolution 2026-10 Establishing a Charter Review Committee
Resolution 2026-10 Charter Review Committee.docx

H.10Treasure Bay (Commissioner Czyszczon)

I. CITY MANAGER AND CITY ATTORNEY REPORT

J. COMMISSIONER REPORTS

K. 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 Blvd, 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. F.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following BoC Minutes: July 7, 2026, Workshop and Regular Meeting; July 21, 2026, Workshop and Regular Meeting; and August 4, 2026, Workshop and Regular Meeting.
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve minutes.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
07.21.2026 Workshop Minutes.docx
07.21.2026 Regular Minutes.docx

07.07.2026 Workshop Minutes.docx
07.07.2026 Regular Minutes.docx
08.04.2026 Workshop Minutes.docx
08.04.2026 Regular Minutes.docx

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, JULY 21, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 5:00 p.m. and led in the pledge of allegiance.

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arden Dickey

Absent:

Commissioner Arthur Czyszczon

B. DISCUSSION

B.1 City Manager Updates

City Manager Charles Van Zant shared a presentation, as contained in background material. Commissioner Dickey asked how much of the code enforcement fines had been collected. City Manager Van Zant said if the property was homesteaded the City could not collect funds until the property sold. Commissioner Dickey wondered if there was an account where code fines were deposited. Mr. James Dixon, Code Enforcement Supervisor, said certifying the lien was the most important step to ensuring fines were collected, fines were settled at a change of ownership, and there was a lien appeal process, but the administrative fee would be collected no matter the amount of the fine. Commissioner Dickey said he was asking because he wanted to know if there would be an increase in code enforcement fines with the addition of two additional code enforcement inspectors. Supervisor Dixon said there would be an increase in fines collected. Commissioner Clark said theoretically the fines would not be collected for an indefinite amount of time. Supervisor Dixon agreed. City Manager Van Zant highlighted homes could be foreclosed if they were not homestead properties.

City Manager Van Zant continued the presentation. Supervisor Dixon noted the department had been reviewing better software to prepare code enforcement and short-term rental cases. Answering Mayor Doctor, Supervisor Dixon stated the department had begun acquiring the software. Mayor Doctor emphasized the City was taking action to pursue short-term rental enforcement. Commissioner Clark wanted to know if the City was aware of companies purchasing multiple rental properties that were repaired without appropriate permits. Supervisor Dixon said the department was pursuing those properties.

City Manager Van Zant resumed the presentation. Commissioner Clark agreed permitting had improved. City Manager Van Zant continued. Vice Mayor Vasquez wanted to know if the City was working on ensuring appropriate permit fees were collected. City Manager Van Zant noted there was upcoming legislation that would change the method of collecting permitting fees and continued reviewing the presentation.

City Manager Van Zant relayed a recommendation from the Local Planning Agency (LPA) for changes to the Comprehensive Plan (Comp Plan) and requested guidance from the Commission on how to proceed. Following comments about whether the recommendation should be discussed in the Regular Meeting, Commissioner Dickey felt the request was worse than the previous request and the Commission should decline the LPA request.

Vice Mayor Vasquez expounded on the interactions between a Comp Plan amendment and Planned Development (PD). Commissioner Dickey felt the LPA request was broader. Vice Mayor Vasquez was not in favor of the recommendation. Commissioner Clark did not agree with the LPA recommendation and did not want to move forward with the recommendation.

City Attorney Ralf Brookes stated the PD ordinance did not increase height or density, noted there were limitations on increased heights and densities, and explained the process for changing that limitations. Mayor Doctor said the discussion could continue in the Regular Meeting.

B.2 Financial Report - 3rd Quarter 2026 Fiscal Year

Chief Financial Officer (CFO) Victor Ortiz shared a presentation, as contained in background material. Vice Mayor Vasquez wanted clarification on what items would be on the budget amendment presented at the next Regular Meeting. CFO Ortiz stated the budget amendment would have several different costs and resumed the presentation. Commissioner Dickey suggested showing actual amounts of revenue for solid waste. CFO Ortiz continued the presentation. Commissioner Clark inquired if there was also a reserve fund. CFO Ortiz confirmed there were three reserve funds that would be discussed fully at the budget meetings. Commissioner Clark liked the reserves. CFO Ortiz explained the budget process. Commissioner Clark commended the City Manager and staff for being a steward of public funds.

B.3 Sunset Pavilion Discussion (Vice Mayor Vasquez)

Vice Mayor Vasquez asked if the showers at the pavilion were operational and if there was a sewage backup in the bathrooms. Assistant City Manager Gary Volenec said there were issues with drainage but they were being addressed and said one of the showers was operational and another one would be completed soon. Commissioner Dickey confirmed the shower was operational.

Vice Mayor Vasquez asked if there was a sound stage planned for the pavilion. Commissioner Dickey had not heard anything about a sound stage at the pavilion and, after speaking with staff, did not believe one was planned for the area. Vice Mayor Vasquez was relieved to know there were no plans for a sound stage.

City Manager Van Zant noted that he did not appreciate his staff question prior to being consulted himself and stated he would have answered any questions ahead of the meeting. Vice Mayor Vasquez made concluding remarks.

C. PUBLIC COMMENT

Mr. Mark Hohe, District 3, said he understood why the LPA recommendation had been presented to the Commission and felt the LPA deserved a response; believed the recommendation was incompatible with the proposed PD; did not understand why the LPA was interested in giving away height without a PD agreement; and wanted the Commission to take a vote on the subject.

Mr. Shawn Byrnes, Pirate Square, did not like that the discussion of LPA recommendation was not noticed, highlighted Commissioner Dickey had felt the previous attempt of the LPA to present the recommendation was not properly noticed, highlighted Commissioner Dickey's votes against pro-development initiatives, asked a series of questions regarding Commissioner Dickey's plans for future development, and relayed a conversation with Raftelis regarding a financial analysis.

Mr. Richard Harris, LPA Chair, elaborated on the LPA's proposed Comp Plan Amendment.

Mr. Grant Smith, Sunset Beach, believed a small-scale plan amendment was more appropriate for PDs than a large-scale Comp Plan amendment and questioned the need for increased height and density.

D. ADJOURNMENT

The meeting was adjourned at 6:06 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JULY 21, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:20 p.m.

B. ROLL CALL

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arden Dickey

Absent:

Commissioner Arthur Czyszczon

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

Citing the contract amounts, Commissioner Dickey moved Items G.3, Award of the Construction Contract for the Master Pump Station Replacement Project, and G.4, Award of the Construction Contract for the 108th Avenue Seawall Replacement Project, to the beginning of the Regular Agenda. Vice Mayor Vasquez requested Items G.4 and G.6, Increase Purchase Authority for Existing Floodplain Management Contract, be moved to the Regular Agenda.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1 Treasure Island Police Department Award Recipient – 2026 Florida Department of Transportation (FDOT) Enhanced Law Enforcement Engagement Award

Police Chief John Barkley shared information on the FDOT Award.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Grant Smith, Sunset Beach, spoke on public sentiment regarding height and density.

Mr. Mark Hohe, District 3, provided an update on the citizen-initiated referendum to require a super majority vote for planned developments and special area plans.

Mr. John Petersen, Isle of Capri, believed there was a lack of communication regarding the Commercial Redevelopment plan.

Ms. Marie Barba, resident, felt the master plan community meetings should be streamed/televised.

Mr. Shawn Byrne, 175 107th Avenue, questioned Commissioner Dickey's plan to move the City forward.

Ms. Barb Adams, Isle of Palms, stated Commissioner Clark attended all community association meetings and was aware of resident sentiment. Mayor Doctor praised Ms. Adam's Isle of Palms bulletin.

Mr. West Evans, Isle of Palms, thanked Commissioner Dickey for his efforts to move the City forward and believed the Commission should provide a response to the LPA's recommendation regarding the Comp Plan amendment.

F. APPROVAL OF MINUTES – None.

G. CONSENT AGENDA

G.1 Contracts to Provide On-Call Disaster Debris Collection, Removal, Monitoring and Management Services

G.2 FY 2026 - 2027 Resilient Florida Local Cost Share Commitment Letters

G.3 Award of the construction contract for the Master Pump Station Replacement Project (Moved to Item H.1)

G.4 Award of the construction contract for the 108th Avenue Seawall Replacement Project (Moved to Item H.2)

G.5 Resolution 2026-03, Appointment of Deputy City Clerk Tia Payton

G.6 Increase Purchase Authority for existing Floodplain management contract (Moved to Item H.3)

Vice Mayor Vasquez moved to approve the Consent Agenda for G.1, G.2, and G.5, as presented, seconded by Commissioner Dickey, and carried four to zero.

H. ITEMS OF BUSINESS

H.1 Award of the Construction Contract for the Master Pump Station Replacement Project (Formerly Item G.3.)

Commissioner Dickey wanted to discuss the timing of the project due to a pending State grant that would be nullified if work began and wanted the Commission's feedback on losing that money. Vice Mayor Vasquez would defer to Assistant City Manager Gary Volenec based on the age of the master pump station. City Manager Charles Van Zant stated there had been

continued construction cost increases and relayed the master pump station replacement had been a high priority for a long time, there was no guarantee on how long it would take to award the contract, and staff's recommendation was to approve the contract.

Commissioner Dickey wanted to know how long it would take to break ground on the project. Assistant City Manager Gary Volenec said groundbreaking would take about 60 days, but the start date could possibly be pushed back; provided background on the grant review process; and noted the secured grant could be lost if action continued to be delayed.

Mayor Doctor felt there had been a history of delaying projects in favor of pending grants and felt it was time to act. Commissioner Clark wanted to move forward. Vice Mayor Vasquez agreed to move forward and said larger contracts should not be on the Consent Agenda. Assistant City Manager Volenec said if the contract was approved, staff would attempt to push off the start as long as possible. Commissioner Dickey was in favor of the item.

Vice Mayor Vasquez moved that the City Commission authorize the award of the construction contract for the master pump station replacement project to Kamminga & Roodvoets, seconded by Commissioner Dickey. The motion carried four to zero.

H.2 Award of the Construction Contract for the 108th Avenue Seawall Replacement Project (Formerly G.4)

Commissioner Dickey wondered about completing the seawall prior to the construction taking place on the site. Assistant City Manager Volenec recommended the seawall be completed before further construction occurs. Vice Mayor Vasquez questioned if there were grants for the seawall and whether the grants would be forfeited if the work began before the grant would be awarded. Commissioner Dickey said the grant applications prohibited work from starting. Vice Mayor Vasquez noted U.S.-made materials were a typical grant requirement and wanted to make sure the company was guaranteeing U.S.-made materials. Assistant City Manager Volenec stated staff would ensure that requirement was addressed.

Vice Mayor Vasquez moved that the City Commission authorize the award of the construction contract for the 108th Avenue seawall replacement project to Enterprise Marine Contractors Incorporated, seconded by Commissioner Dickey. The motion carried four to zero.

H.3 Increase Purchase Authority for Existing Floodplain Management Contract (Formerly Item G.6)

City Manager Van Zant provided background on the floodplain manager contract. Vice Mayor Vasquez was concerned about spending creep and wanted to know how long the floodplain manager would be utilized and what additional expenditures were anticipated. City Manager Van Zant stated the need was diminishing but there were still many permits and was unsure how long there would be a need. Commissioner Dickey was fine with approving it since the building fund was over $200,000 under budget and there were fewer permit complaints.

Vice Mayor Vasquez moved that the City Commission authorize the City Manager to approve expenditures up to $50,000 for the Community Development Department to continue utilizing a contracted Floodplain Manager to ensure the City remained prepared

for potential storm-related recovery activities throughout the hurricane season, seconded by Commissioner Dickey. The motion carried four to zero.

H.4 Fiscal Year 2027 City Tentative Budget and Millage Presentation (Formerly H.1.)

Chief Financial Officer (CFO) Victor Ortiz reviewed a presentation, as contained in background material. Mayor Doctor believed there would be less fines and forfeitures in the next year. City Manager Van Zant felt the fines and forfeitures would increase based on recent trends. CFO Ortiz stated he had used the average of the previous three years, but it could be higher, offered to change the projection to equal to the current year, and resumed the presentation.

Mayor Doctor was okay with moving forward with the 3.8129 millage with the understanding that it could be lowered and commented that the City was doing well financially. Vice Mayor Vasquez favored the rollback rate and expounded on the need to evaluate lowering the budget considering the upcoming property tax referendum. Commissioner Clark agreed with a trimmer budget but was okay with setting a tentative millage of 3.8129 pending future discussion. Commissioner Dickey agreed with moving forward with 3.8129 but did not want to cut the budget currently because of past and potential financial struggles.

Vice Mayor Vasquez moved that the City Commission adopt the tentative millage rate for the fiscal year 2027 budget at the current year's millage of 3.8129 mills per $1,000 of taxable value. The tentative rate was based on at least 95 percent of the certified taxable value and complied with Florida Statute 200.065, including public hearing and TRIM notice obligation, seconded by Commissioner Clark.

Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, noted the City had not received the guaranteed maximum price for the Public Safety Building and would like to know when that would be received.

The motion carried four to zero.

H.5 Authorizing the City Manager to hire two additional Code Compliance Inspectors (Formerly Item H.2)

City Manager Van Zant expounded on the need for the positions. Vice Mayor Vasquez asked about the previously approved temporary Community Development Department (CDD) position to manage the lawn maintenance ordinance. City Manager Van Zant noted there had been a lack of applicants for the position and the person recruited left after two weeks and the position had remained vacant. Vice Mayor Vasquez was concerned about having the temporary position approved and adding two additional positions with less tax revenue anticipated after the potential 2026 tax referendum.

Commissioner Clark believed additional revenue would be collected because of the positions, wondered if there were positions that could be cut in substitution of the two code enforcement positions, and wanted to know if there was a way to lessen the cost. City Manager Van Zant suggested closing the temporary employee position and cutting the cost of two unique positions within the City and asked the Commission accelerate the two code enforcement positions. Commissioner Dickey confirmed the administrative temporary position could be cut and wanted

clarity on what existing positions would be cut. City Manager Van Zant said he was considering reducing the salaries of two positions and assured the Commission he would continue to evaluate how to reduce the personnel costs.

Mayor Doctor believed making cuts to salaries was counterproductive, felt the City's financial situation was good, agreed with adding the Code Enforcement positions with the caveat of monitoring their work, and did not want the City to make decisions that were cheap. Commissioner Clark believed the City Manager was promising to show a personnel reduction in the budget that made up for the new code enforcement positions.

Mayor Doctor called for public comment.

Ms. Sarah Pennington, Isle of Palms, felt there was no real understanding of how much money was collected from code enforcement liens and that information would be helpful before deciding.

Mr. Mark Hohe, District 3, believed reckoning personnel budgets was difficult but important, was curious how the short-term rental software referenced in the workshop would assist with code enforcement, and spoke on reserves.

Mr. West Evans, Isle of Palms, questioned why the City did not begin by hiring one Code Enforcement Officer to start and wondered about the two referenced superfluous positions.

Mr. Shawn Brynes, 175 107th Avenue, felt short-term rentals could be identified by the tax remitted to the tourist bureau and said parking was a good revenue source and should be managed more effectively for increased profitability.

Mr. Richard Harris, 374 Bay Plaza, spoke about properties in his neighborhood that were operating short-term rentals illegally, touched on the benefits of software, and believed the positions would pay for themselves.

Vice Mayor Vasquez asserted short-term rentals were the main code enforcement issue, believed software would assist with the issue, and stated she was not in favor of the two code enforcement positions.

Commissioner Clark relayed there were multiple companies purchasing homes for short-term rentals, wanted to know what the fines would be for that type of code violation, and was upset that the companies had performed work without permits with little consequences.

Commissioner Dickey wanted the City Manager to come back with methods of funding the two additional positions. Commissioner Clark was okay with moving forward with the City Manager's assurances the personnel costs would be balanced.

Vice Mayor Vasquez moved to authorize the City Manager to hire two additional full-time Code Compliance Inspectors for the Community Development Department, seconded by Commissioner Clark. The motion carried three to one; Vice Mayor Vasquez voted no.

Vice Mayor Vasquez wanted to know about the short-term rental software. City Manager Van Zant said the software had been purchased for the rest of the fiscal year and was within his

spending authority. Answering Vice Mayor Vasquez, Principal Planner Braydon Evans said the software was recently acquired but was hopeful for its potential.

H.6 Vice Mayor Vasquez's Ideas and Suggestions regarding Planned Developments (PD) (Formerly Item H.3)

Vice Mayor Vasquez referenced distributed materials, as contained in background material; noted PRMU-Core and PRMU-Gulf Boulevard had not been removed; and provided an overview of the suggested changes. City Attorney Brookes said the proposal would require a Comprehensive Plan (Comp Plan) amendment to adopt the height and density changes, the changes would require a readvertisement of the Planned Development (PD) ordinance and the County would need to review the changes.

Mayor Doctor noted a first reading of the PD had been completed and a second reading was scheduled for August 18, 2026, and wanted that process completed before making changes. Vice Mayor Vasquez said the intent was amending the existing PD ordinance before the second reading. Attorney Brookes said the second reading would be readvertised to incorporate the changes and relayed the LPA recommendation.

Attorney Brookes said the Comp Plan amendment could delay the adoption of the PD. Vice Mayor Vasquez clarified the Comp Plan amendment was a separate issue to the PD. Mayor Doctor wanted to know if any action could be taken at the current meeting. Attorney Brookes said there could be staff direction to make changes to the existing PD ordinance. Mayor Doctor felt there were multiple items being considered. Vice Mayor Vasquez felt discussing changes prior to the August 18, 2026, second reading was beneficial.

Mayor Doctor asked to move the Workshop on August 4, 2026, to discuss the changes. City Manager Van Zant said Raftelis would have a presentation on August 4th about PDs. Commissioner Dickey noted the LPA Comp Plan amendment was out there and the PDs would allow for a small-scale amendment, which he preferred.

Commissioner Dickey wanted to discuss the proposed changes and asked why PRMU-Core had been put back in the PD. Vice Mayor Vasquez realized there were no residential properties in that area. Commissioner Dickey confirmed that PRMU-30 Gulf was still out. Vice Mayor Vasquez said PRMU Core and Gulf were included.

Commissioner Clark asked for a layman explanation of the areas in consideration. Vice Mayor Vasquez reviewed the City's zoning areas. Principal Planner Braydon Evans displayed a City zoning map and identified the different zoning areas.

Mayor Doctor called for public comment.

Ms. Sarah Pennington, Isle of Palms, was pleased to discuss a compromise, felt the potential density was better but still high and did not feel there was enough clarity regarding base flood elevation considerations, preferred the small-scale Comp Plan amendments, felt there was not enough consideration for public input, and said a supermajority vote should be required for every PD application.

Ms. Marie Barba, resident, touched on planning and zoning regulations.

Mr. Mark Hohe, District 3, appreciated the potential compromise, but thought it seemed like the LPA recommendation was being comingled with the PD amendments; was concerned about density being at 85 and preferred 60, but was happy to have some guardrails; and was against the supermajority language because there was a pending referendum on the topic.

Attorney Lauren Rubenstein, Hill Ward Henderson, said for commercial general zoning the Countywide rules only allowed 60, the proposed PD could not exceed height and density allowed in the Comp Plan, and argued guardrails were not necessarily bad because developers liked predictability, felt supermajority requirements with maximum height and density incentivized development while caps on height and density with supermajority votes was a burden.

Commissioner Dickey asked if a small-scale Comp Plan amendment in conjunction with PD ordinance was possible. Ms. Rubenstein said it was possible but cumbersome for developers.

Mr. Grant Smith, Sunset Beach, appreciated the proposed compromise, felt a developer would always attempt to build to the maximum allowances, and wanted Raftelis to provide input on the height and density recommendations before making decisions.

Mr. West Evans, Isle of Palms, reflected on the loss of limitations to the original PD proposal, thought height should be limited to 70 feet and density should be limited to 60, and did not like the City-wide Comp Plan amendment.

Mr. Scott McKinney, Isle of Capri, was glad there was progress, touched on existing height and density limitations, believed the limitations would prevent amenities from being included in the developments.

Mr. Shawn Brynes, 175 107th Avenue, said the downtown area was a community center and 150-units an acre was permissible, said the alternative lodging standards varied based on property size, and felt PDs gave developers the ability to receive bonus density in return for public benefits.

Mr. Richard Harris, 374 Bay Plaza, said a small-scale amendment was available, favored the proposed PD changes under consideration.

Commissioner Clark was glad about the discussion, only wanted to discuss a few items he wanted changed, and reiterated he would commit to the Raftelis recommendation. City Manager Van Zant said Raftelis would be returning with recommendations in September. Commissioner Clark felt it was important to wait until the master planner made their recommendations and did not want to go forward with the developer's requests.

Answering Vice Mayor Vasquez and referencing her distributed handout, Commissioner Clark liked the way Item 1 was originally written, believed density needed to be negotiated, and agreed with public comment regarding supermajority requirements. Vice Mayor Vasquez was not concerned about the supermajority requirement. Commissioner Clark cited surrounding municipalities' density and felt the proposed density needed to be lower and wanted a committee established to negotiate proposals. Vice Mayor Vasquez said the negotiating team would be the City Commission and staff. Answering Commissioner Dickey, Attorney Brookes said PD applications would go before the LPA.

Commissioner Clark wondered why PDs were being discussed if the LPA recommendation was under consideration. Vice Mayor Vasquez was not in favor of the LPA recommendations. Commissioners Clark and Dickey voiced opposition to the recommendation as well. Answering Commissioner Clark, City Manager Van Zant said the LPA wanted the Commission to give direction to the City Attorney. Commissioners Clark and Dickey said the Commission was not providing direction.

Commissioner Dickey agreed PDs should be reserved for exceptional redevelopment that provided measurable public benefits, liked removing RFM-30 and adding the PRMU-Core, was not in favor of 80-foot height but was interested in the master planner's recommendation, agreed with Commissioner Clark about density, wanted language changed in Section 68-419 from "may" to "shall consider public benefits," agreed the supermajority requirement should be scratched completely, and wanted PD public meetings to be open to all interested parties. Answering Vice Mayor Vasquez, Attorney Brookes said the PD notices must be sent to all properties within 500 feet and said that number could be expanded to any distance, but the meetings would be open to the public. Commissioner Dickey wanted the Commission to add a clause that PDs would not be transferable.

Vice Mayor Vasquez believed the discussion was beneficial, felt there could be negotiations and asked if the changes could be considered on August 4, 2026, and still have a second reading on August 18, 2026. Commissioner Clark thought the terms need to be discussed in a Workshop and felt there was no rush. Vice Mayor Vasquez believed there would be time on August 4, 2026. Commissioner Clark said he would not be at the August 4, 2026, meetings.

Mayor Doctor was open to considering the proposed changes and wanted to see quality development in the City.

Commissioner Clark wondered if Mayor Doctor still preferred the original PD ordinance. Mayor Doctor said he was willing to consider the changes. Commissioner Clark asked if Mayor Doctor wanted to hear from the master planner. Mayor Doctor confirmed he did.

Following remarks, Vice Mayor Vasquez relayed she was looking forward to reviewing the changes at the August 4, 2026, meeting. Commissioner Clark wanted to ensure the master plan input was included in the proposed ordinance. Conversation followed.

I. CITY MANAGER AND CITY ATTORNEY REPORT

City Manager Van Zant noted Commissioner Czyszczon had requested an excused absence. Mayor Doctor agreed.

Commissioner Clark questioned when a Commissioner could join the meeting virtually. Attorney Brookes read the Board Rules of Order regarding remote participation.

J. COMMISSIONER REPORTS

Vice Mayor Vasquez relayed community events and encouraged applications for citizen boards.

Commissioner Clark displayed a presentation, as contained in background material, and argued for fiscal responsibility.

K. ADJOURNMENT

The meeting was adjourned at 9:27 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, JULY 7, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 5 p.m., led in the pledge of allegiance, and announced a change to the speakers' cards.

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

B. DISCUSSION

B.1 Raftelis Commercial Redevelopment Master Plan Financial Model and Status Update Presentation

Ms. Sheryl Trent, Raftelis, provided an update on the project timeline. Mr. Steven McDonald, Raftelis, reviewed a presentation provided in background material.

Mayor Doctor noted parking was not what the City wanted to encourage downtown. Mr. McDonald said parking had its usefulness. Commissioner Dickey did not believe the economic model provided was helpful because it was difficult to comprehend and hoped the result would be more understandable. Mr. McDonald said the intent was to sit with staff and the Commission to explain the modeling more fully. Commissioner Dickey said there were specifics that could be input. Mr. McDonald said a specific project was needed for better results, the model was not intended to consider the City codes, but to consider what the City could change to accommodate projects. Commissioner Dickey wanted the model to look at what could be built within existing codes and then what needed to be changed to help shed light on what height was needed. After reviewing industry information, Mr. McDonald emphasized that the model was meant to allow the market to bring the City ideas. Ms. Trent said the model would work the way Commissioner Dickey had requested.

Commissioner Clark asked what part of the master plan would address what the City could support. Mr. McDonald answered a market study would address that question.

C. PUBLIC COMMENT

Mr. John Peterson, District 1, argued the St. Petersburg businesses were moving West down Central Avenue and wanted the master plan to consider that the City would be the end of that corridor.

Mr. Gilad Ovaknin, Thunderbird Beach Resort, relayed the master plan was time consuming and the Commisssion was not addressing the needs of the community to rebuild and supported the proposed planned development on the regular meeting agenda.

D. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, JULY 7, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:10 p.m.

B. ROLL CALL

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

After announcing a format change to the comment cards, Mayor Doctor relayed Item H.2., Planned Developments, would be continued to the August 18, 2026, Regular Meeting. Commissioner Dickey requested Item H.1., Discussion of Local Planning Agency's (LPA) Recommendation Regarding Comprehensive (Comp) Plan, be removed from the agenda due to its significant impact on land use policy and expressed concerns that the item came to the Commission from an LPA meeting where he felt the topic was not properly noticed. Vice Mayor Vasquez agreed with Commissioner Dickey, did not like Item H.2. being continued, and was displeased that the Comp Plan changes would supersede the need for planned developments. Commissioner Clark concurred with Commissioner Dickey.

Commissioner Dickey moved the Commission withdraw Item H.1. from tonight's agenda, seconded by Vice Mayor Vasquez. The motion carried three to two; Mayor Doctor and Commissioner Czyszczon voted no.

City Attorney Ralf Brookes reiterated Item H.2. was continued to August 18, 2026, at 6 p.m.

At the request of Mayor Doctor, Attorney Brookes expounded on Sunshine Law prohibitions and allowances and stated members of different boards could meet socially. Mayor Doctor remarked on someone taking photographs of him and the LPA Chair having dinner.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1 Pinning Ceremony for Firefighter Nick Costa

Treasure Island Fire Chief William "Trip" Barrs presented the pin to Firefighter Costa.

D.2 Accepted FY 2026-2027 Hurricane Loss Mitigation Program (HLMP) Award

D.3 Accepted EPA $1.217 M Master Pump Station Award

City Manager Charlie Van Zant expounded on Items D.2. and D.3.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. John Peterson, Isle of Capri, congratulated the Commission on the $2.5 million State award for the Public Safety facility and argued for a shade structure for Rosselli Park.

Ms. Kim Jiminez, 111 Bay Plaza, was displeased with the Waste Pro requirement that uninhabited structures must pay for trash pickup and their customer service. Commissioner Clark noted an example of a home that had suspended service. Ms. Jiminez replied that Waste Pro said that was not an option.

Mr. Mitchell Shenkman, Isle of Palms, displayed a flyer advertising the upcoming Barktober Fest and reflected on the event's growth over the years and commented on the pancake breakfast.

Ms. Carly Klemawesch, resident, appreciated the buoys on Sunset Beach and wanted to know the plan for PDs and why the item was continued.

Mr. Jason Bartell, resident, spoke on a condominium unit that had separate water meters for each unit and expressed frustration with the billing system. Following remarks, Mr. Bartell continued explaining the issue, asked who he should contact about paying for pool drainage, and relayed and issues with contacting Waste Pro.

Mr. Mark Hohe, District 3, spoke on a potential referendum to require a supermajority vote to approve PDs, relayed community support for the initiative, and wanted to ensure that there was a reputable committee that would vet PD proposals.

Ms. Marie Barba, Sunset Beach, touched on LPA board members positions, the master plan survey, legal opinions on the potential referendum, the upcoming Charter Review Board and Charter restrictions.

Mr. Laurie Warich, District 3, stated Ross Sanchez, Vice Chair of the Planning and Zoning (PZ)/LPA, was not a resident of the City and wanted someone else to take that seat, and made remarks about Mr. Marvin Shavlan, PZ/LPA Member.

Mr. Jeffrey Baynon, 11460 9th Street East, spoke on the increased costs of the master pump station and blamed the costs on inefficient City government.

Mr. Rick Matthews, District 3, was confused about base flood elevation and how it was calculated into final height of new construction and wanted to ensure that an 80-foot build would not result in a 96-foot build.

F. APPROVAL OF MINUTES

F.1 Approval of the following City Commission Minutes: May 5, 2026, Workshop and Regular Meeting; May 19, 2026, Workshop and Regular Meeting; June 2, 2026, Workshop and Regular Meeting; and June 8, 2026, Special Meeting.

Vice Mayor Vasquez moved to approve the minutes as presented, seconded by Commissioner Dickey – 5/0

G. CONSENT AGENDA

G.1 Authorize the City Manager to execute a contract for Movable Bridge Engineering Services

G.2 FY 2026 - 2027 Resilient Florida Local Cost Share Commitment Letters

G.3 Interlocal Agreement with Forward Pinellas

G.4 Hold-Harmless Agreement with Pinellas Park Fire Department for us of their Fire Department Training Facility for 2026

G.5 Interlocal Agreement with Pinellas County for Cooperative Procurements of Post Storm Recovery Services

City Manager Charlie Van Zant noted that the Lift Station letter incorporated in Item G.2, FY 2026-2027 Resilient Florida Local Cost Share Commitment Letters, should be omitted from approval.

Vice Mayor Vasquez moved to approve the Consent Agenda as presented, with the exception of G.2, Lift Station 2026 RF Grant Letter of Commitment, seconded by Commissioner Czyszczon, and carried five to zero.

H. ITEMS OF BUSINESS

H.1 Discussion of LPA's Recommendation Regarding Comp Plan (Commissioner Czyszczon/LPA Recommendation) – **Removed from the agenda.**

H.2 Ordinance 2026-10 Planned Development - Second and Final Reading and Public Hearing – **Deferred to August 18, 2026, at 6 p.m.**

H.3 Second and Final Reading of Ordinance 2026-15 - Recommending Exemption from Site Plan Review for City Infrastructure Projects

Attorney Brookes read the ordinance by title only.

After stating she would like the item postponed, Vice Mayor Vasquez wanted concerns about the ordinance addressed prior to adoption. Attorney Brookes suggested continuing the item to August 18, 2026. Commissioner Dickey felt his prior concerns had been addressed and did not believe the intent was to omit large projects from site plan review. Vice Mayor Vasquez felt there was no clear definition of City infrastructure and felt the allowed projects were not defined.

City Manager Van Zant asked that if the Commission defer the item, the Commission at least give approval for the master pump station to move forward. Assistant City Manager Gary Volenec believed the ordinance included a sufficient definition, noted there were limitations on site size changes, and expounded on the ordinance intent. Mayor Doctor felt the scope of the

ordinance was adequate. Vice Mayor Vasquez remarked on future problems with the ordinance language.

Interim Community Development Department (CDD) Director Maryellen Edwards commented on the code's current ambiguity, said the ordinance would provide better guidance to staff, and suggested the following language be included in the ordinance: "For the purposes of this section, municipal infrastructure means publicly owned facilities and improvements that provide essential government public services including, but not limited to, roads, sidewalks, utilities, drainage systems, stormwater facilities, lift stations, pump stations, shoreline stabilizations, resiliency projects, public beach infrastructure, and similar public works projects. The term does not include new principal occupied government buildings intended primarily for administrative or public assembly purposes."

Director Edwards said any additional questions would be vetted by the CDD Director or the City Manager. Attorney Brookes said the definition could be added to (a)(13) and brought back to the next meeting. Mayor Doctor wanted the ordinance passed that night. Attorney Brookes noted the ordinance header should read Section 70-33, rather than 70-31. Director Edwards also offered to add the CDD Director or their designee as responsible for evaluating the final determination. Attorney Brookes said the Gulf of Mexico needed to be changed to Gulf of America. Prompted by Vice Mayor Vasquez, Attorney Brookes said the ordinance could be approved with the modified language.

Vice Mayor Vasquez moved adopt Ordinance 2026-15 with the amendments, as presented, at the second and final reading and public hearing, seconded by Commissioner Czyszczon.

Mayor Doctor called for public comment.

Mr. West Evans, Isle of Palms, commended the Vice Mayor for looking into the ordinance and closing open-ended language and felt the Commission needed to be vigilant about ambiguous language.

The motion carried five to zero.

H.4 Ordinance 2026-20 - Amending Administrative Waivers and Allowable Encroachments

Attorney Brookes read the ordinance by title only.

Vice Mayor Vasquez moved to approve Ordinance 2026-20 and schedule a second and final public hearing, seconded by Commissioner Clark.

Mayor Doctor called for public comment; there was no response. Vice Mayor Vasquez praised the ordinance.

The motion carried five to zero.

H.5 A Quasi-Judicial Proceeding - SPEC-000632-2026 - 11800 Gulf Blvd - A request to allow a Temporary Parking Lot as a Special Exception use within the Resort Facilities High (RFH-50) zoning district.

H.6 A Quasi- Judicial Proceeding - SITE-000631- 2026 - 11800 Gulf Blvd - A request to approve a Site Plan Review for a Temporary Parking Lot as a Special Exception Use within the Resort Facilities High (RFH-50) zoning district at 11800 Gulf Blvd.

Attorney Brookes reviewed the process of the quasi-judicial proceedings and asked for any ex-parte communications. Commissioner Dickey stated he had spoken to residents living near the subject property. City Clerk Lisa-Marie Kennedy gave the oath of witness to all those wishing to speak on Items H.5., H.6, H.7, H.8. Attorney Brookes introduced Item H.6. although there would be a separate vote.

Principal Planner Braydon Evans reviewed a staff presentation on Items H.5 and H.6, as contained in background material. Vice Mayor Vasquez sought confirmation that the parking lot would be open until 11 p.m. but would not have lighting and remarked the expiration date of the approval was unenforceable. Mr. Evans said the Commission could impose lighting requirements. Mayor Doctor asked if the Commission could require restrooms. Attorney Brookes said yes. Commissioner Czyszczon said the City's Gulf front bathroom was the closest to the parking lot. Commissioner Dickey agreed about the restrooms and lighting, was concerned that temporary parking lots would become permanent parking lots, believed approval of the temporary use would discourage the owner from developing the property, did not see any benefits to the City or residents, and felt the temporary lots would consume some of the City parking revenues. Vice Mayor Vasquez asked if other temporary lots on Gulf Boulevard had gone through a similar process. Planner Evans said the previous reviews had not come to the Commission but current staff felt it should be reviewed by the Commission. Vice Mayor Vasquez clarified the other temporary lots had not been approved. Planner Evans said code enforcement was working on those issues.

Commissioner Clark agreed with Commissioner Dickey about too many parking lots and the increased trash collection due to the other lots and reducing City parking revenue. Planner Evans said property trash pickup was a condition of approval. Answering Commissioner Clark, Planner Evans said the property owner was responsible for trash pickup. Commissioner Clark asked if there was a path to the beach from the parking lot. Planner Evans confirmed there was a path and stated the benefit to the residents would be property stability.

Attorney Laura Rubenstein, Hill Ward Henderson, applicant representative, shared a presentation, as contained in background material. Mayor Doctor asked if he could inquire about the parking fee. Attorney Brookes highlighted F.S. 715.075, which required private parking lots disclose parking fees and said that could be an approval condition. Commissioner Clark asked who would enforce those restrictions. Attorney Brookes said it would be the Police Department and continued explaining enforcement of parking restrictions. Mayor Doctor inquired about the fees. Attorney Rubenstein said she was unsure, but the property owner would comply with the law.

Vice Mayor Vasquez favored parking being closed dusk to dawn. Commissioner Czyszczon agreed. Vice Mayor Vasquez said the City could not keep up with trash and felt the restrooms were a major issue. Commissioner Dickey wanted restroom facilities provided. Discussion continued regarding the viability of temporary restrooms. Commissioner Clark would be more in favor if the owners had development plans in review.

Mayor Doctor called for public comment.

Mr. Scott McKinney, Isle of Capri, wondered if the owners intended to develop the property and objected to the condition of the property and the potential of the temporary lot to become permanent.

Mr. Mark Hohe, District 3, reflected on past approvals of temporary parking lots and felt the Commission had taken action to make property owners indecisive on development.

Ms. Marie Barba, resident, spoke on social media posts from the Thunderbird Hotel staff and felt there would be a legal challenge to any approvals on increased height because the Charter prohibited increased height.

Attorney Rubenstein noted the owner intended to rebuild, said the applicants were amenable to making the changes suggested by the Commission, relayed past attempts to propose site plans, and argued the owners had been good stewards of the property.

Vice Mayor Vasquez reiterated the hours being modified and trash pickup would be helpful, remained concerned about trash, and appreciated the property owners maintaining the property. Commissioner Clark did not feel that there was enough that could be changed for approval.

Commissioner Czyszczon noted there were unpermitted parking lots that were being allowed to operate; did not want to penalize a property owner who correctly followed the process; and would support the temporary use with dawn-to-dusk hours, temporary restrooms, and trash collection.

Commissioner Dickey felt there was not enough benefit to approve the temporary parking lot and stated the case was a good exercise for planned developments. Attorney Brookes stated the motions should be stated separately. Following remarks, Vice Mayor Vasquez asked if the approval conditions should be included in both motions.

After comments, Planner Evans said there would be a conflict with temporary restrooms due to flood restrictions. Attorney Brookes said the item could be continued to research conditions and provide staff direction. Planner Evans suggested approving the special exception pending site plan review and the applicant could come back with a modified site plan that included the conditions discussed. Mayor Doctor favored that approach.

Discussion continued on the impacts of special exception approval. Planner Evans clarified that temporary restrooms would be allowed with special requirements. Vice Mayor Vasquez proposed tabling the item. Attorney Brookes said it would be a continuance. Answering Vice Mayor Vasquez, Attorney Rubenstein believed the item could be brought back on July 21, 2026, at 6 p.m. Following discussion, Attorney Rubenstein stated August 18, 2026, would be preferable.

Vice Mayor Vasquez moved for a continuance of Items H.5. and H.6. to August 18, 2026, Commission meeting, seconded by Commissioner Czyszczon; Commissioners Clark and Dickey voted no.

H.7 A Quasi -Judicial Proceeding - SPEC-000634 -2026 - 11800 1 st Street East - A request to allow a Temporary Parking Lot as a Special Exception use within the Resort Facilities Medium (RFM-30) zoning district.

H.8 Quasi-Judicial Proceeding - SITE-000633-2026 - 11800 1 st Street East - A request to approve a Site Plan Review for a Temporary Parking Lot as a Special Exception Use within the Resort Facilities Medium (RFM-30) zoning district at 11800 1st Street East.

Attorney Brookes introduced Items H.7. and H.8. Commissioner Dickey noted he had visited the site and spoken to residents. Commissioner Clark had spoken with residents. Planner Evans reviewed a presentation, as contained in background material. Vice Mayor Vasquez received clarification that the lot would not offer paid parking and believed it would be an improvement. Commissioner Dickey supported the item since it was not paid parking and wanted the following conditions: residents be given a contact person for any issues and the property cleaned up, including buffering/landscaping. Answering Vice Mayor Vasquez, Planner Evans confirmed there was a condition for buffering between the residential lots and the parking lot. Commissioner Dickey wanted the buffering along the three sides. Commissioner Clark agreed with conditions proposed by Commissioner Dickey.

Attorney Rubenstein, applicant representative, reviewed a presentation found in the background material.

Commissioner Czyszczon wanted signage instructing pedestrians to use 119th avenue rather than jaywalking. Attorney Rubenstein was amendable. Planner Evans said there would need to be coordination with private property owners or the City. Attorney Brookes suggested a wayfinding sign.

Vice Mayor Vasquez moved the City Commission had determined that a temporary parking lot shall be approved as a special exception use at 11800 1st Street East pursuant to Section 68-481 of the Treasure Island Code of Ordinances, and moved to approve with the conditions, as staff had provided, seconded by Commissioner Czyszczon. Following discussion, **Vice Mayor Vasquez amended the motion to approve with conditions staff provided and make available a 24-hour/7-day-a-week point of contact, seconded by Commissioner Czyszczon.** Vice Mayor Vasquez explained she did not include the landscaping because it was not previously there and landscaping would be burdensome. Mayor Doctor called for public comment.

Mr. Brian Ott, Voyager Beach Club owner, emphasized the need for temporary parking.

Ms. Barb DeRizzo, 11799 1st Street East, did not have an objection to the temporary lot, stated residents wanted a point of contact for the Voyager, and did not support a paid parking lot.

Ms. Karen Coleman, 11799 1st Street East, agreed the lot had been an eyesore, had hoped the lot would be better utilized, wanted conditions for safety, increased buffering, dust control, lighting restrictions, and wanted the temporary lot approval linked to the condominium renovation timeline.

Ms. Sharon Tumlan, 11801 1st Street East, was against a paid parking lot, did not want the temporary lot to become permanent, stated the surface of the lot was not ideal, and emphasized 1st Street East was a pedestrian thoroughfare and was concerned with safety.

Mr. Skip Stone, President of Voyager Beach Club, and Mr. Bob Henderson, Board of Directors Voyager Beach Club, explained the need for the temporary parking lot.

Commissioner Clark wanted confirmation from Attorney Brookes that the action would not change the use or zoning of the lot. Attorney Brookes confirmed. Vice Mayor Vasquez would not have supported a private parking lot and asked Attorney Rubenstein if there would be resurfacing. Attorney Rubenstein said there would be minor repairs. Commissioner Dickey

encouraged the property owners to clean up the property. Planner Evans noted that a permanent paid parking lot was not a permitted use for that lot.

The motion carried five to zero.

Vice Mayor Vasquez moved the City Commission had determined that the proposed site plan for a temporary parking lot at 11800 1st Street East was consistent with the criteria outlined in Section 70-92 of the Treasure Island Code of Ordinances, and moved with the conditions, as staff provided, seconded by Commissioner Czyszczon, and carried five to zero.

I. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Brookes and City Manager Van Zant had no report.

J. COMMISSIONER REPORTS

Vice Mayor Vasquez commented on 4th of July Celebrations and clean up, thanked the City's first responders for their work on the recent death on the island, and commented on the upcoming budget.

Commissioner Clark remarked on short-term rentals in the City and said there were issues with enforcement.

Commissioner Czyszczon agreed with Commissioner Clark about short-term rentals and wanted to know if the Commission agreed with directing the City Manager to look at shade alternatives for Rosselli Park, such as a mature tree to be planted in the park. Mayor Doctor believed there was consensus. Commissioner Dickey agreed. Commissioner Czyszczon wanted City Manager Van Zant to investigate alternative options for shade.

Commissioner Dickey and Mayor Doctor had no report.

K. ADJOURNMENT

The meeting was adjourned at 9:23 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, AUGUST 4, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 5:00 p.m. and led in the pledge of allegiance.

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

Absent:

Commissioner Chris Clark

B. DISCUSSION

B.1 Raftelis Commercial Redevelopment Master Plan Status Update and Planned Development Presentation

Ms. Sheryl Trent, Raftelis, provided an update, as contained in background material. Vice Mayor Vasquez noted the community poll was inactive last night. Ms. Trent said the link had been updated and should now be functional and spoke on the importance of the feedback. Commissioner Dickey asked if there had been separate surveys or polls. Ms. Trent said there was a poll for each community meeting and continued the update.

Commissioner Czyszczon asked if it would be beneficial to do modeling on the City's 108th Avenue property rather than the intended private properties because of possible issues with future development. Ms. Trent noted fiscal modeling would only consider built infrastructure and not architectural design.

Ms. Trent began speaking on Planned Developments (PD) as a tool for redevelopment, would not provide a recommendation until plan completion, distributed a document in background

material, suggested having a workshop on how development occurred in the City, and reviewed the handout.

Commissioner Czyszczon asked if Ms. Trent suggested an educational meeting to discuss PDs and development. Ms. Trent agreed and elaborated on the interconnectedness of planning methods. Mayor Doctor confirmed there was someone present from Forward Pinellas for the next presentation.

B.2 Forward Pinellas Presentation

Ms. Chelsea Favero, Forward Pinellas, gave a presentation, as shown in background material. Commissioner Dickey noted the City had not been a benefactor of the mentioned grants and asked if it was because the City had not asked. Ms. Favero confirmed. Commissioner Dickey questioned if the agency could assist with bike lanes. Ms. Favero said yes.

C. PUBLIC COMMENT

Mr. Mark Hohe, District 3, asserted that the messaging was the community would suffer financially because commercial property was not allowed but argued 80 percent of City revenues was from residential property and wanted to know how Forward Pinellas was funded.

Ms. Trent said the general fund sustainability model would show real estate tax information and revenue and emphasized that a diversified economy was preferable to a single market economy.

Ms. Donna Jollymore, Thunderbird Hotel, stated nine months had passed since the Thunderbird's proposal had been denied in favor of a PD ordinance, wondered why development was continuously delayed, spoke on community sentiment regarding the City's condition, said the community and developers both wanted smart development in the City, and urged progress.

Mr. Don Snemis, District 1, believed a workshop on development would be beneficial; agreed with Ms. Trent on different standards for different properties, codes being more specific than general, and environmental planning; and urged municipal financial tools to encourage development.

Ms. Marie Barba, District 4, believed it would be interesting to know about funding of the Bascule Bridge and discussed comprehensive plan intricacies.

Vice Mayor Vasquez said the MPO/Forward Pinellas was funded by County millage.

D. ADJOURNMENT

The meeting was adjourned at 6:03 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, AUGUST 4, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:15 p.m.

B. ROLL CALL

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

Absent:

Commissioner Chris Clark

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS - No changes.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1 Knights of Columbus Donation to LIFT

Mr. Don Snemis, Knights of Columbus, presented the check to Ms. Leslie Smith, LIFT Chair, who expressed appreciation for the donation.

D.2 Pinning Ceremony for Firefighter Morgan Kien

Treasure Island Fire Chief William “Trip” Barrs presented the pin to Firefighter Kien.

D.3 Treasure Island Police Department Chief's Commendation Award – Recipient Officer Daren Chiaputti

Treasure Island Police Chief John Barkley shared the commendation.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Ms. Marie Wasdin, 135 122nd Avenue, thanked Jason the beach cleaner.

Mr. Ron DeBiase, District 2, spoke on comments from Commissioner Clark about wasteful spending and felt it was important to know where tax money was spent, said a Commissioner favored a strong Mayor form of government and recommended the formation of a committee to discuss spending and strong mayor form of government, and mentioned Jim Brainard's past presentation.

Ms. Sarah Pennington, Isle of Palms, did not like the budget workshop held at 10 a.m. because it prevented attendance, asked for the materials to be released ahead of the meeting, noted there were only four hotels on the Island that were not reopened, asserted it was a once in a life time opportunity to redevelop the island and there was no benefit to rushing and wanted thoughtful development.

Mayor Doctor encouraged everyone to attend the budget meeting.

Ms. Judith Smith, 11955 4th Street East, spoke on various properties being refurbished in the City, the lack of property maintenance in the City, and suggested drone surveillance to assist with code compliance.

Mr. West Evans, Isle of Palms, told Ms. Smith to report the code cases to Community Development Department (CDD), thanked the Knights of Columbus for their donation, and remarked on the potential of private partnership for landscaping the causeway.

F. APPROVAL OF MINUTES – None.

G. CONSENT AGENDA

G.1 Accept and Execute Watershed Master Planning Program Agreement Contract

G.2 Accepted U.S. Department of Commerce Economic Development Administration (EDA) $120k Economic Revitalization & Resiliency Plan Award

H. Vice Mayor Vasqez moved the City Commission approve the Consent Agenda as presented, seconded by Commissioner Czyszczon, and carried four to zero. ITEMS OF BUSINESS

H.1 Second and Final Reading of Ordinance 2026-20 - Amending Administrative Waivers and Allowable Encroachments

Attorney Brookes read the ordinance by title only.

Vice Mayor Vasquez moved to approve Ordinance 2026-20 at the second and final public hearing, seconded by Commissioner Dickey.

Mayor Doctor called for public comment; there was no response.

The motion carried four to zero. H.2 Resolution 2026-06, Referendum Election on Amending Section 3.07(c) of the City Charter to Require a Supermajority Vote for Planned Developments or Special Area Plans

Attorney Brookes introduced the resolution. Vice Mayor Vasquez questioned whether the language would make development more restrictive and be legally challenged. Attorney Brookes said there was no case law indicating whether a supermajority vote would be considered more restrictive. Commissioner Czyszczon distributed a handout and asked for the legal opinion on whether it could be considered more restrictive. Attorney Brookes reiterated the language was acceptable to go on the ballot.

Vice Mayor Vasquez moved to approve Resolution 2026-06, seconded by Commissioner Dickey. Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, stated the vote was to place the item on the ballot and said residents wanted assurances that there would be good decisions made.

Ms. Barb Adams, Isle of Palms, read a statement from Commissioner Clark in support of the resolution.

Mr. West Evans, Isle of Palms, relayed he had received several attorneys had opined the supermajority vote was not a burden to development.

Attorney Brookes read the resolution by title only.

Mayor Doctor said the ballot language was acceptable, would vote to move the language forward, and believed there would be a challenge after the language was adopted. Commissioner Dickey believed a good proposal would receive unanimous approval. **The motion carried three to one; Commissioner Czyszczon voted no.** H.3 Resolution 2026-05 Establishing an Auditor Selection Committee

Attorney Brookes read the resolution by title only and explained the item. Commissioner Dickey asked if a resident could serve. Mayor Doctor noted the Commission typically serves as the committee. Following discussion, Commissioner Dickey, Vice Mayor Vasquez, and Commissioner Czyszczon agreed to serve on the committee. Chief Financial Officer (CFO) Victor Ortiz stated he would act as an advisor to the committee. Mayor Doctor called for public comment; there was no response.

Vice Mayor Vasquez moved to adopt Resolution 2026-05 establishing an Auditor Selection Committee, which would also serve as an Audit Committee as required in section 218.391 of Florida Statutes, and serving would be Commissioner Arden Dickey; Commissioner Arthur Czyszczon; and, myself, Vice Mayor Tammy Vasquez. The motion was seconded by Commissioner Czyszczon and carried four to zero.

H.4 Consider Establishing a Charter Review Committee

City Manager Charlie Van Zant explained the reason for the item. Commissioner Czyszczon thought a committee would be beneficial. Vice Mayor Vasquez agreed. Mayor Doctor believed the last charter review committee was beneficial. City Clerk Lisa-Marie Kennedy noted the last committee was comprised of four members chosen by Commissioners and three members chosen by the Mayor. Attorney Brookes confirmed. Discussion continued on next steps.

There was consensus to move forward with establishing a Charter Review Committee.

H.5 Piggyback Agreement with Ajax Paving Industries of Florida for Roadway Resurfacing and Repair Services

Vice Mayor Vasquez moved to approve a piggyback agreement with Ajax Paving Industries of Florida for roadway resurfacing and repair services, seconded by Commissioner Dickey. Mayor Doctor called for public comment; there was no response. Commissioner Czyszczon wanted to see re-pavement on 107th Avenue between the Bascule Bridge and the West Causeway.

The motion carried four to zero.

I. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Brookes had no report. City Manager Charlie Van Zant reviewed a presentation contained in background material.

On invitation from City Manager Van Zant, Parks and Recreation Director Cathy Hayduke discussed shade trees for Rosselli Park and asked for direction on how to proceed. Vice Mayor Vasquez asked the approximate growth time. Director Hayduke said more mature trees were less hardy, had higher mortality rates, and the recommendation from the arborist was for less mature trees. Commissioner Czyszczon asked the biggest sized tree that could be purchased. Director Hayduke relayed tree sizes and prices. Commissioner Dickey questioned if there was money available in the budget. Director Hayduke said there was about $15,000 for a standalone sunshade for the swings. Vice Mayor Vasquez discussed potential options. Director Hayduke agreed the existing shade sails could be moved to the standalone swings and other shade options for the rest of the structures could be explored. Vice Mayor Vasquez said the trees would be nice, but would not be helpful for shade and was still in favor of shade sails. Commissioner Dickey would prefer a final decision on Friday at the budget workshop.

City Manager Van Zant noted there were applications with Forward Pinellas that had been denied and there was a pending connectivity project being considered and distributed a handout that showed the financial analyses of the personnel costs.

J. COMMISSIONER REPORTS

Based upon the documented pattern of fiscal mismanagement, excessive spending, unnecessarily costly hiring, compensation decisions, failure to respond to official inquiries, interference with Commissioners' ability to obtain information and place matters before the Commission, and inappropriate workplace conduct, and the resulting loss of trust and confidence, **Vice Mayor Vasquez moved to place City Manager Charles Van Zant on paid administrative leave effective immediately, pending the formal investigation and formal consideration of his termination for cause; further moved Mr. Van Zant immediately relinquish all managerial authority, access credentials, City-issued equipment and property, and his place on the dais; and that he be provided supervised access to retrieve his personal belongings without accessing, removing, altering, or destroying City records or property; that Assistant City Manager Gary Volenec immediately assume the duties of acting City manager; that all relevant City records and communications be preserved and that the ongoing outside investigation proceed independently and without**

interference and that the City Attorney place a written resolution addressing Mr. Van Zant's removal and termination for cause on the earliest legally permissible Commission agenda; further request, the Acting City Manager, to the furthest extent permitted by the City Charter and applicable law, institute a temporary administrative hold on non-public safety hiring, terminations, promotions, and material changes in employee compensation until a new city manager was appointed; any proposed creation of a new, non-public safety position shall be presented to the City Commission for approval; the hold shall not necessary police or fire personnel actions, legally required actions, employee discipline necessary to protect the City or emergency actions essential to maintaining City operations; the Acting City Manager shall promptly notify the City Commission of any action taken under the exception. Commissioner Czyszczon seconded the motion.

Commissioner Dickey had not personally experienced any of the allegations listed by Vice Mayor Vasquez, felt Vice Mayor Vasquez and Commissioner Czyszczon did not meet frequently with the City Manager, praised the new Community Development Director hire, and felt it was not the appropriate time to recruit a new City Manager.

Vice Mayor Vasquez said she did meet with the City Manager weekly until seven weeks ago when the meetings became uncomfortable and inappropriate conversations occurred, relayed an interaction witnessed by a City Attorney and resident that had raised voices, reported a formal grievance had been filed, and opined she had not wanted to approve the City's Manager's recent contract renewal.

Mayor Doctor stated he had never had an issue with City Manager Van Zant.

Commissioner Czyszczon expounded on his communications with the City Manager, had concerns with his community engagement, did not believe he was working 40 hours a week, felt the West Causeway was not sufficiently addressed, and had no confidence in his leadership.

Vice Mayor Vasquez referenced the difficulties getting an item on the July 21, 2026, agenda, remarked on City Manager Van Zant's sunset pavilion discussion, and said she would move to remove the City Manager at every meeting.

Commissioner Dickey commented that the scolding from City Manager Van Zant was an invitation to meet one-on-one. Vice Mayor Vasquez said the email was sent to him on July 15, 2026, and no answer had been received. Commissioner Dickey rebutted Commissioner Czyszczon's social media posts that the City Manager was not in City Hall, reiterated it was not the appropriate time to terminate the City Manager, supported an independent investigation into the accusations of fraudulent financial transactions, and wanted to hear Commissioner Clark's opinion.

On advice from City Attorney Ralf Brookes, Mayor Doctor called for public comment.

Mr. Rick Matthews, District 3, could not believe the termination of City Manager was occurring again without notice and with a Commissioner absent.

Ms. Judith Smith, 11955 4th Street East, encouraged deference to a higher power, common sense to rebuild the City, and kindness and felt persistence was important to getting government work done.

Mr. West Evans, Isle of Palms, noted Vice Mayor Vasquez said she voted to renew the City Manager's contract because she did not have sufficient votes and encouraged the Commission to vote with their residents and for what was right.

Mr. Mark Hohe, District 3, understood unacceptable workplace conditions but felt open public discourse was not the appropriate method of investigating the issues presented.

Ms. Sarah Pennington, Isle of Palms, observed conversations were not focused on residents, but self-interest.

Mr. Grant Smith, Sunset Beach, felt the allegations were dysfunctional.

The motion failed two to two; Mayor Doctor and Commissioner Dickey voted no.

Commissioner Czyszczon touched on vacant hotels, asked if the Commission wanted to have a development workshop, said he could not support a PD that did not have an accompanying Comprehensive Plan and could not support the PD changes proposed, proposed 3.0 mills for the budget, and asked staff to propose that option and a path to get there, displayed a photo of Juno parking garage which had a public library at the top.

Commissioner Dickey shared a presentation on taxing levels, encouraged Commissioners to keep an open mind when reviewing the budget presentation on Friday, and read a statement on how he viewed the City moving forward.

Mayor Doctor encouraged participation at the budget workshop.

K. ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

AGENDA ITEM NO. G.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Gabriella Foster, Police
ITEM TYPE:	Contracts
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	FY27 Contract for Communication Services with Pinellas County Sheriff's Office
BACKGROUND:	The City Commission approved outsourcing the Treasure Island Police Department Communications Division to the Pinellas County Sheriff's Office in June of 2013. At that time, the Pinellas County Sheriff's Office contract was executed with a provision for annual renewals. The City has renewed the communications contract for the past 13 years. For FY26-27, the City received a contract renewal notice from the Pinellas County Sheriff's Office along with an invoice in the amount of $81,230.92.
POLICY/PURPOSE:	To continue to provide critical communications services for the Treasure Island Police Department.
STRATEGIC PLAN RELEVANCE:	Preserve the City's unique and high-quality neighborhoods.
ANALYSIS/DISCUSSION:	The Treasure Island Police Department has utilized the communications services (911 services) with the Pinellas County Sheriff's Office since 2013. Staff has been very satisfied with the quality of service and available resources. By utilizing the contracted services, Treasure Island Police Officers have access to data and information from surrounding communities which ultimately enhances the quality of service to our residents.
FUNDING:	The FY27 budget anticipated a 6% increase in these services and thusly included $86,105.00 in the PD budget (001-5210-34000). However, the rate for these services increased 11.5%,

	meaning this expense is about $4,450.00 more than was budgeted. This minor overage can be absorbed within available General Fund accounts.
MOTION:	The move to approve / deny the execution of the agreement for communication services providing for computer-aided dispatch from the Pinellas County Sheriff's Office effective October 1, 2026 through September 30, 2026.

ATTACHMENTS:
Treasure Island.FY27.Contract.pdf

AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF TREASURE ISLAND, FLORIDA, a municipal corporation (hereinafter "CITY"), and BOB GUALTIERI, as Sheriff, Pinellas County, Florida (hereinafter "SHERIFF").

WHEREAS, the SHERIFF currently maintains a computer-aided dispatch (CAD) system; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit the CITY to have full access to all the features available in the SHERIFF'S CAD system; and

WHEREAS, the CAD system is capable of handling the volume of calls that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the SHERIFF currently has available and utilizes a computer-based system for taking, recording, and collating police reports known as the Augmented Criminal Investigative Support System (ACISS); and

WHEREAS, this computer-based system allows for the preparation of police reports using the system, making retrieval of and statistical information related to such reports readily available to law enforcement personnel; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit CITY officers to utilize the computer based ACISS program; and

WHEREAS, the ACISS system is capable of handling the volume of reports that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the CITY desires to contract with the SHERIFF for certain crime scene service; and

WHEREAS, the SHERIFF has available personnel to perform such services for the CITY; and

WHEREAS, both the CITY and the SHERIFF believe the provision of such services as hereinafter described is in the best interest of the safety and welfare of the citizens of the CITY and of Pinellas County;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth below, the parties hereto agree as follows:

A. COMPUTER AIDED DISPATCH (CAD)

1. The SHERIFF maintains a computer aided dispatch (CAD) system whose main purpose is to receive, and dispatch calls for service relating to law enforcement matters, as well as additional voice and data communication with police laptop computers, portable and in-car radios and is staffed twenty-four (24) hours per day, seven (7) days per week. This system is solo operated and maintained by the SHERIFF and is housed at a location designated by the SHERIFF. The SHERIFF agrees to receive calls for the CITY police department and dispatch police services to the CITY via this CAD system.

2. The SHERIFF shall be responsible for the maintenance, upgrades, and repairs to the SHERIFF'S CAD system.

3. The SHERIFF shall notify the CITY of any changes or upgrades necessary in the communication equipment owned by the CITY, to ensure that the CITY continues to have full access to the CAD system. The cost of such changes or upgrades shall be the responsibility of the CITY.

4. The SHERIFF agrees that such notice to the CITY shall be made as soon as possible after the SHERIFF becomes aware of the need for the change or upgrade.

5. The CITY agrees to make the necessary changes or upgrades in a timely manner. Failure to do so may result in termination of the Agreement.

6. All communication equipment needed, such as but not limited to, radio and laptop computers, to provide communication between the SHERIFF and the on-duty officers of the CITY shall be purchased by the CITY. However, the equipment shall meet the technical requirements for the SHERIFF'S CAD system.

7. All equipment purchased by the CITY shall remain the property of and be maintained by the CITY. The parties agree that licenses which provide for the use of software which enables access and use of the SHERIFF'S CAD system by the CITY, and for which licenses the CITY pays the SHERIFF, are not "equipment" and as such remain the SHERIFF'S property.

8. The SHERIFF agrees to provide the technical support necessary to establish the communication link between the CITY and the SHERIFF'S CAD system. This will include installation and/or configuration of hardware and software necessary for the functioning of the system as relates to radios, desk and laptop computers. Once established, if the CITY should experience any connection difficulties or related problems, the SHERIFF agrees to provide technical and troubleshooting support to ensure that all equipment, hardware, and software for which the SHERIFF is responsible is properly configured and in working order. Any problems relating to the CITY'S hardware and software will be the responsibility of the CITY to address.

9. In return for the services specified above to be provided by the SHERIFF, the CITY shall pay to the SHERIFF the sum of EIGHTY-NINE THOUSAND FOUR HUNDRED SEVENTY-FOUR DOLLARS AND NINETY-FOUR CENTS ($89,474.94), which is based upon 32 licenses as noted in Attachment 1. This cost is not inclusive of the ongoing monthly amount charged by Verizon to forward the CITY'S non-emergency phone lines, which charges shall also be paid by the CITY to Verizon once determined by Verizon.

10. Should the CITY determine a need to add additional units to its fleet which are CAD accessible, the CITY shall be responsible for all associated costs incurred by the SHERIFF on its behalf and charged accordingly. Such costs shall be billed by the SHERIFF and payable to the SHERIFF upon receipt by the CITY.

B. AUGMENTED CRIMINAL INVESTIGATIVE SUPPORT SYSTEM (ACISS)

1. The SHERIFF shall provide a law enforcement records management system, Augmented Criminal Investigative Support System (ACISS) to the CITY for sharing automated records in order to maximize data resource sharing, increase efficiency, eliminate redundant records systems, and the associated fiscal impact. In addition, the CITY'S police department will have access to and utilize the SHERIFF's Automated Report Management System (ARMS) Unit staff for completion of police reports. In making the Automated Records Management System available to the CITY'S police department, the SHERIFF will enable and permit police department officers to call in to the SHERIFF all police reports as the police department may deem necessary and appropriate. ARMS Unit staff who generate these reports shall be continuously available to the CITY'S police department except at such times as the SHERIFF'S computer system is unavailable due to routine maintenance, upgrading, data back-up operations, or malfunction.

2. The CITY police department may elect for its officers to enter and generate all or a portion of their own police reports. The CITY agrees to establish and maintain a quality control system in order to maintain the integrity of the data being entered into ACISS. Failure to do so may result in payment by the CITY to ACISS to restore the integrity of the data and/or the requirement that all future reports be done utilizing ARMS Unit staff.

3. The SHERIFF shall operate ACISS on a computer hardware system and provide a point of network connectivity for the CITY Police Department. The SHERIFF is responsible for maintaining the records management computer system, including all required software licenses, upgrades, updates, and system administration. The SHERIFF is also responsible for maintaining the records management software (ACISS), including all necessary software licenses, upgrades, updates, and system administration. The CITY agrees it shall be responsible for providing and running the necessary anti-virus software on all computers connected to ACISS and shall be responsible for performing Windows updates on a regular and ongoing basis.

4. The City's police department local area network is able to link to the Sheriff's Office network through a point-to-point VPN connection between the police department and the Pinellas County Sheriff's Office via the City's internet provider. This provides a

communication link to the Sheriff's Office public safety campus at 10750 Ulmerton Road, Largo, Florida. As network technology continues to evolve, typically with improved "throughput" and reduced cost, the system for network connectivity may be changed upon agreement by both parties. The network described herein shall provide connectivity for the records management system; any cost in connection with this communication link shall be the responsibility of the CITY. In order to provide the CITY'S police department mobile units, the most efficient access to ACISS, the CITY agrees to utilize the NetMotion VPN product on the police department's mobile (laptop) units when said units are connected outside of the police department network.

5. The SHERIFF initially provided CITY police officers and other police personnel with training in the use of the ACISS system, including utilization of the ARMS Unit staff for the creation of police reports and self-entry by the officers. The parties agree that the goal in training CITY officers in the use of ACISS was to develop expertise on the part of one or more officers to the extent they would become responsible for training new officers who are employed by the CITY in the future; thus, said training is now the responsibility of the CITY.

6. The SHERIFF will provide to the Florida Crime Information Center (FCIC) and National Crime Information Center (NCIC) information pertaining to articles with serial numbers from all police reports it completes, in order that these articles may be documented in these database systems. Said documentation, once accomplished, will be so noted by the SHERIFF in the applicable police reports. At such time as the CITY police department elects to prepare and enter its own police reports, it shall be responsible for notifying the SHERIFF of articles and serial numbers for entry into these database systems.

7. The SHERIFF, through appropriate staff, will review each report it prepares for completeness in compliance with UCR requirements. However, it shall be the responsibility of the CITY'S police department to review and approve all reports for the accuracy and completeness of information contained therein. The CITY police department will also be responsible for ensuring that all police report supporting documents are entered into ACISS. Further, the CITY'S police department shall determine which reports require follow-up by the State Attorney and shall provide copies of those reports to the Office of the State Attorney and to such other parties as it deems appropriate or may be required by law.

8. The SHERIFF will provide to the Florida Department of Law Enforcement (FDLE), reports reflecting crime statistics for all UCR reportable crimes occurring in the CITY which are reported to the SHERIFF through the ACISS system pursuant to this Agreement. The SHERIFF will provide the data to the CITY on a monthly basis to review and make recommended updates to reports based on the Florida Incident-Based Reporting System (FIBRS) reporting requirements. The FIBRS-related updates need to be made by the CITY no later than the 12th of each month. If the updates are not made by the 12th of the month, the data will be submitted to FDLE by the 15th of the month "as is." The CITY has elected to be designated as an RMS Contract CITY in FDLE's FIBRS

records, which will require the CITY to verify the CITY'S UCR data after it is submitted to FDLE.

9. The SHERIFF also agrees that the CITY'S police department may utilize the property and evidence tracking component of ACISS in order to document items it collects and receives, as well as document chain of custody of said items. While the SHERIFF will provide assistance in configuring ACISS in order that the police department's items can be tracked separate and apart from that of the Sheriff's Office, the parties agree that the SHERIFF is in no way responsible or liable for the CITY police department's usage of ACISS for this purpose, and the CITY alone is solely responsible for the accuracy of all entries and any errors that may occur. The CITY will likewise be solely responsible for all items of property and evidence it receives and processes, stores and as appropriate, disposes of in accordance with state law and any applicable court orders.

10. In return for the services specified above to be provided by the SHERIFF, the CITY shall pay to the SHERIFF the sum of ONE THOUSAND SEVENTY-SIX DOLLARS AND FOURTEEN CENTS ($1,076.14). This cost reflects the ongoing costs for the term of the agreement as detailed in Attachment 1, herein incorporated, and is based upon 2 licenses for sufficient access to ACISS. Additionally, the cost for police reports is $5.50 per report generated by ARMS Unit staff. Said reports shall be tracked and invoiced by the SHERIFF to the CITY on a monthly basis, payable upon receipt. A charge will not be incurred for any report created solely for the purpose of adding supporting documents to an existing report file. For billing purposes, the "PCSO-Supporting Documents" template must be used in order to result in no charge.

C. TRAFFIC CRASH REPORTING SYSTEM

1. In addition to ACISS, the SHERIFF will also make a vehicle crash reporting system available to the CITY police department. The system currently in use is the Traffic and Criminal Reporting System (TraCS) although the parties agree the SHERIFF reserves the right to discontinue use of TraCS should the State of Florida no longer offer its use free of charge or for other reasons as determined by the SHERIFF. Should the SHERIFF discontinue use of TraCS, it agrees to make available at cost, if any, whatever replacement system it elects to use.

2. It will be the responsibility of the CITY police department to ensure that crash reports are entered and approved/closed in a timely manner in compliance with the standards set by Florida Statute and the Florida Department of Highway Safety and Motor Vehicles (DHSMV) guidelines. The SHERIFF will be responsible for the uploading of crash reports on its website for citizen access.

3. The SHERIFF has provided the CITY police department training in the utilization of TraCS in conjunction with the initial ACISS training. The parties agree that the goal in training CITY officers in the use of TraCS was to develop expertise on the part of one or more officers to the extent they would become responsible for training new

officers who are employed by the CITY in the future; thus, said training is now the responsibility of the CITY.

D. FORENSIC SCIENCE SERVICES

1. The SHERIFF will provide to the CITY crime scene services for high priority calls to be determined by the CITY and SHERIFF. Said services shall include the documenting, photographing and processing said crime scene as such may be appropriate, within the scope and capabilities of the SHERIFF. Any processing or testing outside the SHERIFF'S capabilities shall be at the expense of the CITY but facilitated by the SHERIFF.

2. The parties agree that the term "high priority call" as used herein shall be defined as an incident, event or offense that requires a report or offense number be made, recorded or taken by a member of the CITY'S police department for documentation purposes and which requires some action by the SHERIFF'S Forensic Science Specialists.

3. The SHERIFF shall document the time spent by Sheriff's Office personnel performing duties associated with each crime scene processed for the CITY and calculate the costs of crime scene processing based upon these personnel costs as detailed in Attachment 1, and any other additional costs incurred for support personnel and related operating costs. The CITY shall be billed on a monthly basis with payment due upon receipt.

E. TOTAL COMPENSATION

The CITY agrees to pay to the SHERIFF within thirty (30) days of the effective date of this Agreement the sum of NINETY THOUSAND FIVE HUNDRED FIFTY-ONE DOLLARS AND EIGHT CENTS ($90,551.08), which reflects the minimum sum due for all services to be rendered during the term of this Agreement, excluding the charges for Verizon, the police reports, as indicated above, and crime scenes processed, if any (See Attachment 1).

F. CONTACT PERSONS

The SHERIFF agrees to use best efforts and necessary resources available to the SHERIFF to carry out the terms and conditions of this Agreement. Both parties agree that they will cooperate and work together to carry out the terms and conditions of the Agreement. To that end, the parties agree that the following individuals shall be the contact persons of the CITY and SHERIFF respectively:

FOR THE CITY	FOR THE SHERIFF
John Barkley, Chief 180 108th Avenue Treasure Island, FL 33706	Gregory Danzig, Major P. O. Drawer 2500 Largo, FL 33779-2500

G. PUBLIC RECORDS REQUESTS

Effective July 1, 2013, the Florida State legislature enacted §119.0701. This statute requires that all contractors comply with Florida's public records laws with respect to services performed on behalf of a governmental agency. Specifically, the statute requires that contractors:

1. Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service;

2. Provide the public with access to public records on the same terms and conditions that a public agency would provide the records and at a cost that does not exceed the cost provided by Chapter 119 of the Florida Statutes or as otherwise provided by law;

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law;

4. Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. Failure to comply with these provisions is considered an immediate breach of the Agreement.

H. TERMINATION

Either party may terminate this Agreement without penalty upon providing notice of such termination in writing thirty (30) days in advance of the date of termination. Upon such termination, the SHERIFF shall retain such sum from the payment set forth above as reflects the service provided through the date of termination and shall refund the remainder to the CITY.

I. COMPLETE AGREEMENT

This Agreement constitutes the full and complete understanding of the parties.

J. MODIFICATION

This Agreement may be modified or amended only by a document in writing signed by the parties hereto.

K. ASSIGNMENT

Neither party shall assign any obligations or responsibilities under this Agreement to any third party.

L. INDEMNIFICATION

Each party shall be liable for the negligent acts or omissions of its own employees in the performance of this Agreement. Nothing contained herein shall be construed to limit or modify the provisions of Florida Statute 768.28. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the CITY and the SHERIFF pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

M. TERM OF AGREEMENT

This Agreement shall be effective October 1, 2026, through September 30, 2027.

The remainder of the page left intentionally blank.

IN WITNESS WHEREOF the parties to this Agreement have caused the same to be signed by their duly authorized representatives this ___day of _____ 2026.

ATTEST: CITY OF TREASURE ISLAND, FLORIDA

City Clerk Mayor

Approved as to form and correctness:

City Attorney Chief of Police

SHERIFF OF PINELLAS COUNTY, FLORIDA

Bob Gualtieri, Sheriff

Attachment 1

PINELLAS COUNTY SHERIFF'S OFFICE
Ancillary Contract Costs
City of Treasure Island
FY27

Computer Aided Dispatch (CAD):							**Notes:**
12	Inform Mobile/ESRI Mapping Mobile Licenses	$	291.06	per license	=	$ 3,492.72	Ongoing Annual Maintenance
20	Inform Mobile/ESRI Mapping Mobile Licenses	$	57.11	per license	=	$ 1,142.20	Ongoing Annual Maintenance
32	NetMotion Licenses	$	58.36	per license	=	$ 1,867.52	Ongoing Annual Maintenance
1	Public Safety Communicator (salary and benefits)	$	110,630.00	per position	=	$ 82,972.50	75% of 1 position based on projected call load
						$ 89,474.94	Total CAD
ACISS/Records Management System:							
2	ACISS Licenses	$	538.07	per license	=	$ 1,076.14	Ongoing Annual Maintenance
1	Traffic Accident Software (TraCS) Traffic Accident Diagramming Software	$	-	no charge	=	$ -	TraCS incl; City may opt to purchase a more robust program from the vendor
TBD	ARMS Reports (billed monthly)	$	5.50	per report	=	TBD	No charge if Officers complete their own reports
Forensic Science Services: (as requested, billed monthly)							
TBD	Forensic Specialist per Hour	$	64.13	per hour	=	TBD	Charged by the hour for Forensic Specialist(s)
TBD	Forensic Supervisor per Hour	$	79.01	per hour	=	TBD	Charged by the hour for Forensic Supervisor(s)
TBD	Forensic Overhead Cost per Hour	$	12.00	per hour	=	TBD	For Forensics Imaging Tech Support & Supplies
TOTAL COST:						$ 90,551.08	Total Due October 1st ARMS and Forensics billed monthly
						$ 81,230.92	FY26 Contract Total
						11.5%	Percent increase (decrease)

AGENDA ITEM NO. G.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Resolutions

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 2026-09, Repealing and Replacing Resolution 2024-03 to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations

BACKGROUND:

On March 22, 2022, Resolution 2022-01 was approved, updating the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

On April 18, 2023, Resolution 2023-03 was approved, repealing and replacing Resolution 2022-01 and further updating the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

On May 7, 2024, Resolution 2024-03 was approved, repealing and replacing Resolution 2023-03 and continuing to update the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

POLICY/PURPOSE: Repeal and replace Resolution 2024-03 to update free utilization of the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations.

STRATEGIC PLAN RELEVANCE:

COMMUNITY, Goal 1: Create a vibrant, active, walkable, engaging, and thriving community that welcomes local families, visitors and tourists.

ANALYSIS/DISCUSSION:

Pursuant to the City's Approved Fee Schedule, the City Commission designates free use of certain city-owned facilities to any City of Treasure Island non-profit, volunteer group or organization that serve for the betterment of the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners.

Staff recommends repealing Resolution 2024-03 and replacing it with Resolution 2026-09 updating the following City of Treasure Island non-profit and volunteer organizations and groups.

Proposed Amendments:

- **SECTION 1**: Remove the Treasure Islettes' use of City facilities for monthly Board/General Meetings and weekly Bingo games due to the organization's dissolution.
- **SECTION 1**: Remove the Treasure Island Art Guild's use of City facilities for monthly Board/General Meetings and painting exchanges during the months of September through May of each year. The Treasure Island Art Guild may continue to hold up to three (3) workshops per year.
- **SECTION 1**: Change name of TI and Madeira Beach Chamber of Commerce to Pinellas Beaches Chamber of Commerce
- **SECTION 1**: Update facility uses to reflect changes in the activities and facility needs of historically recognized groups.
- **SECTION 3**: Update the VENUE and TYPE OF USES provisions to include all City facilities.
- **SECTION 4**: Delete Section 4 to allow use of the City Hall Promenade Deck and Quarterdeck, subject to availability.

FUNDING:

Staff recognizes the value of supporting local groups and organizations in promoting and cultivating an engaged community. Historically recognized community groups provide valuable support to the Parks and Recreation Department through sponsorships of community events, donations to summer and winter camps, and financial contributions toward park amenities. In addition, these organizations support the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA), further strengthening community partnerships and enhancing services throughout

	the community.
MOTION:	I move to adopt Resolution 2026-09, which supersedes Resolution 2024-03 Parks and Recreation Facilities Rental Policy for Historically Recognized Not-for-Profit Groups and Organizations.

ATTACHMENTS:
RES 2024-03-SIGNED.pdf
Resolution 2026-09.pdf

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND REPEALING RESOLUTION 2023-03 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2023-03 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non-profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first

come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public property, the City-based non-profits or governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non-profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

Section 1. Pursuant to the City's Fee Schedule the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any group or organization that is a 501(c)3 non-profit corporation, recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest, whose mission is specific to the betterment of the City of Treasure Island, who has an active registration with the State of Florida with a business address of the corporation listed as being within the City boundaries, and who is comprised of City residents, property owners and business owners. The frequency and type of free use and the facility designation shall be determined by the City Manager and be in accordance with the chart of historically recognized groups below.

The City designated the following historically recognized groups are permitted free use of certain city facilities as specified below:

Historically Recognized Group	Frequency/Type of Use
Treasure Islettes	Monthly board and general meeting/function; Weekly Bingo Games
Civic Associations (Isle of Capri, Isle of Palms, Paradise Island and Sunset Beach)	Monthly board and general meeting/function
Treasure Island Art Guild	Monthly board and general meeting Monthly Painting Exchanges during (September-May)
Gulf Beaches Rotary Club	Annual Golf and Tennis Challenge Annual Easter Egg Hunt
John G. Doran American Legion Post 158	Two free uses of city facilities per calendar year
TI Historical Society	Free use of facilities for monthly meetings and up to two free uses of city facilities per calendar year; Storage and office space in ~~the~~ City ~~Center~~ Hall
Treasure Island and Madeira Beach Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Keep Pinellas Beautiful/Adopt-A-Beach	Free use of facilities for meetings at the discretion and approval of the City Manager not to exceed two free uses per calendar year
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and fundraising events at the discretion and approval of the City Manager
Run for the Beaches, Inc.	Free use of facilities for monthly meetings and one Annual Meeting and one fundraising event at the discretion and approval of the City Manager
City of Treasure Island	Free use of facilities for city events

Section 2. Pursuant to the City's Fee Schedule, the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule

Section 3. The City Commission recognizes that certain City facilities are considered premium rental space and will not be reserved for free use. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room; Treasure Bay Clubhouse; City Hall Crow's Nest Board Room; Beach Pavilion (weekdays only); Park Gazebos	Small venue use such as board meetings or small-scale meetings
Community Center; Treasure Bay or City Parks	Large venues use such as weekly Bingo games, car shows, markets, general meetings or large social function

The assignment of the venue shall be at the City Manager's or designee's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must apply with Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule

Section 4. Additionally, the City Commission designates that the City Hall Promenade Deck (banquet room); Flybridge and Quarterdeck Multipurpose rooms may be rented by the volunteer and non-profit groups designated in this Resolution for the established Non-Profit Rate of one-third off the rental rate.

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 these amendments shall become effective on the date the state land planning agency or the Administrative Commissioner enters a final order determining the adopted amendments to be in compliance. No development orders, development plans, or land uses dependent on this plan amendment may be issued or commenced before it has become effective.

LOCAL PLANNING AGENCY PUBLIC HEARING: January 18, 2024, PUBLISHED: January 3, 2024, in the Tampa Bay Times

FIRST READING AND PUBLIC HEARING: February 6, 2024, PUBLISHED: January 24, 2024, in the Tampa Bay Times

SECOND READING AND PUBLIC HEARING: May 7, 2024, PUBLISHED: April 24, 2024, in the Tampa Bay Times

John Doctor Vice, Mayor

ATTEST:

Celine Kidwell , City Clerk

CITY OF TREASURE ISLAND FLORIDA
SEAL
PASSPORT ACCEPTANCE FACILITY

Approved as to form:

Jennifer R. Cowan, City Attorney



RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND REPEALING RESOLUTION 2024-03 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2024-03 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non- profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public

property, the City-based non-profits or governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non- profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

Section 1. Pursuant to the City's Fee Schedule the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any group or organization that is a 501(c)3 non-profit corporation, recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest, whose mission is specific to the betterment of the City of Treasure Island, who has an active registration with the State of Florida with a business address of the corporation listed as being within the City boundaries, and who is comprised of City residents, property owners and business owners. The frequency and type of free use and the facility designation shall be determined by the City Manager.

The City designated the following historically recognized groups are permitted free use of certain city facilities as specified below:

Historically Recognized Group	Frequency/Type of Use
Civic Associations (Isle of Capri, Isle of Palms, Paradise Island and Sunset Beach)	Monthly board/general meetings or social functions.
Treasure Island Art Guild	Up to three (3) workshops per calendar year
Gulf Beaches Rotary Club	Monthly board meetings, and up to one (2) fundraising or social event per calendar year. Annual Tennis Challenge Annual Easter Egg Hunt Pancake Breakfast
John G. Doran American Legion Post 158	Up to one (1) fundraising or social event per calendar year. Annual Veterans Day Parade
TI Historical Society	Monthly board meetings, and one (1) fundraising or social event per calendar year at the discretion and approval of the City Manager. Storage space on the 4th floor of city hall
Pinellas Beaches Chamber of Commerce	Free use of facilities for up to two (2) meetings per month and one (1) fundraising event per calendar year at the discretion and approval of the City Manager. Friday Morning Market, November through April each year
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for up to two (2) business meetings per month and one (1) fundraising event per calendar year at the discretion and approval of the City Manager
Keep Pinellas Beautiful/TI Adopt-A-Beach	Free use of facilities for up to two (2) educational or fundraising events per calendar year at the discretion and approval of the City Manager. Sunset Vista Educational Classes up to three (3) per year per grant requirement
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and up to two (2) fundraising events per calendar year at the discretion and approval of the City Manager.
Run for the Beaches, Inc.	Free use of facilities for monthly meetings and up to one (1) fundraising event per calendar year at the discretion and approval of the City Manager. Run for the Beaches annual event, December
City of Treasure Island	Free use of facilities for city events or meetings

Section 2. Pursuant to the City's Fee Schedule, the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule.

Section 3. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room Treasure Bay Clubhouse City Hall Crow's Nest Board Room Beach Pavilion (weekdays only) Park Gazebos	Small venue are used for board meetings or small-scale meetings or activities
Community Center City Hall Promenade Deck and Quarterdeck Treasure Bay Beach Pavilion City Parks Public Beach	Large venues are used for car shows, markets, general meetings, fundraising or social events

The assignment of the venue shall be at the City Manager's or Parks and Recreation Department's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must schedule with the Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule unless otherwise stated.

Section 4. Resolutions 2024-03 is hereby repealed and replaced with this Resolution.

Section 5. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the _____ day of _____ 2026 by Commissioner _____ who moved its adoption, was seconded by Commissioner _____upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
John Doctor, Mayor

_____
Lisa-Marie Kennedy, City Clerk

AGENDA ITEM NO. G.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Contracts
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Consideration to Renew the Sponsorship Contract with Which Treasure Island Owner, LLC for Sanding Ovations
BACKGROUND:	In 2014, beer trucks were not authorized on the beach due to an on-going lawsuit and as outlined in the Florida Department of Environmental Protections permit for the annual event, which created operational and logistical issues for the event. Staff worked with the Bilmar Beach Resort and Sloppy Joes to setup a bar on the beach for the annual Sanding Ovations event. In 2015, the City entered into a License Agreement with the Division of State Lands to authorize the annual Sanding Ovations event on the beach; however, beer trucks and other motorized vehicles were not permitted to remain on the beach overnight. Since that time, Sloppy Joes has managed the bar operations for the annual Sanding Ovations event. Sloppy Joe's personnel setup and breakdown the bars; order the alcoholic and non-alcoholic beverages for the bars including the mixers and ice; and provide the staff for the bars including the bartenders, bar backs and managers. Sloppy Joes also assists in obtaining beverage sponsors for the event.
POLICY/PURPOSE:	Commission approval is required to authorize the City Manager to renew the Sponsorship Contract with Which Treasure Island Owner, LLC for the general obligations associated with the sponsorship and bar operations for the annual Sanding Ovations event.
STRATEGIC PLAN	COMMUNITY

RELEVANCE:

GOAL 1: Create a vibrant, active, walkable, engaging and thriving community that welcomes locals, families, visitors and tourists.

OBJECTIVES: Maintain up to ten family focused community events

ANALYSIS/DISCUSSION: Which Treasure Island Owner, LLC owns the Bilmar Beach Resort and Sloppy Joes Restaurant. Clyde Smith, General Manager is the Registered Agent for the Foreign Limited Liability Company.

Sanding Ovations is now entering its 18th year as the City of Treasure Island's signature event and has become one of the driving forces behind the City's position as one of Pinellas County's most popular beach destinations. Sanding Ovations receives the Elite Funding Grant from Visit St Pete Clearwater as a major driver of tourism in Pinellas County.

Two full-service bars are setup for the Sanding Ovations event. The city hires licensed bartenders through Sloppy Joe's. The Bilmar Beach Resort provides the Host Liquor Liability naming the City of Treasure Island as an additional insured entity for the bar operations.

Sloppy Joes personnel setup and breakdown the bars, which includes four days prior to the event and two days after the event. Sloppy Joe managers order the alcoholic and non-alcoholic beverages, mixers and ice for the bars and provide oversight at the bars throughout the event. The City obtains the liquor licenses and retains all the net profits from the sale of alcoholic beverages collected during the event in accordance with Section 561.422, Florida Statutes. Sloppy Joe's also works with the city in obtaining beverage sponsors for the event. The City shall receive and retain all profits generated by the alcohol sales.

In order to standardize the event operations, the City is entering into contracts with its longtime partners/vendors. The Bilmar Beach Resort has been a sponsor of the Sanding Ovations event since its inception in 2009. The Bilmar and Sloppy Joe's currently provide the hotel rooms and meals for the sculptors and tech crew, which equates to an annual sponsorship of over $50,000 or up to 100 room rentals. Additionally, for the Bilmar Beach Resort to continue to provide the Host Liquor Liability Insurance for the bar operations, their insurance company requires a contract between the City and Which Treasure Island Owner, LLC (Bilmar Beach Resort).

The obligations of the Bilmar Beach Resort as outlined in the Sponsorship Contract include the following:

- Provide representation on the Sanding Ovations committee.
- Provide an in-kind sponsorship of up to $50,000 annually. The services shall include the provision of hotel rooms and food for sculptors and tech crew participating in the event.
- Bilmar will also provide the setup, breakdown and food for the Sponsorship/VIP tent
- The provision of bar operations and services, including but not limited to the sale of alcohol at the bars and all permitting, insurance and licensing requirements to legally do so. Sloppy Joe's is responsible for all employees and supplies necessary to host and operate the bars in the event area; and for the setup and tear down of any venue locations that will host bar services.
- The Bilmar Beach Resort will provide 100 room nights for the sculptors and tech crews working the annual event. Additional room nights utilized will be provided at a discounted rate of $109 per night.
- The Bilmar shall provide an additional 10 room nights for city staff (Parks & Recreation Director, Fire Chief and Deputy Fire Chief) at a discounted rate of $79 per night so long as no more than four room nights at the discounted rate are used on Friday and Saturday nights of the main weekend.
- The daily amenity fee of $35 is waived for all of the room nights identified above.
- The Bilmar Beach Resort and Sloppy Joe's will continue to provide all meals for the sculptors and tech crew including breakfast, lunch and dinner.
- The City of Treasure Island will provide its Tax-Exempt Certificate for all comped and paid room nights and meals.

The City of Treasure Island will continue to have complete and overall decision making, management and oversight authority over the annual Sanding Ovations event. The City will provide the full financial support for the event as budgeted by the City Commission and shall retain all receipts and profits from the event.

FUNDING:

At the conclusion of the event, the City shall pay Which Treasure Island Owner, LLC. up to $30,000 to operate and manage the bars. The City shall reimburse the Sloppy Joes/Bilmar for any alcohol, non-alcohol and mixers purchased for the event. The Bilmar Beach Resort and Sloppy Joe's

Restaurant agrees to assist the city in obtaining bar sponsorships and donations. As an incentive to continue to grow the event, the City shall pay to Sloppy Joe's twenty-five percent of each $10,000 of net alcohol proceeds received over $100,000.

Funds for the Sanding Ovations event are budgeted in the Parks and Recreation Administration budget in account 001-5720-49901, Sanding Ovations. Payment for the operations of the bars and additional room nights is an expense of the event and offset by revenues generated by the event.

MOTION:

I move to approve and authorize the City Manager to renew the Sanding Ovations Sponsorship Agreement between the City and Which Treasure Island Owner, LLC for the general obligations associated with the sponsorship and bar operations for the annual Sanding Ovations event for two additional one-year terms for November 2026 and November 2027.

ATTACHMENTS:

First Amendment to the Which Contract_SIGNED .pdf
Sponsorship Contract SIGNED.pdf
Bilmar request for Sanding Ovations Contract renewal.pdf

FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF TREASURE ISLAND AND WHICH TREASURE ISLAND OWNER, LLC

This First Amendment to the Agreement Between the City of Treasure Island, Florida, and Which Treasure Island Owner, LLC pertaining to Sanding Ovations Sponsorship Contract (the "First Amendment"), made and entered into on this 14th day of August, 2026 ("Effective Date"), shall amend and supplement that certain agreement entered into by and between Which Treasure Island Owner, LLC, a foreign limited liability company authorized to do business in the state of Florida, with its principal place of business located at 3501 Jamboree Road, Suite 550, Newport Beach, CA, 92660 ("Contractor") and the City of Treasure Island, Florida, a municipal corporation of the State of Florida, located at 10451 Gulf Boulevard., Treasure Island, Florida 33706 (the "City") (collectively referred to as the "Parties"), dated November 7, 2023, (the "Agreement").

WHEREAS, all capitalized terms used in this First Amendment, which are not otherwise defined herein, shall have the same meaning as set forth in the Agreement; and

WHEREAS, the Agreement provided for an initial term of three years expiring on November 7, 2026 with an option to renew for another 2 one-year terms;

WHEREAS, the Parties desire to extend the term of the Agreement for both of the one-year periods; and

WHEREAS, the Agreement provides that the covenants, terms, and provisions of the Agreement may be modified by way of a written instrument, mutually accepted by the Parties; and

WHEREAS, the Parties wish to amend the Agreement to renew and extend the Agreement for an additional two-year term on the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and consideration provided herein, it is hereby agreed that the Agreement is amended as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Term. The Agreement, as amended by the First Amendment, shall be renewed and extended effective on the Effective Date through November 7, 2028, on the same terms, conditions, and covenants as set forth in the Agreement.

3. Effect of Amendment. This First Amendment shall be effective on the Effective Date. All other provisions of the Agreement and any exhibits to the Agreement that are not specifically amended by this First Amendment shall remain unchanged and in full force and effect.

4. Authority. Each of the Parties hereto covenant to the other party that it has the lawful authority to enter into this First Amendment, that the governing or managing body of each of the Parties has approved this First Amendment, and that the governing or managing body of each of the Parties has authorized execution of this First Amendment in the manner set forth below.

IN WITNESS WHEREOF, the Parties have made and executed this First Amendment as of the Effective Date.

Which of Treasure Island Owner, LLC

Clyde Smith
Signature

Clyde Smith
Print or Type Name

General Manager
Title

City of Treasure Island, Florida

John Doctor, Mayor

Attest:

Lisa-Marie Kennedy, City Clerk

SANDING OVATIONS SPONSORSHIP CONTRACT

This SANDING OVATIONS SPONSORSHIP CONTRACT ("Contract"), by and between the City of Treasure Island, Florida, a municipal corporation of the State of Florida with an address of 120 108th Avenue, Treasure Island, FL 33706 (the "City") and _Which Treasure Island Owner, LLC, a foreign limited liability company authorized to do business in the state of Florida, with a principal address of 3501 Jamboree Road, Suite 550, Newport Beach. CA 92660, (the "Contractor")(collectively, the "Parties"), is made and entered into on the 7th day of November, 2023 (the "Effective Date").

WHEREAS, annually, the City hosts the Sanding Ovations Master Cup Sand Sculpting Competition and Music Festival (the "Event"); and

WHEREAS, the Event is a four-day invitational competition and exhibition of sand sculpting masters, who create works of art using sand, water, and imagination; and

WHEREAS, the Event draws large crowds and revenues to the City and greatly benefits local businesses, with the 2021 Event having generated $6.3 million in direct spending and $502 thousand in taxes generated throughout Pinellas County, and the 2022 Event drawing approximately 50,000 attendees; and

WHEREAS, the Contractor has previously sponsored the Event and provided bar services for the Event, including the provision and licensing of bar operations; and

WHEREAS, the Contractor has received significant marketing benefits from sponsoring the Event in the past, including exposure from websites, sand sculptures, television and radio commercials, and onsite media presence; and

WHEREAS, the Parties desire that the Contractor's respective duties and responsibilities associated with the Event be set forth in a written agreement; and

WHEREAS, the City has determined that there exists the need for the Contractor's services; and

WHEREAS, both Parties agree that the services to be provided by the Contractor are in the best interest of the public; and

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth in this Contract, and for other good and valuable consideration, the receipt and adequacy of which is acknowledged by this Contract, the Parties agree as follows:

1. **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Contract.

2. **Scope of Contract**. The City has been authorized by the City Commission of the City of Treasure Island (the "Commission") to contract with the Contractor for the general obligations specified below associated with the bar operations of the Event.

3. **Term**. This Contract is for a term of three (3) years, beginning on the Effective Date. The Contract will govern the operation of the Event for each of these years. The Contract may be renewed by the mutual written agreement of the Parties for two (2) additional one (1) year renewal terms. This Contract will govern the Contractor's rights and obligations in connection with the Event. The Event area will be limited to the area specified in the FDEP permit.

4. **Obligations of the City**.

    a. The City has complete and overall decision making, management, and oversight authority over the Event.

    b. The City is responsible for coordinating the logistics and details of the Event.

    c. The City will provide the full financial support for the Event as budgeted by the City Commission.

    d. The City is responsible for managing and collecting any and all revenues generated by the Event.

    e. The City is responsible for providing the Contractor with the Event's annual site plan, dates of the Event and permitted times for any setup and breakdown before, during and after the Event. The Event has been traditionally held the weekend before and after Thanksgiving and the site plan is contingent on FDEP approval.

5. **Obligations of Contractor**.

    a. The Contractor shall provide an in-kind sponsorship for the Event by providing up to $50,000 in services for the Event.

    b. The Contractor's services shall include the provision of hotel and food for sculptors participating in the Event..

        i. The Contractor shall provide 100 room nights for the sculptors and tech crew working on the Event.

ii. The Contract shall provide an additional 10 room nights at the discounted rate of $79 per night so long as no more than 4 room nights at this discounted rate are used on the Friday and Saturday nights of the main Event.
iii. The Contractor shall provide any additional rooms utilized will be charges at the reduced rate of $109 per night.
iv. The Contractor agrees that the daily amenity fee of $35 is waived for all of the room nights identified above.

c. The Contractor shall provide bar operations and services, including but not limited to the sale of alcohol at the bars and any and all permitting, insurance and licensing requirements to legally do so, all employees and supplies necessary to host and operate the bars in the Event's annual site plan; and the set-up and tear-down of any venue locations that will host bar services.

6. **Revenue**. The City shall receive and retain all profits generated by the alcohol sales provided for under this Contract.

7. **Compensation**. At the conclusion of the Event, City shall pay the Contractor $30,000 to operate and manage the bar operations and services. The City shall reimburse the Contractor for the alcohol purchased for the Event as supported by receipts. The City may also obtain donations of alcohol for the Event and the Contractor agrees to cooperate with the City in obtaining those donations. The City shall pay the Contractor 25% of each $10,000 of net alcohol proceeds received over $100,000.

8. **Injury or Damage to Persons or Property**. If any party to the Contract suffers injury or damage to person or property because of an act or omission of the other party, of any of the other party's employees or agents, or for others for whose acts such party is legally liable, written notice of such injury or damage, whether or not insured, must be given to the other party within a reasonable amount of time not exceeding twenty-one (21) days after the first observance. This notice must provide sufficient detail to enable the other party to investigate the matter.

9. **Compliance with Laws**. Contractor shall be solely responsible for compliance with all federal, state, county, and local laws, rules and/or regulations, and lawful orders of public authorities including those set forth in this Contract and that, in any manner, could bear on the work performed under this Contract including, but not limited to all rules and regulations related to safety and compliance therewith. The City shall have no authority to direct, oversee, or instruct Contractor's employees, subcontractors, or materialmen, or any other individuals performing the work under this Contract. Omission of any applicable laws, ordinances, rules, regulations, standards or orders from this Contract shall not relieve Contractor of its obligations to comply with all laws fully and completely. Upon request, Contractor shall furnish to the City certificates of compliance with all such laws, orders and regulations.

10. **Indemnification**. The Parties recognize that Contractor is an independent contractor. Contractor agrees to assume liability for and indemnify, hold harmless, and defend the

City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance nonperformance of the duties of the Contractor under this Contract, the enforcement of this Contract, or resulting from the activities of the Contractor in any way connected to this Contract, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys, and in any way arising out of the execution, performance nonperformance of the duties of the Contractor under this Contract, the enforcement of this Contract, or resulting from the activities of the Contractor in any way connected to this Contract, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Contractor's liability hereunder shall include all attorneys' fees and costs incurred by the City, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Contractor against the City, and Contractor hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Contractor to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by City beyond the City's expressed written contractual obligations contained within this contract, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Contract, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Contract.

Subject to the limitations set forth in this section, Contractor shall assume control of the defense of any claim asserted by a third party against the City for which Contractor is obligated to indemnify, defend, and hold harmless the City and, in connection of such defense, shall appoint lead counsel in each case at Contractor's expense. The City shall have the right, at its option, to participate in the defense of any third-party claim, without relieving Contractor of any of its obligations hereunder. If Contractor assumes control of the defense of any third-party claim in accordance with this section, Contractor shall obtain the prior written consent of the City before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, Contractor shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the City and all expenses, including experts' fees, if (a) an adverse determination with respect to the third party claim would, in the good faith judgment of the City, be detrimental in any material respect to the City's reputation; (b) the third party claim seeks an injunction or equitable relief against the City; or (c) Contractor has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

11. **Insurance**. The Contractor must furnish the City with proof of insurance coverage, as follows:

A. The Contractor is required, at its own cost and expense, to acquire, maintain, and provide evidence of the minimum insurance policies and limits, and keep specified insurance in force until the City accepts that the Contractor has satisfactorily completed all work required under the Contract; and cause Subcontractor(s), if utilized, to acquire and maintain the same.

1. The Contractor will provide the City with a Certificate or Certificates of Insurance showing the existence of coverage as required by the Contract prior to the start of any work under this Contract. In addition, the Contractor will provide to the City, if requested in writing, certified copies of all policies of insurance. New certificates and new certified copies of policies shall be provided to the City whenever any policy is renewed, revised, or obtained from other insurers. The City of Treasure Island shall be named as the Certificate Holder.

   The address where such certificates and certified policies shall be sent or delivered is as follows:

   City of Treasure Island
   Attention: Parks and Recreation Department
   120 108th Avenue
   Treasure Island, FL 33706

2. All required policies providing liability coverage(s), other than Workers' Compensation policy, for both Contractor and Subcontractor(s) shall be endorsed to include The City of Treasure Island as an Additional Insured.

3. The Named Insured on the Certificate of Insurance must match the entity's name that is signing the Contract with the City.

4. Contractor shall notify the City within twenty-four (24) hours of receipt of any notice of policy expiration, cancellation, nonrenewal, or adverse material change in the required coverages received by Contractor from its insurer.

B. Specific Insurance Coverages and Limits

All requirements in this Insurance Section shall be complied with in full by the Contractor unless excused from compliance in writing by the City. The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

Workers' Compensation and Employers' Liability Insurance shall be maintained in force during the term of this Contract for all employees engaged in this work under this Contract, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

1. Workers' Compensation: Florida Statutory Requirements
   Employer's Liability: $1,000,000 Each Employee
   $1,000,000 Each Employee Disease
   $1,000,000 Aggregate Disease

2. Commercial General Liability Insurance: The Contractor shall provide for all operations, including but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. Projects with a Completed Operations exposure are required to maintain coverage for a period of two (2) years beyond final acceptance by the City.

   $1,000,000 Per Occurrence
   $1,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal/Advertising Injury
   $2,000,000 General Aggregate

3. Host Liquor Liability Insurance: The Contractor shall provide coverage for all bodily injury and/or property damage arising out of the serving or distribution of alcoholic beverages.

   $1,000,000 Per Occurrence
   $2,000,000 General Aggregate

4. Business Automobile Liability Insurance: The CONTRACTOR shall provide coverage for all owned, hired, and non-owned vehicles.

   $1,000,000 Combined Single Limit Per Accident

5. Property Insurance: Contractor will be responsible for all damage to its own property, equipment, and/or materials.

C. These insurance requirements shall not limit the liability of the Contractor and/or Subcontractor(s).

D. All policies shall be written on a primary, non-contributory basis.

E. Insurance Policies, other than Professional Liability, shall include waivers of subrogation in favor of the City.

F. Companies issuing the insurance policy, or policies, shall have no recourse against the City for payment of premiums or assessments for any deductibles which are all at the sole responsibility and risk of the Contractor.

G. All insurance policies must be placed with insurers duly authorized to do business in the State of Florida and have a current AM Best rating of A- VII or better.

H. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

I. Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicates less coverage that is required, does not constitute a waiver of the Contractor's obligation to fulfill the insurance requirements specified in this Contract.

J. Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees, and property. The Contractor shall be expected to comply with all applicable laws, regulations, or ordinances related to safety and health, and shall make special efforts where appropriate to detect hazardous conditions, and shall take prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped if conditions exist that present immediate danger to persons or property. The Contractor acknowledges that such stoppage will not shift responsibility for any damages from the Contractor to the City.

K. No Waiver
Neither approval nor failure to disapprove insurance furnished by the Contractor or its Subcontractor will relieve the Contractor or Subcontractor from responsibility to prove insurance as required.

12. **Termination**. For and in additional consideration of $10.00 which the Parties acknowledge has been received by the Contractor, if the City determines that it is in its best interest to do so, the City may terminate this Agreement without cause, and without penalty or expense to the City, upon 5 days' written notice to Contractor. Upon expiration of such time period, this Agreement shall be deemed terminated, all obligations under this Agreement shall cease, and a final invoice shall be submitted for all work performed up to and through the date of termination.

13. **Relationship of Parties**. Nothing contained in this Contract shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained in this Contract, not any act of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts. Contractor shall employee personnel as necessary and

proper to carry out the terms and conditions of this Contract. Contractor acknowledges and agrees that such personnel shall not (i) be considered City employees; (ii) have any authority to act as the City's agent; or (iii) receive any payment or benefit directly from the City.

14. **Amendment**. This Contract may not be amended or modified except in writing, executed by the Parties.

15. **Authority**. The Parties represent and warrant that each is authorized to enter into this Contract without the consent and joinder of any other party and that the individuals executing this Contract have full power and authority to bind their respective party to the terms hereof.

16. **Governing Law and Venue**. This Contract will be governed by the laws of the State of Florida. Venue for the purposes of any suit, action, or other preceding arising out of, or relating to, this Contract will be solely within the Sixth Judicial Circuit, in and for Pinellas County, Florida for state actions and solely in the United States District Court of the Middle District of Florida, Tampa Division for federal actions.

17. **Attorneys' Fees and Costs**. In the event of any action brought by either party against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, including any appeals, the losing party will pay the prevailing party such reasonable amounts for fees, costs, and expenses, including attorneys' fees, as may be set by the Court.

18. **Assignment and Construction of Contract**. Any assignment of this Contract, without the City's written consent, is void. This agreement shall inure to the benefit of and bind the parties hereto and their respective legal representatives, successors, heirs, personal representatives and assigns. The parties agree that in any event of litigation concerning the construction of this Contract or interpretation of any language used in this Contract, that this Contract and any of its provisions will not be construed against the City by virtue of this Contract having been drafted by the City. The validity, interpretation, construction, and effect of this Contract will be in accordance with and be governed by the laws of the State of Florida. Any provision or part of this Contract held to be void or unenforceable under any law will be deemed stricken, and all remaining provisions will continue to be valid and binding upon the parties. The parties agree that this Contract will be reformed to replace such stricken provision or part of a provision with a valid and enforceable provision, which comes as close as possible to expressing the original intention of the stricken provision. If Contractor's assignee or subcontractor fails to perform in accordance with the terms of its assignment or subcontract, Contractor shall complete or pay to have completed the work which the assignee or subcontractor failed to complete at no additional cost to the City. Additionally, in the event of any breach or noncompliance by any of Contractor's assignee(s) or subcontractor(s), Contractor shall be directly and wholly responsible for any such breach or noncompliance and shall bear all attributable costs.

19. **No Third-Party Beneficiaries**. This Contract is entered into solely for the benefit of the Parties and shall not be construed as a benefit to any third parties, including but not limited to the general public, constituents or citizens of the City, nor shall it be construed as enforceable by any third parties.

20. **Force Majeure**. Each Party will be excused from the performance of its obligations under this Contract to the extent that such performance is prevented by force majeure (defined below) and the nonperforming Party promptly provides notice of such prevention to the other Party. Such excuse will be continued so long as the condition constituting force majeure continues. The Party affected by such force majeure also shall notify the other Party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Contract, "force majeure" shall include conditions beyond the control of the Parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, hurricane, storm or like catastrophe. The payment of invoices due and owing under this Contract shall in no event be delayed by the payer because of a force majeure affecting the payer.

21. **Entire Agreement**. This Contract embodies the entire Contract of the City and the Contractor. There are no promises, terms, conditions or allegations other than those contained in this Contract, and this document will supersede all previous communications, representations, and/or agreements whether written or verbal between the Parties to this Contract.

22. **Waiver**. Failure to insist upon strict compliance with any terms, covenants or conditions of the Contract will not be deemed a waiver of such, nor will any waiver or relinquishment of such right or power at any time be taken to be a waiver of any other breach. Any waiver, alteration or modification of any of the provisions of the Contract, or cancellation or replacement of this Contract, will not be valid unless in writing and signed by the Parties.

23. **Notices.** Notices. All notices required or made pursuant to this Contract shall be made in writing and sent by certified U.S. mail, return receipt requested addressed to the following:

If to the City:
City of Treasure Island
120 108th Avenue
Treasure Island, FL 33706
Attn: Amy Davis, City Manager

If to Contractor:
Which Treasure Island Owner, LLC
10650 Gulf Blvd.
Treasure Island, FL 33706
Attn: Clyde Smith

With required copy to:
Jennifer R. Cowan, City Attorney
Bryant Miller Olive P.A.
One Tampa City Center, Suite2700

Tampa, Florida 33602

Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this section.

24. **Severability**. If any one or more provisions of this Contract shall be held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby and this Contract shall be treated as though the invalidated portion(s) had never been a part hereof.

25. **Right to Suspend**. The City reserves the right to suspend the rights granted to the Contractor under this Contract immediately upon verbal or written notice if the City determines, in its sole and absolute discretion, that suspension is necessary to protect the public health, safety, or welfare. The suspension shall remain in effect until the City provides verbal or written notice that it has been lifted.

26. **Non-appropriation**. In the event the City, in its sole discretion, determines that sufficient budgeted funds are not available to appropriate for payments due to Contractor under this Contract, the City shall notify Contractor of such occurrence and this Contract shall terminate on the last day of the current fiscal period without any penalty or expense to the Govt.

27. **Non-Discrimination**. Contractor shall not discriminate against anyone because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information, or other protected category.

28. **Scrutinized Companies**. By executing this Contract, pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that it is not on the Scrutinized Companies that Boycott Israel List and it is not participating in a boycott of Israel, and that all such certifications were true as of the effective date of any this Contract. Notwithstanding anything contained in this Contract to the contrary, the City may terminate this Contract immediately if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List as that term is defined and such list is maintained pursuant to Section 287.135, Florida Statutes, or is otherwise engaged in a boycott of Israel. Such termination shall be in addition to any and all remedies available to the City at law.

29. **No Affiliation with Foreign Countries of Concern**. To the extent that this Contract would grant Contractor access to an individual's personal identifying information, pursuant to section 287.138, Florida Statutes Contractor certifies, represents, and warrants that it is not affiliated with a foreign country of concern, as such countries are identified in section 287.138(1), Florida Statutes. Contractor certifies, represents, and warrants that: (a) Contractor is not owned by a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in Contractor; and (c) Contractor is not organized under the laws of or has its principal place of business in a foreign country of concern.

30. **E-Verify**. Contractor shall utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Contractor throughout the term of this Contract; and (b) all persons, including subcontractors, retained or hired by Contractor, regardless of compensation, to perform work under this Contract.

31. **No Issuance of Identification Documents**. Pursuant to section 166.246, Florida Statutes, Contractor represents that it does not issue identification documents to individuals who do not provide proof of lawful presence in the United States.

32. **Electronic Signatures**. This Contract may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Contract and shall be treated in all respects as an original handwritten signature.

33. **Counterparts**. This Contract may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

34. **Computation of Time**. Any reference in this Contract to time periods shall by computed by calendar days unless otherwise specified. In the computation thereof, any time period which end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next business day. The computations stated in this paragraph shall only apply to time periods referenced in this Contract and shall not apply to any deadlines for which a date certain is provided.

35. **Headings and Section References**. The headings and section references in this Contract are inserted only for the purpose of convenience and shall not be construed to expand or limit the provisions contained in such sections.

36. **Public Records**. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Contractor on behalf of the City, Contractor shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the City to perform the work contemplated by this Contract; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Contract and following completion or termination of this Contract, if Contractor does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this Contract, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Contractor be transferred to the City, Contractor shall transfer, at no cost, to the City, all Public Records in possession of Contractor within thirty (30) days of such request or (ii) if no such request is made by the City, Contractor shall keep and maintain the Public Records required by the City to perform the work contemplated by this Contract. If Contractor

transfers all Public Records to the City pursuant to (d)(i) above, Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Contractor keeps and maintains Public Records pursuant to (d)(ii) above, Contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. If Contractor does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the City may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Contractor is acting on behalf of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

City Clerk, City of Treasure Island
120 108th Avenue
Treasure Island, FL 33706
Tel: (727) 547-4575
Fax: (727) 547-4582
cityclerk@mytreasureisland.org

IN WITNESS WHEREOF the Parties have executed the Contract as of the Effective Date.

CITY: The City of Treasure Island

Amy Davis, City Manager

ATTEST:

Celine Kidwell, City Clerk

CONTRACTOR: Clyde Smith

Clyde Smith - GM

WITNESS:

Name: Judy Mockbee

WITNESS:

Name: Sarah Sallo

BILMAR
BEACH RESORT

July 10, 2026

Cathy Hayduke
City of Treasure Island
10451 Gulf Boulevard
Treasure Island, FL 33706

Cathy, this letter is to request a 1-year extension to Sanding Ovations Contractor agreement to manage the beverage operations for the 2026 Sanding Ovations event as stipulated in the 2023 agreement.

Sincerely,

Clyde Smith
General Manager

AGENDA ITEM NO. G.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Contracts

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Consideration to Renew the Operation Contract with CeeJay of Pinellas, Inc. for Sanding Ovations

BACKGROUND: Resolution 09-46 approved the location and use of the Treasure Island Beach for the Sanding Ovations Master Sand Classic and for a temporary public parking area for the event. Annual approval of the event was completed through the budget process. The Commission approved the partnership between the City of Treasure Island and CeeJay of Pinellas, Inc. to host and sponsor the Sanding Ovations event and to split the net profits with the exception of the parking from the event and after all personnel and operating expenses had been paid.

In October 2023, the City Commission authorized the City Manager to enter into an Operations Contract with CeeJay of Pinellas, Inc. The Contract has an initial term of three (3) years, with an option to renew for two (2) additional one-year renewal terms for 2026 and 2027.

POLICY/PURPOSE:

Commission approval is required to authorize the City Manager to renew the Operations Contract with CeeJay of Pinellas, Inc. for the annual Sanding Ovations event.

STRATEGIC PLAN RELEVANCE:

COMMUNITY

GOAL 1: Create a vibrant, active, walkable, engaging and thriving community that welcomes locals, families, visitors and tourists.

OBJECTIVES: Maintain up to ten family focused community events

ANALYSIS/DISCUSSION:

CeeJay of Pinellas, Inc. is a Florida for profit company owned and operated by Meredith Corson-Doubleday.

Meredith Corson-Doubleday of CeeJay of Pinellas, Inc. has partnered with the City of Treasure Island since the inception of the Sanding Ovations event in 2009 and has been an integral part of the events growth.

Resolution 09-46 approved the sand sculpting event and partnership with CeeJay of Pinellas, Inc (Sanding Ovations). CeeJay of Pinellas, Inc. loaned its company name to the annual event.

Sanding Ovations is now entering its 18th year as the City of Treasure Island's signature event and has become one of the driving forces behind the City's position as one of Pinellas County's most popular beach destinations. Sanding Ovations receives the Elite Funding Grant from Visit St Pete Clearwater as a major driver of tourism in Pinellas County.

In order to standardize the event operations, the City entered into contracts with its longtime partners/vendors. Staff is requesting that the City renew the Operations Contract with CeeJay of Pinellas, Inc. for the "sand aspect" of the event referring to the management and operation of the sand sculpting exhibition and competition portion of the event.

The obligations of CeeJay of Pinellas, Inc. will include the following:

1. Provide all content and information for the sand sculpting competition and exhibition for marketing and publicity purposes.
2. Responsible for all logistics and coordination of the sand sculpting competition and exhibition
3. Oversight and coordination of the ordering and delivery of the sand. Also, provide recommendations and samples of compatible sand for the Florida Department of Environmental Protection permit
4. Coordinate with City staff on the setup and breakdown

tasks for the sand sculptures. CeeJay of Pinellas, Inc. will provide a tech crew of appropriate size and skill to assist City staff with setup and breakdown of competition/exhibition area.

5. Coordinate site plan with Sanding Ovations committee members
6. CeeJay of Pinellas, Inc. is responsible for picking the annual theme and designing the logo for t-shirt and other promotional materials
7. Create and complete the sponsorship sculptures prior to the start of the event
8. Maintain the sculpture area during, between and after the main and encore weekends as well as 45-days following the event as permitted by the Department of Environmental Protection.
9. Invite sand sculptors, coordinate travel arrangements and accommodations for sculptors and tech crew
10. Coordinate meals for sand sculptors and tech crew
11. Provide representation on the Sanding Ovations committee

CeeJay will continue to assist with obtaining in-kind and monetary sponsorships for Sanding Ovations to offset the cost of the event.

The Contract has an initial term of three (3) years, with an option to renew for two (2) additional one-year renewal terms for 2026 and 2027.

FUNDING:

Per the Operations Contract, the City of Treasure Island shall pay $12,000 to CeeJay of Pinellas, Inc for services as outlined in the contract. CeeJay of Pinellas, Inc. is required to provide an annual budget for the sand sculpture operations to include sculptors and tech crew fees, sand, and related equipment. The City will pay all costs within the budget and supported by a receipt.

Funds for the annual Sanding Ovations event are budgeted in the Parks and Recreation Administration budget in account 001-5720-49901 Sanding Ovations. Payment to CeeJay of Pinellas, Inc. in the amount of $12,000 is also budgeted in the Administration budget account Sanding Ovations account and is an expense of the event and offset by revenues generated by the event.

MOTION:

I move to approve and authorize the City Manager to renew the

Sanding Ovations Operations Agreement between the City of Treasure Island and CeeJay of Pinellas, Inc. for the management and operations of the sand aspect of the annual Sanding Ovations event with an option to renew for two additional one-year terms for 2026 and 2027

ATTACHMENTS:
Resolution 09-46.pdf
Operations Contract SIGNED.pdf
First Amendment to the CeeJays Contract .pdf
Letter of Request.pdf
CeeJays First Amendment Agreement_SIGNED.pdf

RESOLUTION NO. 09-46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND APPROVING THE LOCATION AND USE OF THE TREASURE ISLAND BEACH FOR THE SANDING OVATIONS MASTER SAND CLASSIC; FOR A TEMPORARY PUBLIC PARKING AREA FOR THE EVENT ON THURSDAY, NOVEMBER 19 THROUGH SUNDAY, NOVEMBER 22, 2009; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island, the Treasure Island Chamber of Commerce and Sanding Ovations would like to sponsor an event named SANDING OVATIONS Master Sand Classic within the City of Treasure Island; and

WHEREAS, the event will be held November 17 through 22, 2009 as outlined in the attached Agenda Cover Memorandum (Exhibit 1); and

WHEREAS, the City of Treasure Island Parks and Recreation Department will take the lead for all the planning of the event and the Chamber of Commerce will provide support and volunteers for the event; and

WHEREAS, the event activities will include a Sand Sculpturing Competition; Musical Entertainment, Children's Activities, Vendors and Food and Beverage Concessions; and

WHEREAS, a temporary parking lot on the beach immediately north of the event and audience site for vehicles be approved, and

WHEREAS, Bud Light Lime and Landshark will be the sponsors of the event providing for cash and in-kind donations.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

1. The Commission approves holding the event on November 17-22, 2009 with a festival scheduled from Friday, November 20 through Sunday, November 22, 2009 on the public beach.
2. The Commission approves the partnership of the City of Treasure Island, the Treasure Island Chamber of Commerce and Sanding Ovations to host and sponsor the event.
3. The City of Treasure Island, the Treasure Island Chamber of Commerce and Sanding Ovations will split the net profits with the exception of the parking on the beach from the event after all personnel and operating expenses including the cost for rental of tables and chairs by the chamber and civic groups have been paid.
4. The City of Treasure Island will provide the liability insurance for the event
5. The City of Treasure Island will be responsible for securing and obtaining the necessary permission or permits from the City of St. Petersburg and the Florida Department of Environmental Protection,

6. The sand used for the sculpting must be compatible with the beach sand and readily gradable at the end of the event. The permit from DEP must include authorization to spread the sand on the beach after the event.
7. The City of Treasure Island will coordinate and operate the parking of vehicles on the beach. The City will receive all the proceeds from the parking detail to assist in offsetting the cost of the parking attendants.
8. The Chamber will be responsible for obtaining the necessary permits and licenses for food and beverage concessions..
9. All entertainment and activities on the beach must conclude by 10:00 pm nightly.
10. A detailed site plan of the event area must be submitted to the Department of Environmental Protection for approval of the event on the beach.
11. Vendors wanting to rent tables and/or chairs from the City will be charged a fee of $5.00 plus tax per table, and chairs at a fee of $1.00 plus tax per chair.
12. The Chamber of Commerce will be responsible for the securing the firework's company and for funding the fireworks display for the event.
13. Food and beverage concessionaires and vendors be required to provide their own generators to operate their booths and concessions.
14. Security will be provided throughout the competition and festival to secure the sculptures, food and beverage concession areas.
15. No pets of any sort or glass containers or bottles will be permitted on the public beach.
16. The Chamber of Commerce and Sanding Ovations with the assistance of the City will be responsible for securing additional monetary and in-kind donations to defer the cost of the event.
17. This resolution is effective immediately upon adoption.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 21st day of July, 2009 by Commissioner Bildz who moved its adoption; was seconded by Commissioner Collins and upon roll call, the vote was:

YEAS: Commissioners Bildz, Collins, Gayton, Coward, Mayor Minning
NAYS: None
ABSENT OR ABSTAINING: None

Robert Minning
Robert Minning, Mayor

ATTEST:

Dawn Foss
Dawn Foss, City Clerk

SANDING OVATIONS OPERATION CONTRACT

This SANDING OVATIONS OPERATION CONTRACT ("**Contract**"), by and between the City of Treasure Island, Florida, a municipal corporation of the State of Florida with an address of 120 108th Avenue, Treasure Island, FL 33706 (the "**City**") and CEEJAY OF PINELLAS INC a Florida Profit Corporation with a principal address of 225 115th Avenue, Treasure Island, FL 33706 (the "**Contractor**")(collectively, the "**Parties**"), is made and entered into on the 11th day of October, 2023 (the **"Effective Date"**).

WHEREAS, annually, the City hosts the Sanding Ovations Master Cup Sand Sculpting Competition and Music Festival (the "**Event**"); and

WHEREAS, the Event is a four-day invitational competition of sand sculpting masters, who create works of art using sand, water, and imagination; and

WHEREAS, the Event draws large crowds and revenues to the City and greatly benefits local businesses, with the 2021 Event having generated $6.3 million in direct spending, $502 thousand in taxes generated throughout Pinellas County, and approximately 50,000 attendees; and

WHEREAS, the Parties have worked collaboratively in the past to perform duties associated with hosting and operating the Event; and

WHEREAS, the Contractor has significant experience assisting the City with operation of the Event; and

WHEREAS, the Parties desire that the Contractor's respective duties and responsibilities associated with the Event be set forth in a written agreement; and

WHEREAS, the City has determined that there exists the need for the Contractor's services; and

WHEREAS, both parties agree that the services to be provided by the Contractor are in the best interest of the public; and

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth in this Contract, and for other good and valuable consideration, the receipt and adequacy of which is acknowledged by this Contract, the Parties agree as follows:

1. **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Contract.

2. **Scope of Contract**. The City has been authorized by the City Commission of the City of Treasure Island (the "Commission") to contract with the Contractor for the general obligations specified below associated with the "Sand Aspect" of the Event. "Sand Aspect" refers to the management of the Sand Sculpting Competition portion of the Event and sand sculpting competitors both at the Event and prior to the Event. Additionally, the Sand

Aspect includes designing the Event t-shirt. At all times, the City retains sole decision-making authority for all aspects of the Event, including the Sand Aspect.

3. **Term**. This Contract is for a term of three (3) years, starting on the Effective Date. The Contract will govern the operation of the Event for each of these years. The Contract may be renewed by the mutual written agreement of the Parties for two (2) additional one (1) year renewal terms. This Contract will govern the Contractor's rights and obligations in connection with the Event, in particular the Sand Aspect. The Event area will be limited to the area specified in the FDEP permit.

4. **Obligations of the City**.

    a. The City has complete and overall decision making, management, and oversight authority over the Event including the Sand Aspect.

    b. The City is responsible for coordinating the logistics and details of the Event including but not limited to providing event security, port-o-lets, staff, volunteers, entertainment, vendors, publicity, and merchandise for the Event in collaboration with the City's contractors.

    c. The City will provide the full financial support for the Event as budgeted by the City Commission.

    d. The City is responsible for managing and collecting any and all revenues generated by the Event.

    e. The City will obtain any necessary FDEP and other state or local permits required for the Event, as applicable.

    f. The City will acquire the Event t-shirts after Contractor has designed them.

    g. The City will select the dates of the event and design the Event's annual site plan with specifications of permitted times for any setup and breakdown before, during and after the Event. The Event has been traditionally help the weekend before and after Thanksgiving and the site plan is contingent on FDEP approval.

5. **Obligations of Contractor**.

    a. The Contractor is required to provide all content and information regarding the Sand Sculpting Competition necessary for marketing and publicity purposes to the City sixty (60) days prior to the Event. This content includes but is not limited to photographs and biographies for each of the participating sand sculptors.

    b. The Contractor is responsible for all logistics and coordination of the Sand Sculpting Competition subject to the City's discretion and approval. This includes but is not limited to the following:

i. Overseeing and coordinating delivery of the sand for the Event at least fourteen (14) days prior to the Event.

ii. At least four (4) months prior to the Event, the Contractor shall provide the City with a recommendation for compatible sand for the Sand Sculpting Competition, including specification about the type of sand recommend and the contact information for the provider.

iii. Within five (5) days of the sand being delivered for the Event, the Contractor shall provide a sample of the sand to the City and must provide in writing to the City, the composite break down of the sand including the sand content and any other information that may be required for submission to FDEP, including but not limited to the product quality summary report.

iv. The Contractor shall assist City Staff with setup and breakdown of the Sand Sculpting Competition including coordinating setup and breakdown tasks with City Staff. This will include the Contractor meeting with the City Recreation Director or her designee to make staff assignments and to review duties associated with the Sand Aspect.

v. In addition, the Contractor will provide a tech crew of appropriate size and skill as determined by the Contractor to fully assist City Staff with the Sand Sculpting Competition including providing technical support before and during the event and to assist City Staff with the setup and breakdown of the Sand Sculpting Competition, including the setting up and breakdown of lights.

vi. Prior to the Event, the Contractor shall assist City Staff with site plan review for the Event in order to best coordinate the Sand Sculpting Competition location with the City, vendor coordinator and beverage coordinator.

c. The Contractor is responsible for picking the theme for all sand sculptures, picking sculptors to invite to the Event, providing tools and insurance for the Event, sculpting one sculpture itself, coordinating with media to promote the Event, and recruiting sponsors for the Event.

d. The Contractor is responsible for ensuring the "sponsor" sculpture are created prior to the Event. The "sponsor" sculpture must incorporate the City's logo and must be approved by the City before construction begins.

e. The Contractor shall maintain the Event sculptures, holiday photo op sculpture and sponsor sculpture, including all lighting, for forty-five (45) days following the Event or as permitted by the FDEP permit.

f. The Contractor shall coordinate travel arrangements and accommodations with Competing Sand Sculptors and participating Treasure Island hotels.

g. The Contractor shall coordinate the meal schedule for the Competing Sand Sculptors during the Event and make any and all necessary arrangements with participating Treasure Island restaurants to ensure that breakfast and lunch are provided for the Competing Sand Sculptors during the Event.

h. The Contractor shall send invitations to participate in the Event to potential sculptors ninety (90) days prior to the Event and shall notify the City in writing that the invitation have been sent out to potential sculptors.

i. The Contractor shall coordinate with Competing Sand Sculptors regarding the Sand Sculptors' attendance throughout the Event.

j. Within two (2) weeks following the Event, the Contractor shall provide all invoices to the City for sculptor payments including travel reimbursement, appearance fees, participation fees, and prize money winnings.

k. The Contractor is responsible for designing the Event t-shirt. Three months prior to the Event, the Contractor must provide the City with its design, for the City's approval. The City will be re responsible for acquiring the t-shirts.

l. The Contractor and any agents, volunteers, or employees must comply with all City Ordinances, local regulations, and state and federal law while undertaking the obligations set forth in this Contract. The Contractor is responsible for ensuring the provisions of this Contract are complied with and not violated by its employees, volunteers, and agents.

m. The Contractor shall not be responsible for any bar services, which have historically been provided for by a separate sponsor of the Event.

n. The Contractor shall be responsible for paying for all goods and services required to meet its obligations under this Contract, subject to reimbursement from the City in accordance with section 7 below.

6. **Revenue**. The City shall receive and retain all profits generated by the Event.

7. **Compensation**. The City shall pay $12,000 to the Contractor for the services specified in this Contract. The City shall reimburse the Contractor for all of its costs in operating the Event pursuant to the budget attached to this Contract as **Exhibit A**. This budget shall identify the sculptors selected by Contractor and their rates. Contractor is required to keep receipts for all of its costs. The City will only be responsible for paying costs within the budget and supported by a receipt. The City shall further pay the Contractor 25% of the net profits generated from the Event over $25,001, less the net profits from alcohol sales which must be paid to a charity pursuant to the requirements of section 561.422, Florida Statutes.

8. **Injury or Damage to Persons or Property**. If any party to the Contract suffers injury or damage to person or property because of an act or omission of the other party, of any of the other party's employees or agents, or for others for whose acts such party is legally liable, written notice of such injury or damage, whether or not insured, must be given to the other party within a reasonable amount of time not exceeding twenty-one (21) days after the first observance. This notice must provide sufficient detail to enable the other party to investigate the matter.

9. **Compliance with Laws**. Contractor shall be solely responsible for compliance with all federal, state, county, and local laws, rules and/or regulations, and lawful orders of public authorities including those set forth in this Contract and that, in any manner, could bear on the work performed under this Contract including, but not limited to all rules and regulations related to safety and compliance therewith. The City shall have no authority to direct, oversee, or instruct Contractor's employees, subcontractors, or materialmen, or any other individuals performing the work under this Contract. Omission of any applicable laws, ordinances, rules, regulations, standards or orders from this Contract shall not relieve Contractor of its obligations to comply with all laws fully and completely. Upon request, Contractor shall furnish to the City certificates of compliance with all such laws, orders and regulations.

10. **Indemnification**. The Parties recognize that Contractor is an independent contractor. Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance nonperformance of the duties of the Contractor under this Contract, the enforcement of this Contract, or resulting from the activities of the Contractor in any way connected to this Contract, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys, and in any way arising out of the execution, performance nonperformance of the duties of the Contractor under this Contract, the enforcement of this Contract, or resulting from the activities of the Contractor in any way connected to this Contract, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Contractor's liability hereunder shall include all attorneys' fees and costs incurred by the City, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Contractor against the City, and Contractor hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Contractor to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by City beyond the City's expressed written contractual obligations contained within this contract, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Contract, however

terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Contract.

Subject to the limitations set forth in this section, Contractor shall assume control of the defense of any claim asserted by a third party against the City for which Contractor is obligated to indemnify, defend, and hold harmless the City and, in connection of such defense, shall appoint lead counsel in each case at Contractor's expense. The City shall have the right, at its option, to participate in the defense of any third-party claim, without relieving Contractor of any of its obligations hereunder. If Contractor assumes control of the defense of any third-party claim in accordance with this section, Contractor shall obtain the prior written consent of the City before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, Contractor shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the City and all expenses, including experts' fees, if (a) an adverse determination with respect to the third party claim would, in the good faith judgment of the City, be detrimental in any material respect to the City's reputation; (b) the third party claim seeks an injunction or equitable relief against the City; or (c) Contractor has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

11. **Insurance**. The Contractor must furnish the City with proof of insurance coverage, as follows:

A. The Contractor is required, at its own cost and expense, to acquire, maintain, and provide evidence of the minimum insurance policies and limits, and keep specified insurance in force until the City accepts that the Contractor has satisfactorily completed all work required under the Contract; and cause Subcontractor(s), if utilized, to acquire and maintain the same.

1. The Contractor will provide the City with a Certificate or Certificates of Insurance showing the existence of coverage as required by the Contract prior to the start of any work under this Contract. In addition, the Contractor will provide to the City, if requested in writing, certified copies of all policies of insurance. New certificates and new certified copies of policies shall be provided to the City whenever any policy is renewed, revised, or obtained from other insurers. The City of Treasure Island shall be named as the Certificate Holder.

   The address where such certificates and certified policies shall be sent or delivered is as follows:

   City of Treasure Island
   Attention: Parks and Recreation Department
   120 108th Avenue

Treasure Island, FL 33706

2. All required policies providing liability coverage(s), other than Workers' Compensation policy, for both Contractor and Subcontractor(s) shall be endorsed to include The City of Treasure Island as an Additional Insured.

3. The Named Insured on the Certificate of Insurance must match the entity's name that is signing the Contract with the City.

4. Contractor shall notify the City within twenty-four (24) hours of receipt of any notice of policy expiration, cancellation, nonrenewal, or adverse material change in the required coverages received by Contractor from its insurer.

B. Specific Insurance Coverages and Limits

All requirements in this Insurance Section shall be complied with in full by the Contractor unless excused from compliance in writing by the City. The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

Workers' Compensation and Employers' Liability Insurance shall be maintained in force during the term of this Contract for all employees engaged in this work under this Contract, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

1. Workers' Compensation: Florida Statutory Requirements
   Employer's Liability: $1,000,000 Each Employee
   $1,000,000 Each Employee Disease
   $1,000,000 Aggregate Disease

2. Commercial General Liability Insurance: The Contractor shall provide for all operations, including but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. Projects with a Completed Operations exposure are required to maintain coverage for a period of two (2) years beyond final acceptance by the City.

   $1,000,000 Per Occurrence
   $1,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal/Advertising Injury
   $2,000,000 General Aggregate

3. Business Automobile Liability Insurance: The CONTRACTOR shall provide

coverage for all owned, hired, and non-owned vehicles.

$1,000,000 Combined Single Limit Per Accident

4. Property Insurance: Contractor will be responsible for all damage to its own property, equipment, and/or materials.

C. These insurance requirements shall not limit the liability of the Contractor and/or Subcontractor(s).

D. All policies shall be written on a primary, non-contributory basis.

E. Insurance Policies, other than Professional Liability, shall include waivers of subrogation in favor of the City.

F. Companies issuing the insurance policy, or policies, shall have no recourse against the City for payment of premiums or assessments for any deductibles which are all at the sole responsibility and risk of the Contractor.

G. All insurance policies must be placed with insurers duly authorized to do business in the State of Florida and have a current AM Best rating of A- VII or better.

H. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

I. Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicates less coverage that is required, does not constitute a waiver of the Contractor's obligation to fulfill the insurance requirements specified in this Contract.

J. Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees, and property. The Contractor shall be expected to comply with all applicable laws, regulations, or ordinances related to safety and health, and shall make special efforts where appropriate to detect hazardous conditions, and shall take prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped if conditions exist that present immediate danger to persons or property. The Contractor acknowledges that such stoppage will not shift responsibility for any damages from the Contractor to the City.

K. No Waiver
Neither approval nor failure to disapprove insurance furnished by the Contractor or its Subcontractor will relieve the Contractor or Subcontractor from responsibility to prove insurance as required.

12. **Termination**. For and in additional consideration of $10.00 which the Parties acknowledge has been received by the Contractor, if the City determines that it is in its best interest to do so, the City may terminate this Agreement without cause, and without penalty or expense to the City, upon 5 days' written notice to Contractor. Upon expiration of such time period, this Agreement shall be deemed terminated, all obligations under this Agreement shall cease, and a final invoice shall be submitted for all work performed up to and through the date of termination.

13. **Relationship of Parties**. Nothing contained in this Contract shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained in this Contract, not any act of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts. Contractor shall employee personnel as necessary and proper to carry out the terms and conditions of this Contract. Contractor acknowledges and agrees that such personnel shall not (i) be considered City employees; (ii) have any authority to act as the City's agent; or (iii) receive any payment or benefit directly from the City.

14. **Amendment**. This Contract may not be amended or modified except in writing, executed by the Parties.

15. **Authority**. The Parties represent and warrant that each is authorized to enter into this Contract without the consent and joinder of any other party and that the individuals executing this Contract have full power and authority to bind their respective party to the terms hereof.

16. **Governing Law and Venue**. This Contract will be governed by the laws of the State of Florida. Venue for the purposes of any suit, action, or other preceding arising out of, or relating to, this Contract will be solely within the Sixth Judicial Circuit, in and for Pinellas County, Florida for state actions and solely in the United States District Court of the Middle District of Florida, Tampa Division for federal actions.

17. **Attorneys' Fees and Costs**. In the event of any action brought by either party against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, including any appeals, the losing party will pay the prevailing party such reasonable amounts for fees, costs, and expenses, including attorneys' fees, as may be set by the Court.

18. **Assignment and Construction of Contract**. Any assignment of this Contract, without the City's written consent, is void. This agreement shall inure to the benefit of and bind the parties hereto and their respective legal representatives, successors, heirs, personal representatives and assigns. The parties agree that in any event of litigation concerning the construction of this Contract or interpretation of any language used in this Contract, that this Contract and any of its provisions will not be construed against the City by virtue of

this Contract having been drafted by the City. The validity, interpretation, construction, and effect of this Contract will be in accordance with and be governed by the laws of the State of Florida. Any provision or part of this Contract held to be void or unenforceable under any law will be deemed stricken, and all remaining provisions will continue to be valid and binding upon the parties. The parties agree that this Contract will be reformed to replace such stricken provision or part of a provision with a valid and enforceable provision, which comes as close as possible to expressing the original intention of the stricken provision. If Contractor's assignee or subcontractor fails to perform in accordance with the terms of its assignment or subcontract, Contractor shall complete or pay to have completed the work which the assignee or subcontractor failed to complete at no additional cost to the City. Additionally, in the event of any breach or noncompliance by any of Contractor's assignee(s) or subcontractor(s), Contractor shall be directly and wholly responsible for any such breach or noncompliance and shall bear all attributable costs.

19. **No Third-Party Beneficiaries**. This Contract is entered into solely for the benefit of the Parties and shall not be construed as a benefit to any third parties, including but not limited to the general public, constituents or citizens of the City, nor shall it be construed as enforceable by any third parties.

20. **Force Majeure**. Each Party will be excused from the performance of its obligations under this Contract to the extent that such performance is prevented by force majeure (defined below) and the nonperforming Party promptly provides notice of such prevention to the other Party. Such excuse will be continued so long as the condition constituting force majeure continues. The Party affected by such force majeure also shall notify the other Party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Contract, "force majeure" shall include conditions beyond the control of the Parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, hurricane, storm or like catastrophe. The payment of invoices due and owing under this Contract shall in no event be delayed by the payer because of a force majeure affecting the payer.

21. **Entire Agreement**. This Contract embodies the entire Contract of the City and the Contractor. There are no promises, terms, conditions or allegations other than those contained in this Contract, and this document will supersede all previous communications, representations, and/or agreements whether written or verbal between the Parties to this Contract.

22. **Waiver**. Failure to insist upon strict compliance with any terms, covenants or conditions of the Contract will not be deemed a waiver of such, nor will any waiver or relinquishment of such right or power at any time be taken to be a waiver of any other breach. Any waiver, alteration or modification of any of the provisions of the Contract, or cancellation or replacement of this Contract, will not be valid unless in writing and signed by the Parties.

23. **Notices.** Notices. All notices required or made pursuant to this Contract shall be made in writing and sent by certified U.S. mail, return receipt requested addressed to the following:

If to the City:
City of Treasure Island
120 108th Avenue
Treasure Island, FL 33706
Attn: Amy Davis, City Manager

If to Contractor:
CeeJays of Pinellas, Inc.
225 115th Avenue
Treasure Island, FL 33706
Attn: Meredith Doubleday

With required copy to:
Jennifer R. Cowan, City Attorney
Bryant Miller Olive P.A.
One Tampa City Center, Suite2700
Tampa, Florida 33602

Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this section.

24. **Severability**. If any one or more provisions of this Contract shall be held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby and this Contract shall be treated as though the invalidated portion(s) had never been a part hereof.

25. **Right to Suspend**. The City reserves the right to suspend the rights granted to the Contractor under this Contract immediately upon verbal or written notice if the City determines, in its sole and absolute discretion, that suspension is necessary to protect the public health, safety, or welfare. The suspension shall remain in effect until the City provides verbal or written notice that it has been lifted.

26. **Non-appropriation**. In the event the City, in its sole discretion, determines that sufficient budgeted funds are not available to appropriate for payments due to Contractor under this Contract, the City shall notify Contractor of such occurrence and this Contract shall terminate on the last day of the current fiscal period without any penalty or expense to the Govt.

27. **Non-Discrimination**. Contractor shall not discriminate against anyone because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information, or other protected category.

28. **Scrutinized Companies**. By executing this Contract, pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that it is not on the Scrutinized Companies that Boycott Israel List and it is not participating in a boycott of Israel, and that all such certifications were true as of the effective date of any this Contract. Notwithstanding anything contained in this Contract to the contrary, the City may terminate

this Contract immediately if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List as that term is defined and such list is maintained pursuant to Section 287.135, Florida Statutes, or is otherwise engaged in a boycott of Israel. Such termination shall be in addition to any and all remedies available to the City at law.

29. **No Affiliation with Foreign Countries of Concern**. To the extent that this Contract would grant Contractor access to an individual's personal identifying information, pursuant to section 287.138, Florida Statutes Contractor certifies, represents, and warrants that it is not affiliated with a foreign country of concern, as such countries are identified in section 287.138(1), Florida Statutes. Contractor certifies, represents, and warrants that: (a) Contractor is not owned by a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in Contractor; and (c) Contractor is not organized under the laws of or has its principal place of business in a foreign country of concern.

30. **E-Verify**. Contractor shall utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Contractor throughout the term of this Contract; and (b) all persons, including subcontractors, retained or hired by Contractor, regardless of compensation, to perform work under this Contract.

31. **No Issuance of Identification Documents**. Pursuant to section 166.246, Florida Statutes, Contractor represents that it does not issue identification documents to individuals who do not provide proof of lawful presence in the United States.

32. **Electronic Signatures**. This Contract may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Contract and shall be treated in all respects as an original handwritten signature.

33. **Counterparts**. This Contract may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

34. **Computation of Time**. Any reference in this Contract to time periods shall by computed by calendar days unless otherwise specified. In the computation thereof, any time period which end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next business day. The computations stated in this paragraph shall only apply to time periods referenced in this Contract and shall not apply to any deadlines for which a date certain is provided.

35. **Headings and Section References**. The headings and section references in this Contract are inserted only for the purpose of convenience and shall not be construed to expand or limit the provisions contained in such sections.

36. **Public Records**. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Contractor on behalf of the City, Contractor shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required

by the City to perform the work contemplated by this Contract; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Contract and following completion or termination of this Contract, if Contractor does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this Contract, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Contractor be transferred to the City, Contractor shall transfer, at no cost, to the City, all Public Records in possession of Contractor within thirty (30) days of such request or (ii) if no such request is made by the City, Contractor shall keep and maintain the Public Records required by the City to perform the work contemplated by this Contract. If Contractor transfers all Public Records to the City pursuant to (d)(i) above, Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Contractor keeps and maintains Public Records pursuant to (d)(ii) above, Contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. If Contractor does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the City may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Contractor is acting on behalf of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

City Clerk, City of Treasure Island
120 108th Avenue
Treasure Island, FL 33706
Tel: (727) 547-4575
Fax: (727) 547-4582
cityclerk@mytreasureisland.org

IN WITNESS WHEREOF the Parties have executed the Contract as of the Effective Date.

CITY: The City of Treasure Island

Amy Davis, City Manager

ATTEST:

Celine Kidwell, City Clerk

CONTRACTOR:

Ceejay of Pinellas Incorporated

10/11/2023

WITNESS:

Name: Kendall Messmer

WITNESS:

Name: Mackenzie Messmer

Sanding Ovations

EXHIBIT A

Estimate

225 115th Avenue
Treasure Island, Florida 33706
727 – 251 - 8052

Date	Estimate #2304
05/26/23	Sanding Ovations

Prepared for:
Cathy Hayduke City of Treasure Island

Terms
Estimate valid for 60 days

Description	Quantity		Cost
Sculptor wages	11 sculptors-10 days-@$440 per		$48,400
Tech Crew wages	1 tech. 14 days @$300 per		$4,200
Airfare/Mileage	Travel. Includes 7 flights		$4,000
SAND. Delivered	8 truck loads		$8,000
Misc. supplies	TBD		$500
Admin and Operations fee. Includes maintenance of sculptures for 2 months, insurance, lumber, hardware, power tools, hammers, crowbars, shovels, buckets, hose and sprayers.	2 months		$11,750
		Total	$76,850

Description: 300 tons of sand consisting of 12-18 individual vignettes plus 3 logo walls encompassing a footprint of over 4000' sq.ft.
Location: Treasure Island Beach.

Phone # 727 – 251 – 8052
Email MCorson1@Tampabay.rr.com
Website www.SandingOvations.com

World Champion Sand Sculpting Team Since 1990

FIRST AMENDMENT TO THE AGREEMENT
BETWEEN THE CITY OF TREASURE ISLAND AND
CEEJAYS OF PINELLAS, INC.

This First Amendment to the Agreement Between the City of Treasure Island, Florida, and CeeJays of Pinellas, Inc. pertaining to Sanding Ovations Operations Contract (the "First Amendment"), made and entered into on this ____ day of _____, 2026 ("Effective Date"), shall amend and supplement that certain agreement entered into by and between CeeJay of Pinellas, Inc, a Florida Profit Corporation, with its principal place of business located at 225 115th Avenue, Treasure Island, Florida 33706 ("Contractor") and the City of Treasure Island, Florida, a municipal corporation of the State of Florida, located at 10451 Gulf Boulevard., Treasure Island, Florida 33706 (the "City") (collectively referred to as the "Parties"), dated October 11, 2023, (the "Agreement").

WHEREAS, all capitalized terms used in this First Amendment, which are not otherwise defined herein, shall have the same meaning as set forth in the Agreement; and

WHEREAS, the Agreement provided for an initial term of three years expiring on October 11, 2026 with an option to renew for another 2 one-year terms;

WHEREAS, the Parties desire to extend the term of the Agreement for both of the one-year periods; and

WHEREAS, the Agreement provides that the covenants, terms, and provisions of the Agreement may be modified by way of a written instrument, mutually accepted by the Parties; and

WHEREAS, the Parties wish to amend the Agreement to renew and extend the Agreement for an additional two-year term on the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and consideration provided herein, it is hereby agreed that the Agreement is amended as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Term. The Agreement, as amended by the First Amendment, shall be renewed and extended effective on the Effective Date through October 11, 2028, on the same terms, conditions, and covenants as set forth in the Agreement.

3. Effect of Amendment. This First Amendment shall be effective on the Effective Date. All other provisions of the Agreement and any exhibits to the Agreement that are not specifically amended by this First Amendment shall remain unchanged and in full force and effect.

4. Authority. Each of the Parties hereto covenant to the other party that it has the lawful authority to enter into this First Amendment, that the governing or managing body of each of the Parties has approved this First Amendment, and that the governing or managing body of each of the Parties has authorized execution of this First Amendment in the manner set forth below.

IN WITNESS WHEREOF, the Parties have made and executed this First Amendment as of the Effective Date.

CeeJays of Pinellas, Inc.

_____
Signature

_____
Print or Type Name

_____
Title

City of Treasure Island, Florida Attest:

_____ _____
John Doctor, Mayor Lisa-Marie Kennedy, City Clerk

Dear, Kathy Hayduke
On behalf of CeeJay inc (Sanding Ovations) I am writing to confirm our desire to continue our partnership with the City of Treasure Island and to exercise the renewal option provided in our current agreement.
As our initial three-year contract approaches its expiration, we would like to continue under the contract's renewal provision, extending the agreement on a year-to-year basis for the available two-year renewal period, in accordance with the terms of the contract.
We appreciate the City's continued support and value the strong partnership we have built through this event. We look forward to working together to provide another successful experience for our residents and visitors.
Please let us know if there are any additional documents or steps required to complete the renewal process.
Thank you for your time and consideration. We look forward to continuing our partnership with the City.
Sincerely,
Meredith Corson-Doubleday
Sanding Ovations

FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF TREASURE ISLAND AND CEEJAYS OF PINELLAS, INC.

This First Amendment to the Agreement Between the City of Treasure Island, Florida, and CeeJays of Pinellas, Inc. pertaining to Sanding Ovations Operations Contract (the "First Amendment"), made and entered into on this 17th day of August, 2026 ("Effective Date"), shall amend and supplement that certain agreement entered into by and between CeeJay of Pinellas, Inc, a Florida Profit Corporation, with its principal place of business located at 225 115th Avenue, Treasure Island, Florida 33706 ("Contractor") and the City of Treasure Island, Florida, a municipal corporation of the State of Florida, located at 10451 Gulf Boulevard., Treasure Island, Florida 33706 (the "City") (collectively referred to as the "Parties"), dated October 11, 2023, (the "Agreement").

WHEREAS, all capitalized terms used in this First Amendment, which are not otherwise defined herein, shall have the same meaning as set forth in the Agreement; and

WHEREAS, the Agreement provided for an initial term of three years expiring on October 11, 2026 with an option to renew for another 2 one-year terms;

WHEREAS, the Parties desire to extend the term of the Agreement for both of the one-year periods; and

WHEREAS, the Agreement provides that the covenants, terms, and provisions of the Agreement may be modified by way of a written instrument, mutually accepted by the Parties; and

WHEREAS, the Parties wish to amend the Agreement to renew and extend the Agreement for an additional two-year term on the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and consideration provided herein, it is hereby agreed that the Agreement is amended as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Term. The Agreement, as amended by the First Amendment, shall be renewed and extended effective on the Effective Date through October 11, 2028, on the same terms, conditions, and covenants as set forth in the Agreement.

3. Effect of Amendment. This First Amendment shall be effective on the Effective Date. All other provisions of the Agreement and any exhibits to the Agreement that are not specifically amended by this First Amendment shall remain unchanged and in full force and effect.

4. Authority. Each of the Parties hereto covenant to the other party that it has the lawful authority to enter into this First Amendment, that the governing or managing body of each of the Parties has approved this First Amendment, and that the governing or managing body of each of the Parties has authorized execution of this First Amendment in the manner set forth below.

IN WITNESS WHEREOF, the Parties have made and executed this First Amendment as of the Effective Date.

CeeJays of Pinellas, Inc.

Signature

MEREDITH CORSON-DOUBLEDAY
Print or Type Name

OWNER
Title

City of Treasure Island, Florida

Mayor

Attest:

City Clerk

AGENDA ITEM NO. G.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Jesse Miller, Community Development

ITEM TYPE: Request to Commission

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Local Mitigation Strategy (LMS), National Flood Insurance Program (NFIP) Community Rating System (CRS) Program Annual Report.

BACKGROUND: The City of Treasure Island participates in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS). Submittal of these annual reports to the City Commission is a program requirement.

POLICY/PURPOSE: Policy 3.3.5: The City will participate in the Community Rating System administered by the National Flood Insurance Program.

Participation in the NFIP Community Rating System (CRS) program helps reduce the risk of loss of human life and damage to public and private property from natural disasters through proactive preparedness planning, public outreach, floodplain management, and implementation of hazard mitigation measures.

STRATEGIC PLAN RELEVANCE: Policy 3.3.6: The City shall adopt a Community Rating System target score in its Strategic Plan, and as appropriate maintain or strengthen its adaptation strategies to meet the target score.

ANALYSIS/DISCUSSION: Pinellas County Local Mitigation Strategy (LMS) Annual Update Report, which includes:

- Annual LMS Update Memo
- Completed Annual Compliance Form
- Pinellas County LMS Working Group Roster
- Email Invitations to the Municipalities and other

members
- Table A-1 Countywide Outreach
- Table A-2 Municipal Outreach Matrix
- Table D-1 Mitigation Initiatives
- Table D-2 Accomplishments
- Multi-jurisdictional Program for Public Information (PPI)
- Flood Insurance Improvement Plan

FUNDING: Continued participation in the NFIP Community Rating System (CRS) program helps position the City to pursue and secure grant funding for projects that mitigate the adverse impacts of flooding and other natural disasters, strengthen community resilience, and protect public and private property.

MOTION: Accept the receipt and filing of the National Flood Insurance Program (NFIP) Community Rating System (CRS) Program Annual Report.

ATTACHMENTS:
2024-2025 Annual Report Overview.docx
FDEM 27P-22 Pinellas Compliance Letter.pdf
LMS Annual Update Report 2024-2025.pdf

2025 National Flood Insurance Program's (NFIP) Community Rating System (CRS) Annual Report

Overview

The City of Treasure Island participates in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS). Submittal of the annual report to the City Commission is a program requirement and documents the City's continued implementation of floodplain management and mitigation activities.

Participation in the CRS provides significant community benefits, including enhanced public safety, reduced damage to private property and public infrastructure, reduced economic disruption and losses, and support for a more resilient community.

Because Pinellas County, the City of Treasure Island, and many other municipalities participate in the NFIP CRS, eligible residents and businesses throughout the county may receive significant discounts on their NFIP flood insurance premiums. Collectively, these CRS discounts result in more than $25 million in annual flood insurance savings countywide. The City of Treasure Island is currently rated a CRS Class 6 community, resulting in a 20% discount on NFIP flood insurance premiums for eligible policyholders.

Furthermore, continued participation in the NFIP CRS program strengthens the City's ability to pursue and secure grant funding for projects that mitigate the adverse impacts of flooding and other natural disasters. These efforts help strengthen community resilience, reduce future flood losses, and protect public and private property.

Report Contents

The calendar-year 2025 annual updates required by the CRS program include the following:

- Pinellas County Local Mitigation Strategy (LMS) Annual Update Report, which includes:
  - Annual LMS Update Memo
  - Completed Annual Compliance Form
  - Pinellas County LMS Working Group Roster
  - Email Invitations to the Municipalities and other members
  - Table A-1 Countywide Outreach
  - Table A-2 Municipal Outreach Matrix
  - Table D-1 Mitigation Initiatives

- Table D-2 Accomplishments
- Multi-jurisdictional Program for Public Information (PPI)
- Flood Insurance Improvement Plan

The LMS is a countywide hazard mitigation plan that includes the County and participating municipalities, as well as several agencies and non-governmental stakeholders. LMS is a plan developed to reduce and/or eliminate the risks associated with natural and man-made hazards. These plans must be in accordance with the Federal Disaster Mitigation Act of 2000. Without an approved LMS, the City of Treasure Island would be unable to apply for various Federal hazard mitigation grants. The current LMS also serves as the City's Floodplain Management Plan. Participation in the National Flood Insurance Program's Community Rating System requires the adoption of a Floodplain Management Plan.

The PPI is a step-by-step coordinated approach to flood hazard outreach. The purpose of developing this plan is to improve communication with citizens and to provide information about flood hazards, flood safety, flood insurance, and ways to protect property and floodplain functions to those who can benefit from it.

January 28, 2026

Cathie Perkins, Director of Pinellas
County Emergency Management
10750 Ulmerton Rd, Bldg 1, Ste
267, Largo, FL 33778

Re: Florida Administrative Code 27P-22.004 Compliance

Dear Director Perkins,

The Florida Division of Emergency Management's Mitigation Planning Unit received your updated 27P-22.004 information for the 2025 calendar year. After reviewing the information received, it has been determined that your update is complete, and your Local Mitigation Strategy complies with F.A.C. 27P-22.004.

If you have any questions regarding this matter, or if our office can be of any further assistance, please contact your LMS Liaison Yasmien Farsakh at 850-815-4541 or Yasmien.Farsakh@em.myflorida.com

Respectfully,

Kristin Lentz Digitally signed by Kristin Lentz
Date: 2026.02.17 12:32:53 -05'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/yf

Pinellas County

LOCAL MITIGATION STRATEGY

ANNUAL UPDATE

2025-2026

January 27, 2026

Ms. Laura Dhuwe, Mitigation Bureau Chief
State Hazard Mitigation Officer
Florida Division of Emergency Management (FDEM)
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: **Pinellas County 2025-2026 Local Mitigation Strategy Annual Update**

Dear Ms. Dhuwe:

This letter is sent in compliance with the Florida Administrative Code 27P-22.004(4)(e) requirements pertaining to the 2025 – 2026 annual update of Pinellas County's Local Mitigation Strategy (LMS) and its Working Group.

The Chair for Pinellas County's LMS Working Group is Smita Ambadi, Principal Planner with Pinellas County, and the Vice-Chair is Sarah Kessler, Environmental Specialist with the City of Clearwater, as elected by the LMS Working Group on January 21st.

The County's LMS membership consists of two types of members: voting and advisory. Voting members include representation from all participating municipalities and Pinellas County. Advisory members include representation from other public and private agencies including regional partners, nonprofits, and community members. Advisory members do not formally vote but are consulted for technical expertise and valuable input into the planning process. The Working Group continues to work with and seeks to increase participation of not-for-profit organizations, faith-based associations, and the private sector. The LMS meetings that were held in 2025 are as follows: January 8, January 22, February 12, March 5, March 26, April 2, April 9, May 7, June 11, June 18, June 25, July 9, July 16, July 21, August 27 (Annual Update Training), October 1, October 29, and December 17. These include the regular scheduled quarterly meetings, and meetings held for the 2025 LMS Five-Year Update, the LMS Annual Update Training, Elevate Florida, and the Hazard Mitigation Grant Program (HMGP) project prioritization process. Discussion topics and other pertinent information were disseminated to the Working Group at the LMS meetings, and through emails, and the LMS SharePoint site. All meetings are posted on Pinellas County's LMS webpage, including the meeting schedule for 2026.

The following is the list of attachments enclosed with the letter:

1. Annual LMS Update Memo 2025-2026.
2. Completed Annual Compliance Form - 27P-22 Fillable Form 2025-2026.
3. Pinellas County 2025-2026 LMS Working Group Roster.
4. Email Invitations to the Municipalities and other members.
5. Table A-1 Countywide Outreach
6. Table A-2 Municipal Outreach Projects

310 Court Street
Clearwater, FL 33756
Main (727) 464-8200
Fax (727) 464-8201
V/TDD (727) 464-4062
www.pinellas.gov

7. Table D-1 Mitigation Initiatives
8. Table D-2 Mitigation Accomplishments
9. Appendix F – Plan Adoption
10. Pinellas Multijurisdictional Community Rating System Annual Report for Program for Public Information.

The 2025-2026 Pinellas LMS Roster, Countywide Outreach Matrix, Municipal Outreach Projects, Mitigation Initiatives, Mitigation Accomplishments and Appendix F, were approved by the LMS Working Group at the January 21, 2026, meeting.

If you have any questions or require any further information, please feel free to contact Smita Ambadi at 727-464-8221 or via email at sambadi@pinellas.gov.

Sincerely,

Gregg Mims
Director, Pinellas County Housing and Community Development Department

cc: Commissioner Dave Eggers, Chair
Pinellas County Board of County Commissioners

Barry Burton, County Administrator
County Administration, Pinellas County

Tom Almonte, Assistant County Administrator
County Administration, Pinellas County

Catherine Perkins, Director
Pinellas County Emergency Management

Kelli Hammer Levy, Director
Pinellas County Public Works

Glenn Bailey, Planning Division Manager
Housing and Community Development

Scott Swearengen, Long Range Planning Manager
Housing and Community Development

LMS ANNUAL UPDATE MEMO
2025-2026

Ron DeSantis, *Governor* **Kevin Guthrie,** *Executive Director*

MEMORANDUM

TO: County Director of Emergency Management
Local Mitigation Strategy Working Group Chair/Coordinator

FROM: Laura Dhuwe, Mitigation Bureau Chief
State Hazard Mitigation Officer
Florida Division of Emergency Management

SUBJECT: Annual request for LMS update, per 27P-22.004(4)(e) Florida Administrative Code

The purpose of this memo is to remind the Local Mitigation Strategy (LMS) Chairperson of the Florida Administrative Code 27P-22.004, which requires an annual update of information regarding the LMS plan and working group.

Please fill out the 27P-22 Fillable Form and provide the following materials:

- Current list of members of the LMS working group, identifying current chairperson, vice chairperson, and/or coordinator (and contact information for each including email, phone, and mailing address)
- Documentation showing that the county has issued a written invitation to each municipality to participate in the LMSWG, within the preceding year.
- Current list of mitigation measures, identifying responsible agency/department, associated funding sources and their estimated costs, and expected timeframes for completion (also referred to as action item list, mitigation initiatives, or prioritized project list)
- Major changes (if applicable) to the local hazard assessment, critical facilities list, repetitive properties list, or plan maps occurring in the last year

The Florida Administrative Code 27P-22.004 is enclosed for your reference. Please note that this is not a request for your 5-year plan update.

Please email this updated information by the last working weekday of January 2026 (Friday, January 30, 2026) to MitigationPlanning@em.myflorida.com.

Upon submittal, our office will issue a letter of compliance. If your county does not submit the annual update information by the deadline, our office will issue a non-compliance letter on the first working day of February 2026.

Please contact your LMS Liaison with any questions. Thank you in advance for your cooperation.

Regions 1, 2, and 4	Regions 3, 5, and 8
Sarah Raike Sarah.Raike@em.myflorida.com 448-248-5225	Evan Jenkins Evan.Jenkins@em.myflorida.com 850-815-4589
Regions 6, 7, 9, and 10	**Mitigation Planning Unit Manager**
Yasmien Farsakh Yasmien.Farsakh@em.myflorida.com 448-248-7795	Mitchell Budihas Mitchell.Budihas@em.myflorida.com 850-524-4195

Annual Update Requirement

LMS Working Group (LMSWG) Contact List

Current list of members of the LMSWG, identifying current chairperson, vice chairperson, and/or coordinator (and contact information for each including email, phone, and mailing address).

Supporting documents:

- Annual Compliance Form - 27P-22 Fillable Form 2025-2026 identifying the current chairperson, vice chairperson, and/or coordinator with their contact information.

- Pinellas County 2025-2026 LMS Working Group Roster.

LMS ANNUAL COMPLIANCE FORM

27P-22 Fillable Form 2025-2026

Florida Administrative Code 27P-22.004

Annual Compliance Form

This form is due by the last working weekday of January 2026 (Friday, January 30, 2026). Please email the completed form to MitigationPlanning@em.myflorida.com. Contact your liaison (listed below) with any questions. Thank you in advance for your cooperation.

Regions 1, 2, and 4	Regions 3, 5, and 8
Sarah Raike Sarah.Raike@em.myflorida.com 448-248-5225	Evan Jenkins Evan.Jenkins@em.myflorida.com 850-443-4280
Regions 6, 7, 9, and 10	**Mitigation Planning Manager**
Yasmien Farsakh Yasmien.Farsakh@em.myflorida.com 448-248-7795	Mitchell Budihas Mitchell.Budihas@em.myflorida.com 850-524-4195

Reference: FAC 27P-22.004(4)(a)		
County	Pinellas County	
Chair	NAME: Smita Ambadi, LEED AP, SCPM	TITLE: Principal Planner
	JURISDICTION: Pinellas County	
	ADDRESS: Housing and Community Development, 310 Court Street, Clearwater, FL 33756	
	PHONE (O): (727) 464-8221	PHONE (C):
	EMAIL: sambadi@pinellas.gov	
Vice Chair *(if applicable)*	NAME: Sarah E. Kessler, CFM	TITLE: Environmental Specialist III
	JURISDICTION: City of Clearwater	
	ADDRESS: Public Works, 100 South Myrtle Avenue, Suite 220, Clearwater, Florida 33756	
	PHONE (O): (727) 444-8233	PHONE (C):
	EMAIL: sarah.kessler@myclearwater.com	
LMS Coordinator *(if applicable)*	NAME:	TITLE:
	JURISDICTION:	
	ADDRESS:	
	PHONE (O):	PHONE (C):
	EMAIL:	
County Floodplain Administrator	NAME: Lisa Foster, CFM	TITLE: Floodplain Administrator
	JURISDICTION: Pinellas County	
	ADDRESS: 14th South Fort Harrison Ave., 2nd Floor, Clearwater, FL 33756	
	PHONE (O): (727) 464-8962	PHONE (C):
	EMAIL: ldfoster@pinellas.gov	

Was your county's LMS Plan submitted to the State for review within the last 6 months?	YES ☐	NO ☑
If no, please complete the entire form. *If yes, your 27P-22.004 annual compliance form is complete!*		

Requirement Checklist	Comments
LMS Working Group (LMSWG) Contact List Submit the LMSWG list, including contact information, title, agency, and jurisdiction. *Reference: FAC 27P-22.004(4)(a)*	Attached
LMSWG Participation Invites Provide documentation showing that the county has issued a written invitation to each municipality to participate in the LMSWG, within the preceding year. *FAC 27P-22.004(4)(3)*	Attached
Prioritized Project List (PPL) Include project list in order of priority, identifying the agency/department responsible for the projects, estimated costs, potential funding sources, and expected timeframes for completion. *FAC 27P-22.004(4)(e)(2), FAC 27P-22.005(7)*	Attached ***(in excel)*** *You can gather cost estimates from the MIT Map.*
If yes, have there been any changes since the plan was submitted?	YES ☐ NO ☐ N/A ☑
Hazard Analysis Change Are there any new or removed hazards? *FAC 27P-22.004(4)(e)(1)*	YES ☐ NO ☑ *(If yes, attach the updated sections)*
Critical Facilities List Have there been any changes to the critical facilities list within the past year? *FAC 27P-22.004(4)(e)(3)*	YES ☐ NO ☑ *(If yes, attach the updated list)*
Repetitive Loss Properties List Have there been any additions or removals to the repetitive loss properties in any of the jurisdictions within the past year? *FAC 27P-22.004(4)(e)(4)*	YES ☑ NO ☐ *(If yes, attach the updated aggregate list)*
Revisions to Maps Were there any changes to maps included in the LMS within the preceding year? *FAC 27P-22.004(4)(e)(5)*	YES ☐ NO ☑ *(If yes, attach the updated map(s))*

Pinellas County
WORKING GROUP ROSTER
2025-2026

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
Advent Health North Pinellas	Moreira, Tim		Stakeholder	tim.moreira@adventhealth.com	727-942-5060	Director of Facilities
Advent Health North Pinellas	Hanson, Stephanie (Stevie)		Stakeholder	stephanie.hanson@adventhealth.com	727-484-4928	Executive Director, Operations
Advent Health North Pinellas/John Hopkins All Childrens' Hospital	Mouring, Becky		Stakeholder	becky.mouring@iparametrics.com	850-766-9382	Project Manager, iParametrics
American Red Cross	Hendrickson, Mark		Stakeholder	mark.hendrickson@redcross.org	727-744-0382	Business Consultant for COOP & Community Development Education
American Red Cross	Bueno, Jose C		Stakeholder	Jose.Bueno@redcross.org	813-868-7673	Regional Preparedness Manager
Bay Area DKI	Ennest, Chris		Stakeholder	CEnnest@bayareadki.com	813-224-2464	Account Manager
Bayfront Health St. Petersburg	Beckert, Bruce		Stakeholder	bruce.beckert@hma.com	727-893-6967	Construction Coordinator
Bayfront Health St. Petersburg	Fournier, Roger		Stakeholder	roger.fournier@BayfrontHealth.com	727-893-6171	Director of Public Safety
Bayfront Health St. Petersburg	Baker, Glenn		Stakeholder	Glenn.Baker@bayfronthealth.com	727-893-6074	Emergency Management Coordinator
Belleair	Klinstiver, Adam		Primary Member	aklinstiver@consoreng.com	813-465-4446 ext. 55224	Area Principal/Sr. Project Engineer, Florida Construction Services
Belleair	Bernal, Ashley	Voting	Alternate Member	abernal@townofbelleair.net	727-588-3769 ext. 244	Assistant Town Manager
Belleair Beach	Riefler, Kyle	Voting	Primary Member	kyle.riefler@cityofbelleairbeach.com	727-595-4646 ext. 121	City Manager
Belleair Beach	Glanz, Aaron		Primary Member	Aaron.Glanz@cityofbelleairbeach.com	727-595-4646 ext. 123	Community Services Administrator
Belleair Bluffs	Sullivan, Debra	Voting	Primary Member	dsullivan@belleairbluffs-fl.gov	727-584-2151 Cell: 727-638-6497	City Administrator
Belleair Shore	Palmer, Mary	Voting	Primary Member	clerkbelleairshore@gmail.com	727-593-9296	Town Clerk
Clearwater	Kessler, Sarah		Primary Member	Sarah.Kessler@myclearwater.com	727.562.4897	Lead Environmental Specialist CRS Coordinator (LMS Vice-Chair 2026)
Clearwater	Graham, Jevon		Primary Member	jevon.graham@myclearwater.com	727-562-4334 ext. 3205	Emergency Manager
Clearwater	Henry, Eugene	Voting	Alternate Member	gene.henry@myclearwater.com	(727) 444-8872	Floodplain Administrator
Clearwater	Yin, Melody		Alternate Member	melody.yin@myclearwater.com	(727)224-7413	Sustainability Specialist
Clearwater	DeLorenzo, Sara		Alternate Member	Sara.DeLorenzo@MyClearwater.com	727-562-4065	Grants Coordinator, City Clerk Department, City of Clearwater
Dunedin	DiPasqua, Joseph	Voting	Primary Member	joseph.dipasqua@dunedin.gov	727-298-3193	Assistant Director of Community Development
Dunedin	Zoller, Camille	Voting	Primary Member	camille.zoller@dunedin.gov	727-298-2653	Grant Specialist
Dunedin	Handoga, Michael	Voting	Alternate Member	michael.handoga@dunedin.gov	727-298-3090	Fire Chief
Dunedin	Monteclaro, Michelle	Voting	Alternate Member	michelle.monteclaro@dunedin.gov	727-298-3232	Assistant Director of Public Works
Dunedin	Watkins, Clayton	Voting	Primary Member	clayton.watkins@dunedin.gov	727-298-3180	Director of Utilities & Engineering / City Engineer
Dunedin	Bartlett, Suzanne		Alternate Member	suzanne.bartlett@dunedin.gov	(727) 298-3008	Director of Public Works
Dunedin	Delfino, Nicole		Alternate Member	nicole.delfino@dunedin.gov	(727) 298-2755	Strategy & Sustainability Manager
Dunedin	Gonzalez, Alejandro		Alternate Member	alejandro.gonzalez@dunedin.gov	(727) 298-3182	Engineer II
Dunedin	Mulkey, Tony		Alternate Member	anthony.mulkey@dunedin.gov	(727) 812-4544	Director of Parks & Recreation
East Lake Tarpon Fire Control District	Gennaro, Jason		Stakeholder	jgennaro@elfr.org	727.784.8668 ext 203	Fire Chief (Primary Contact)

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
East Lake Tarpon Fire Control District	Godwin, Greg		Stakeholder	ggodwin@elfr.org	727.784.8668 ext 205	Deputy Chief (Alternate Contact)
Eckerd College	Colby, Adam		Stakeholder	colbyac@eckerd.edu	727-864-7732	Assistant Vice President/Operations & Emergency Management
FDOT	Aborizk, Angela		Stakeholder	angela.aborizk@dot.state.fl.us	813-615-8630	FPEM Emergency Operations Coordinator
FEMA - Region IV	Vigo, Gabriela		Stakeholder	gabriela.vigo@fema.dhs.gov	229-225-4546	HMA Program Specialist, FL
FL Restaurant & Lodging Assoc.	Lynch, Dannette		Stakeholder	dannette@frla.org	727-642-3404	Regional Director Florida Restaurant & Lodging Association
Gulfport	Taylor, Michael	Voting	Primary Member	mtaylor@mygulfport.us	727-893-1087	Planning Administrator
Gulfport	Griffin, Mark		Primary Member	mgriffin@mygulfport.us	(727) 893-1023	Planner II
Gulfport	Streicher, Clark		Alternate Member	cstreicher@mygulfport.us	727-893-1020	Community Development Director
HCA Health Care	Ryan, Tracie		Stakeholder	Tracie.Ryan@hcahealthcare.com	813-599-5376	EMS Relations Director-Pinellas County
Hillsborough County Hazard Mitigation	Hummel, Christina, AICP		Stakeholder	HummelC@hillsboroughcounty.org	813-307-1800	Senior Planner Hazard Mitigation / Public Works Department
Hillsborough County Hazard Mitigation	Twaite, William		Stakeholder	TwaiteW@hillsboroughcounty.org	813-276-8245	Hazard Mitigation Manager/Hillsborough Co.
Indian Rocks Beach	Scharmen, Dean	Voting	Primary Member	dscharmen@irbcity.com	727-595-6889	Public Works Director
Indian Rocks Beach	Olson, Colleen		Primary Member	colson@irbcity.com	727-595-6889	Administrative Assistant
Indian Shores	Porter, Christina	Voting	Primary Member	cporter@myindianshores.com	727-474-7777	Town Administrator
Indian Shores	Rusu, Brian, CBO, CFM		Primary Member	brusu@myindianshores.com	727-474-7785	Building Official
Indian Shores	Wagner, Ashley		Alternate Member	awagner@myindianshores.com	727-474-7786	Building Clerk
John Hopkins All Childrens' Hospital	Witt, Travis, MPA		Stakeholder	twitt2@jh.edu	727-767-4446	Director of Safety / Emergency Management
Kenneth City	Vieno, Mike	Voting	Alternate Member	MVieno@kennethcitypolice.org	727-498-8942	Police Chief, Acting Town Manager
Kenneth City	Cook, Kristin		Alternate Member	cookk@kennethcityfl.org	727-498-8948	Deputy Town Clerk
Largo	Johnson, Cody	Voting	Primary Member	cjohnson@largo.com	727-587-6740 ext. 2111	Division Chief of Emergency Management / EM Coordinator
Largo	Rocke, Ann	Voting	Primary Member	arocke@largo.com	727-587-6713 ext. 4425	Program Engineer
Largo	Hague, Taylor		Primary Member	thague@largo.com	727-587-6749 ext. 7208	Principal Planner
Largo	Murphy, Philip		Alternate Member	phmurphy@largo.com	727-586-7488 ext. 7303	Plans Examiner
Largo	Ingram, Billy, CPWP-M		Alternate Member	bingram@largo.com	(727) 587-6743	Assistant Public Works Director
Madeira Beach	Silver, Jenny CFM	Voting	Primary Member	jrowan@madeirabeachfl.gov	727-391-9951 ext. 255	Community Development Director

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
Madeira Beach	Forbes, Marci		Alternate Member	mforbes@madeirabeachfl.gov	727-391-9951 ext. 283	Community Development Engineer
Madeira Beach	Scheuermann, Lisa		Alternate Member	lscheuermann@madeirabeachfl.gov	727-391-9951 ext. 244	Program Coordinator
North Redington Beach	Bodeker, Keith	Voting	Primary Member	publicworks@townofnrb.com	727-502-7019	Public Works Supervisor
North Redington Beach	Schmader, Russ		Primary Member	publicworks@townofnrb.com	727-391-4848	Public Works Supervisor
North Redington Beach	Campbell, Mari	Voting	Primary Member	townclerk@townofnorthredingtonbeach.com	727-391-4848	Town Clerk
North Redington Beach	Cooper, Bruce		Primary Member	bcooper@safebuilt.com	727-202-6825	Building Official/Safe Built
North Redington Beach	Schmader, Renee		Alternate Member	deputyclerk@townofnorthredingtonbeach.com	727-391-4848	Deputy Town Clerk
Oldsmar	Mandi Clark	Voting	Primary Member	mclark@oldsmarfl.gov	813-749-1123	Floodplain Manager & Building Coordinator
Oldsmar	Childress, Tatiana	Voting	Primary Member	TChildress@oldsmarfl.gov	813-749-1147	Planning & Redevelopment Director
Oldsmar	Schwabe, Jason		Alternate Member	jschwabe@oldsmarfl.gov	813-749-1200	Fire Chief
Oldsmar	Jahn, Johna		Alternate Member	jjahn@oldsmarfl.gov	813-749-1233	Acting Public Works Director, Director of Public Utilities
PARC	Detweiler, Michelle		Stakeholder	MDetweiler@PARC-FL.org	727-345-9111 ext. 6903	President and CEO
PARC	White, Marion E.		Stakeholder	MEWhite@parc-fl.org	727-341-6920	Chief Operations Officer
Pinellas County	Perkins, Cathie		Primary Member	cperkins@co.pinellas.fl.us	727-464-3800	Emergency Management Director
Pinellas County	Foster, Lisa	Voting	Alternate Member	lfoster@pinellascounty.org	727-464-8962	Floodplain Coordinator
Pinellas County	Moore, Maxine	Voting	Alternate Member	mmoore@pinellascounty.org	727-464-8206	Floodplain Technician
Pinellas County	Goebel-Canning, Susan	Voting	Alternate Member	sgoebelcanning@pinellas.gov		Planning and Project Management Division Director/Pinellas County Utilities
Pinellas County	Wolf, Lauren		Alternate Member	lwolf@pinellas.gov	727-464-4746	Resilience Project Specialist, Office of Resilience and Asset Management, Pinellas County
Pinellas County	Ambadi, Smita		Primary Member	sambadi@co.pinellas.fl.us	727-464-8200	Principal Planner (LMS Chair 2026)
Pinellas County	Boswell, Alex FPEM		Alternate Member	aboswell@pinellas.gov	727-464-4219	Emergency Management Coordinator, Pinellas County Utilities (LMS Secretary, 2025)
Pinellas County	Hendrix, Stephanie		Alternate Member	shendrix@co.pinellas.fl.us	727-464-3811	Planning and Preparedness Program Lead/Emergency Management
Pinellas County	Oliver, Auria		Alternate Member	auoliver@pinellas.gov	727-464-3901	Grants Administrator, Pinellas County
Pinellas County	Schoel, Daniel		Alternate Member	dschoel@pinellas.gov	727-453-3457	Disaster Recovery Coordinator, Pinellas County
Pinellas County	Dickrell, Natasha		Alternate Member	ndickrell@pinellas.gov	727-464-4019	Pinellas County Environmental Management Division
Pinellas County	Magyar, Emily		Alternate Member	emmagyar@pinellas.gov	727-464-3935	Financial Analyst, Grants & Capital Projects Pinellas County Utilities, Financial Services
Pinellas County	Hauser, Amber L		Alternate Member	ahauser@pinellas.gov	727-464-5659	Project Coordinator, Public Works Capital Improvements, Public Works, Pinellas County Government
Pinellas County	Miselis, Paul, P.E.		Alternate Member	pmiselis@pinellas.gov	727-453-3406	Engineering Section Manager, Public Works Capital Improvements, Public Works, Pinellas County Government
Pinellas County	Rice, Joan PE, RSP1		Alternate Member	Jrice@pinellas.gov	727-464-8610	Engineer Multimodal Safety, Public Works Transportation Planning
Pinellas County	Bryant, Darby Elizabeth		Alternate Member	Debryant@pinellas.gov	727-464-8076	Transportation Coordinator, Public Works Transportation Planning
Pinellas County	Doherty, Heather		Alternate Member	hdoherty@co.pinellas.fl.us	727-464-3471	Engineering Service Tech II/CFM
Pinellas County	Drexler, Ivy		Alternate Member	idrexler@co.pinellas.fl.us	727-582-2275	Waste Water Treatment Plant Manager

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
Pinellas County	Swearengen, Scott		Alternate Member	sswearengen@co.pinellas.fl.us	727-464-8199	Long Range Planning Manager
Pinellas County	Scofied, Thomas		Alternate Member	tscofield@co.pinellas.fl.us	727-464-8200	Principal Planner/Historic Preservation Specialist
Pinellas County	Lazaris, Nick, Captain		Alternate Member	nlazaris@pcsonet.com	727-582-6301	Captain/Pinellas County Sheriff's Office Special Operations Division
Pinellas County	Margiotta, Cindy		Alternate Member	cmargiotta@co.pinellas.fl.us	727-464-7398	Economic Development/Department Administrative Manager
Pinellas County	Beim, Donna		Alternate Member	dbeim@pinellascounty.org	727-582-2510	Radio Systems Administrator
Pinellas County	Hancock, Noralvys		Alternate Member	nhancock@co.pinellas.fl.us	727-582-7491	Technical Project Coordinator
Pinellas County Schools	Dluzneski, Dan		Stakeholder	dluzneskid@pcsb.org	727-547-7205	EM Coordinator
Pinellas Park	Ellis, Brian	Voting	Primary Member	bellis@pinellas-park.com	(727) 369-5842	Associate Planner, Planning & Development Services Division
Pinellas Park	Boisvert, Suzanne	Voting	Primary Member	SBoisvert@pinellas-park.com	727-369-5808	Emergency Management Manager
Pinellas Park	Elizabeth St. Pierre		Primary Member	estpierre@pinellas-park.com	727-369-5848	Sr Planner/Planning & Development Services
Pinellas Park	Lindquist, Erica		Alternate Member	elindquist@pinellas-park.com	727-369-5650	Planning & Development Services Director
Pinellas Park	Matt Pruitt		Alternate Member	mpruitt@pinellas-park.com	727-369-0634	Risk & Emergency Management Director
Pinellas Suncoast Fire Rescue District	Burton, Mike		Stakeholder	mburton@psfrd.org	727-595-1117 ext. 101	Fire Chief
Pinellas Suncoast Transit Authority (PSTA)	Gavin, B.J.		Primary Member	bjgavin@psta.net	727-709-1034	Civil Engineer
Pinellas Suncoast Transit Authority (PSTA)	Dufva, Nicole		Primary Member	ndufva@psta.net	727-418-6376	Project Planner
Pinellas Suncoast Transit Authority (PSTA)	Sobush, Heather, AICP		Alternate Member	hsobush@psta.net	727-540-1868	Director of Planning
Redington Beach	Nieves, Adriana	Voting	Primary Member	townclerk@townofredingtonbeach.com	727-391-3875	Town Clerk
Redington Beach	DuBois, Kacie		Alternate Member	admin@townofredingtonbeach.com	727-391-3875	Administrative Assistant
Redington Shores	Carey, Margaret	Voting	Primary Member	townclerk@redshoresfl.com	(727) 397-5538	Town Manager
Redington Shores	Fultz, Melissa		Alternate Member	depclerk@redshoresfl.com	(727) 397-5538	Deputy Clerk
Redington Shores	Pafumi, Mike		Alternate Member	Maintenance@redshoresfl.com	(727) 397-5538	Public Works Supervisor
Redington Shores	Soto, Rafael		Alternate Member	rsoto@redshoresfl.com	(727) 397-5538	Intern
Redington Shores	Peebles, Rob		Alternate Member	buildingofficial@redshoresfl.com	(727) 397-5538	Building Official
Safety Harbor	Chen, Cecilia	Voting	Primary Member	cchen@cityofsafetyharbor.com	727-724-1555 ext. 1703	Senior Planner/GIS Analyst
Safety Harbor	Wilcox, A. Troy, CPII, CFM	Voting	Alternate Member	twilcox@cityofsafetyharbor.com	727-724-1555 ext. 1704	Civil Designer III/Floodplain Manager/Engineering Department
Seminole	Wright, Wesley	Voting	Primary Member	wwesley@myseminole.com	727-398-3108 ext. 129	Community Development Director
Seminole	Due, Rodney	Voting	Alternate Member	rdue@myseminole.com	727-397-6383	Director of Public Works
Seminole	Munger, Mike		Alternate Member	mmunger@myseminole.com	(727) 391-0204 ext. 105	Finance Director
Seminole	Mugenski, Aleksandra		Alternate Member	amugenski@myseminole.com	727-393-8711 ext. 212	Fire Marshal
Seminole	Schobel, William		Alternate Member	wschobel@myseminole.com	727-393-8711 ext. 217	Fire Chief, City of Seminole Fire Rescue
South Pasadena	Sullivan, Terri	Voting	Primary Member	TSullivan@mysouthpasadena.com	727-343-4192	Community Improvement Director/Building Official
South Pasadena	Mixson, David	Voting	Primary Member	firechief@mysouthpasadena.com	727-344-1666	Fire Chief/Emergency Manager
South Pasadena	Reid, Renee		Alternate Member	rreid@mysouthopasadena.com	727-343-4192	Building Services Coordinator

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
St. Anthony's Hospital	Nicely, John		Stakeholder	john.nicely@baycare.org	727-825-1128	Director Facilities Management Systems
St. Pete Beach	Camden Mills	Voting	Primary Member	cmills@stpetebeach.org	727-363-9254	Director, Public Services
St. Peter Beach	Martinez, Gil	Voting	Primary Member	gmartinez@stpetebeach.org	727-363-9244	Senior Planner
St. Pete Beach	Rosetti, Lynn		Primary Member	lrosetti@stpetebeach.org	727-744-3783	Contract Planner
St. Pete Beach	Luke Curtis		Primary Member	lcurtis@stpetebeach.org	727-363-9276	Building Official
St. Pete Beach	Berry, Brandon		Alternate Member	bberry@stpetebeach.org	727-363-9229	Senior Planner
St. Pete Beach	Canary, Laura		Alternate Member	lcanary@stpetebeach.org	727-235-6893	Director, Community Development
St. Pete Beach	Schmidt, Devon		Alternate Member	dschmidt@stpetebeach.org	727-228-4527	Director, Finance
St. Pete Beach	Kilpatrick, Jim		Alternate Member	firechief@stpetebeach.org	724-363-9206	Fire Chief
St. Pete Beach	Intzes, Kelly		Alternate Member	firemarshal@stpetebeach.org	727-363-9205	Fire Marshal
St. Petersburg	Rebholz, Hannah	Voting	Primary Member	hannah.rebholz@stpete.org	727-551-3321	Floodplain Manager
St. Petersburg	Lance, Stanford		Primary Member	lance.stanford@stpete.org	727-893-7297	Public Works Manager
St. Petersburg	Lazzara, Philip		Primary Member	philip.lazzara@stpete.org	727-893-7384	Asset Management Director
St. Petersburg	Phillips, Aubrey	Voting	Alternate Member	aubrey.phillips@stpete.org	727-892-5860	Strategic Initiatives and Grant Director
St. Petersburg	Patterson, Jolie		Alternate Member	jepatter@stpete.org	727-892-7882	Grants Officer
St. Petersburg	Rogers, Ethan		Alternate Member	eprogers@stpete.org	727-892-5180	Grants Officer
St. Petersburg	Boulding, Amber		Alternate Member	amber.boulding@stpete.org	727-893-7683	Emergency Management Manager
St. Petersburg	Orlando, Megan		Alternate Member	megan.orlando@stpete.org	727-892-5200	Emergency Management Specialist
St. Petersburg	Malowany, Frank		Stakeholder	malow1@aol.com	727-342-3800	Broker Associate, Smith & Associates Real Estate
St. Petersburg	Gabbard, Brandi		Stakeholder	brandi.gabbard@stpete.org;	727-798-6216	City Council
St. Petersburg	Dailey, Chris		Stakeholder	chris.dailey@rsandh.com	813-636-2722	Senior Environmental Scientist, RS&H
St. Petersburg	Simoniello, Chris		Stakeholder	Chris.Simoniello@gcoos.org	727-322-1318	Research Scientist, Texas A&M University/USF College of Marine Science
St. Petersburg	Richardson, Glen		Stakeholder	glen@getgulfhomes.com	727-224-6331	Realtor, Real Estate
St. Petersburg	Holehouse, Jake		Stakeholder	jwh@hhinsgroup.com	727-470-5177	Executive VP, Insurance,
St. Petersburg	Scolaro, Sheila		Stakeholder	sscolaro@tbep.org	727-893-2765	Public Outreach Specialist, Tampa Bay Estuary Program
St. Petersburg	Grillone, Melanie		Stakeholder	mgrillone@tampabaywatch.org	727-867-8166	GIS Environmental Specialist, Tampa Bay Watch
St. Petersburg	Carnahan, Libby		Stakeholder	lcarnahan@pinellascounty.org	727-453-6522	Sea Grant Agent, USF Extension
St. Petersburg	Nordin, Jason R.		Stakeholder	jnordin@americanmomentum.bank	813-549-4785	VP Mortgage Area Sales Manager, American Momentum Bank
St. Petersburg	Hirigoyen, Grace		Stakeholder	Grace@ffplegal.com	813-898-2828	Florida Registered Paralegal, Fletcher Fischer Pollack P.L.
Sunstar	Eells, Brian		Stakeholder	beells@sunstarems.com	727-582-2216	Director of Communications and Emergency Management
SWFWMD	Roberts, Lloyd		Stakeholder	Lloyd.Roberts@swfwmd.state.fl.us	352-796-7211 ext. 4545	Senior P.E., Emergency Coordinating Officer
Tampa Bay Regional Planning Council	Serra, Cara Woods, AICP, CFM		Stakeholder	cara@tbrpc.org	727-570-5151	Comprehnsive Resiliency Planner

Pinellas County
Local Mitigation Strategy
2025 - 2026 Working Group Roster

Agency/Organization	Name	Voting	Primary/Alternate Member	E-Mail Address	Phone	Position Title
Tampa Bay Regional Planning Council	Blancher, Meghan Maraia		Stakeholder	meghan@tbrpc.org	727-570-5151 ext. 24	Coastal Ecologist
Tarpon Springs	Vincent, Renea		Primary Member	rvincent@ctsfl.us	727-942-5611	Planning Director
Tarpon Springs	Araya, Megan	Voting	Primary Member	maraya@tsfr.us	727-938-3737	EM Coord/Floodplain Administrator
Tarpon Springs	Harbert, Paulette	Voting	Alternate Member	pharbert@ctsfl.us	727-494-2156	Grants Project Specialist
Tarpon Springs	Godwin, Lisa, CFM		Alternate Member	lgodwin@ctsfl.us	727-942-5608	Plans Examiner
Tarpon Springs	Misener, Craig		Alternate Member	cmisener@tsfr.us	727-938-3737	Deputy Fire Chief
Tarpon Springs	Young, Scott		Alternate Member	syoung@tsfr.us	727-938-3737	Fire Chief
Tarpon Springs	McNeese, Pat		Alternate Member	pmcneese@ctsfl.us	727-938-3711 ext. 2255	Principal Planner
Tarpon Springs Housing Authority	Hale, Kelly, CAM, NALP		Stakeholder	Kelly.hale@tarponhousing.com	727-937-4411	Asset Manager
The Arc Tampa Bay Inc.	Reginelli, Carolyn		Stakeholder	creginelli@thearctb.org	727-799-3330 ext. 7433	Grant Writer
Treasure Island	Miller, Jesse, CFM	Voting	Primary Member	jmiller@mytreasureisland.org	727-547-4575 ext. 239	Floodplain Manager/CRS Coordinator
Treasure Island	Modrak, Jessica	Voting	Alternate Member	jmodrak@mytreasureisland.org	727-547-4575 ext 220	Grants Manager
Treasure Island	Edwards, Maryellen		Alternate Member	medwards@mytreasureisland.org	727-547-4575 ext. 233	Assistant Community Development Director
Treasure Island	Bobbie Shay Lee		Alternate Member	bslee@mytreasureisland.org	727-547-4575 ext. 231	Assistant City Manager
University of South Florida	Sullivan, Kevin, MS, CEM, FPEM		Stakeholder	kevinsullivan@usf.edu	727-873-4925	Emergency and Safety Manager
Wright National Flood Insurance Company	Tharp, Ashley		Stakeholder	Ashley.Tharp@weareflood.com	800-820-3242 ext. 5510	Corporate Agent Training Manager
Updated						

Annual Update Requirement

LMSWG Participation Invites

Documentation showing that the county has issued a written invitation to each municipality to participate in the LMS Working Group, within the preceding year.

Supporting documents:

- Email invitations to the municipalities and other public and private agencies, requesting participation in the LMS Working Group meetings; 2025-2026 Annual Update process; and LMS Annual Update Training.

- Email invitations to the municipalities and other public and private agencies, regarding the Hazard Mitigation Grant Program (HMGP) Debby (4806-DR-FL); HMGP Helene (4828-DR-FL); HMGP Milton (4834-DR-FL); other funding sources; the Elevate Florida Program; and training opportunities.

LMS ANNUAL UPDATE DOCUMENTS

From: Ambadi, Smita
Sent: Friday, February 21, 2025 4:20 PM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Borries, Joseph G; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; Denise Sanderson; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Jim Von ; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael Davis; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Neal Mazzei; Nick Charnas; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield;

To: townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite

Subject: FW: Elevate Florida Reallocation for DR-4828 (Helene) and DR-4834 (Milton)

Attachments: DR-4828 County Allocation_30-Day_02-06-2025.pdf; DR-4834 County Allocation_30-Day.pdf; HMGP HELENE & MILTON - Potential Projects List 2-21-2025.xlsx

Good afternoon everyone,

Please see below State's email, regarding - **Re-allocation of funds to the Elevate Florida Program.**

Attached are the 30-day County estimates, for **Hazard Mitigation Grant Program (HMGP) for Hurricane Helene (DR-4828) and Hurricane Milton (DR-4834)**. The request from the State, is to determine if the LMS Working Group wants to reallocate a portion of these two HMGPs to Elevate Florida. Any allocation made by the county would be used for residents from Pinellas County. Please note, the Notice of Funding Availability for these storms have not been published yet.

- The LMS Working Group members from all jurisdictions, are therefore requested, to reach out to their leadership. Please make them aware of this request as we would need a decision from each of the jurisdictions.

- If you are intending to apply for either of these HMGPs when the application period opens, please fill out the attached spreadsheet. This will give the LMS Working Group, an estimate of our total request for funding from these HMGPs. Please fill it out and send it to me by Wednesday, March 5th.

Please let me know if you have any questions. We will also be reaching out to the State to request an extension on the deadline as well as, for additional information.

Thanks,

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellas.gov

HMGP HELENE AND MILTON

From: Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Sent: Wednesday, February 19, 2025 3:19 PM
Cc: Angie Odell <Angie.Odell@em.myflorida.com>; Laura Dhuwe <laura.dhuwe@em.myflorida.com>; Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Subject: Elevate Florida Reallocation for DR-4828 (Helene) and DR-4834 (Milton)

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This message came from outside your organization.
Report Suspicious

Distribution: County EM Directors, Local Mitigation Strategy Work Group Contacts, FDEM Regional Recovery Coordinators

Good afternoon LMS Work Groups,

The HMGP 30-day Estimate County Allocations have been finalized for Helene and Milton (see attached). As discussed previously, the Elevate Florida statewide residential mitigation program will allow you to reallocate from your county's HMGP regular project allocation(s) to dedicate specifically for your residents in Elevate Florida. If you do reallocate funds to Elevate Florida, we are guaranteeing those funds will be used on your county's applicants and will be drafting an MOU for review and execution.

As this is the 30-day estimate, we expect that the allocations may increase or decrease at the 6-month estimate and 12-month lock-in. We are asking you **determine a percentage** you are willing to reallocate that will also increase or decrease accordingly.

Action Required:
Please respond to this email no later than March 7, 2025, and indicate the percent of funds (per disaster) you would like to reallocate. If your Work Group does not want to reallocate funds, please state so. We are requiring a response from all counties that have an allocation for either disaster. If you need more time to convene an LMS meeting, please let us know.

To help with decision making, please see the tables below for the current applications submitted for your counties. Note, the application portal has only been open for a little over one week and the numbers are steadily growing each day. If you do decide to reallocate funds, our team will look at appropriate targeted outreach in your county to be able to utilize the amount reallocated. If you have any questions, please respond to all copied on this email.

Unique Applications Received by County as of 1900 on 2/18/2025

County	Total Count by County	Wind Mitigation	Acquisition and Demoliton	Structure Elevation	Mitigation Reconstruction
Alachua County	3	0	0	2	1

Brevard County	3	2	0	1	0
Broward County	71	51	0	16	4
Charlotte County	157	27	1	106	23
Citrus County	139	5	1	89	44
Collier County	37	2	0	28	7
Columbia County	3	2	0	1	0
DeSoto County	8	1	0	6	1
Dixie County	77	0	1	31	45
Duval County	9	7	0	2	0
Escambia County	3	1	0	1	1
Flagler County	11	0	0	8	3
Franklin County	1	0	0	1	0
Hernando County	56	5	2	32	17
Hillsborough County	148	8	0	77	63
Indian River County	3	1	0	1	1
Lake County	1	1	0	0	0
Lee County	507	32	4	416	55
Leon County	3	3	0	0	0
Levy County	21	0	1	14	6
Manatee County	74	2	0	52	20

Martin County	1	1	0	0	0
Miami-Dade County	5	2	0	2	1
Monroe County	17	1	0	10	6
Nassau County	1	0	0	1	0
Okaloosa County	2	1	0	1	0
Orange County	11	4	0	5	2
Osceola County	3	2	0	1	0
Palm Beach County	6	4	0	2	0
Pasco County	156	4	3	103	46
Pinellas County	1,343	44	9	814	476
Polk County	6	2	1	2	1
Santa Rosa County	8	5	1	2	0
Sarasota County	85	8	0	51	26
Seminole County	10	4	0	4	2
St. Johns County	2	0	0	2	0
St. Lucie County	6	3	0	2	1
Suwannee County	1	0	0	1	0
Taylor County	19	1	0	9	9
Volusia County	123	17	9	73	24
Wakulla County	1	0	0	1	0

Statewide Total	**3,141**	**253**	**33**	**1,970**	**885**

Thank you,

Kristin Lentz | Deputy Bureau Chief
Bureau of Mitigation
Florida Division of Emergency Management

Cell: (850) 273-2950
Kristin.Lentz@em.myflorida.com

Under Florida law, correspondence with the Florida Division of Emergency Management concerning agency business that is neither confidential nor exempt pursuant to Florida Statutes is a public record and will be made available to the public upon request.

ELEVATE FLORIDA PROGRAM

From: Ambadi, Smita
Sent: Friday, February 7, 2025 9:39 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Borries, Joseph G; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Danny Hinson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; Denise Sanderson; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jevon Graham; Jim Von ; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Lauren Wolf; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; mgreen@myindianshores.com; Michael Davis; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Neal Mazzei; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy

To: Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite
Subject: FW: UPDATED LINK: Elevate Florida Application Portal Announcement

Good morning everyone.

Please see below, State's email regarding the **Elevate Florida Program.**

Please note, the application portal is now OPEN!

Thanks and have a great day!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellas.gov

From: Florida Division of Emergency Management <FDEM@public.govdelivery.com>
Sent: Friday, February 7, 2025 9:08 AM
To: Ambadi, Smita <sambadi@pinellas.gov>
Subject: UPDATED LINK: Elevate Florida Application Portal Announcement

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ELEVATE FLORIDA

STATEWIDE RESIDENTIAL MITIGATION PROGRAM

Elevate Florida is a first-of-its-kind, groundbreaking statewide residential mitigation program. Led by the FDEM, this program is designed to protect homes and communities by reducing damage caused by natural disasters like hurricanes and floods.

Application Details

The Elevate Florida application portal has launched! To apply, create an account and complete the application on the Elevate Florida Portal. The prior link was to the application portal was incorrect, please use the corrected link, https://fdem-resmit.my.site.com/Elevate/

Property Owner Eligibility

Your property does not need to have experienced flooding or damage to be considered. However, applications may be prioritized based on history of loss. Property owners must:

- Be over the age of 18,
- Be a U.S. citizen, non-citizen national, or qualified alien,
- The legal owner of the residential property in the State of Florida, and
- **Be able to contribute up to twenty-five percent (25%) of the project's total cost.** Property owners will be required to provide up to 25% of initial inspection costs prior to inspections being completed. Total project cost will vary based on factors such as project type, square footage of living space, foundation and construction type, and any necessary project activities. Approved property owners will receive a detailed breakdown of their construction cost-share and will have time to decide if they would like to move forward with the project's next phase. The cost-share will also include relocation expenses during construction, meaning the program will pay at least 75 percent of these expenses.

Multi-family real estate such as duplexes, triplexes, condos, townhomes, semi-detached homes, apartments and manufactured homes may be eligible.

Eligible Construction Projects

- **Structure Elevation:** Physically raising an existing structure.
- **Mitigation Reconstruction:** The construction of an improved, elevated building on the same site where an existing building and/or foundation has been partially or completely demolished or destroyed. These activities result in the construction of code-compliant and hazard-resistant structures. Mitigation Reconstruction is the alternative to Structure Elevation when the structure is not sound enough to elevate, as determined during application review.
- **Acquisition/Demolition:** A structure is purchased from voluntary sellers and demolished, to be maintained by the local community as open space. The local community must agree to participate in this project type.
- **Wind Mitigation:** Measures that reduce the risk of future wind damage to structures. This may include alterations to the roof, windows, doors, and other vulnerable components of structures. Wind mitigation is another alternative for homes that are not sound enough to elevate.

Potential Program Benefits

- **Significant Cost Savings** – Homeowners can save 75–100 percent on the cost of protecting their property from future flood damage, making it a cost-effective alternative to managing the project independently.
- **Lower Insurance Premiums** – Reduce flood insurance costs with improved property resilience.
- **Increased Property Value** – Strengthen your home's value with long-term flood protection.
- **Comprehensive Support** – Enjoy end-to-end assistance, from application to construction, including contractor services, temporary housing support, and Americans with Disabilities Act (ADA) accommodations.

We encourage you to take advantage of this valuable opportunity to safeguard your home both enhancing resiliency in your community and for all Floridians. If you have any program questions or need help with the application, you can submit inquiries through the "Contact Us" page on the portal or email info@elevatefl.org. You can also call the contact center Monday – Friday from 7:00 a.m. to 7:00 p.m. ET at 877-ELEV8FL (877-353-8835). To access TTY services, dial 711.

For more information including a Homeowner Guide and frequently asked questions, please visit the portal at the link above.

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your Subscriber Preferences Page. You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This service is provided to you at no charge by the Florida Division of Emergency Management.

ELEVATE FLORIDA STATE'S BRIEFING

From: Ambadi, Smita
Sent: Monday, February 10, 2025 12:04 PM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Borries, Joseph G; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Danny Hinson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; Denise Sanderson; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jevon Graham; Jim Von ; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Lauren Wolf; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; mgreen@myindianshores.com; Michael Davis; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Neal Mazzei; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana

To: Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite

Subject: FW: CORRECTED LINK: Elevate Florida County EM Briefing

Good morning everyone,

Please see State's email below, regarding an Elevate Florida County EM Briefing.

Please note, our LMS Working Group meeting was scheduled for 1:30 pm on Wednesday, Feb. 12th. I will be rescheduling our LMS Working Group meeting to **3:00 pm.**

Let me know if you have any questions or concerns.

Thanks!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellas.gov

From: Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Sent: Monday, February 10, 2025 11:46 AM
Cc: Angie Odell <Angie.Odell@em.myflorida.com>; Allison Blevins <Allison.Blevins@em.myflorida.com>; Antonio Zapata <Antonio.Zapata@em.myflorida.com>; Dana McGeehan <Dana.McGeehan@em.myflorida.com>; Elizabeth Caison <Elizabeth.Caison@em.myflorida.com>; Ja-Pheth Butler-Miller <Ja-Pheth.Butler-Miller@em.myflorida.com>; Jeremy ODell <jeremy.odell@em.myflorida.com>; Joshua Saunders <Joshua.Saunders@em.myflorida.com>; Justin Lazzara <Justin.Lazzara@em.myflorida.com>; Patrick James <Patrick.James@em.myflorida.com>; Laura Dhuwe <laura.dhuwe@em.myflorida.com>; Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Subject: FW: CORRECTED LINK: Elevate Florida County EM Briefing

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Distribution: LMS Working Groups

Please see the information below regarding an Elevate Florida County EM Briefing scheduled for Wednesday at 1:00 PM ET. You can register here:
https://fdem.webex.com/weblink/register/rcd562d3ba7837fe84ccc653bdd55c5f7

Forward this to your local government contacts, as necessary. **Please do not forward this to your resident contact lists.** We would like to provide county/community level information and answer your questions related to Elevate Florida. Residents and resident questions should be directed to the program call center at the following:

Email for Inquires: info@elevatefl.org
Call Center Phone: 877-353-8835 (877-ELEV8-FL)
Contact Us Inquiry Form

Thank you,

Kristin Lentz

Deputy Bureau Chief | Mitigation
Florida Division of Emergency Management
Cell: (850) 273-2950 | Kristin.Lentz@em.myflorida.com

From: Kristin Lentz
Sent: Friday, February 7, 2025 3:50 PM
Cc: Laura Dhuwe <Laura.Dhuwe@em.myflorida.com>; Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Subject: CORRECTED LINK: Elevate Florida County EM Briefing

Thank you for letting me know the link was not working, we apologize for the inconvenience. Please use the following corrected link to register:
https://fdem.webex.com/weblink/register/rcd562d3ba7837fe84ccc653bdd55c5f7

Thank you,

Kristin Lentz

Deputy Bureau Chief | Mitigation
Florida Division of Emergency Management
Cell: (850) 273-2950 | Kristin.Lentz@em.myflorida.com

From: Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Sent: Friday, February 7, 2025 3:32 PM
Cc: Laura Dhuwe <Laura.Dhuwe@em.myflorida.com>; Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Subject: Elevate Florida County EM Briefing

Distribution: County EM Directors, FDEM Regional Recovery Coordinators

Good afternoon EM Directors,

The Elevate Florida Application Portal launched today! We have sent out the notification to all the residents who have signed up for our GovDelivery Elevate Florida Update subscription and who have emailed our Residential Mitigation email address since we were impacted by Helene. A formal announcement about the program will be published in the near future, along with a more expansive outreach to prioritized potential applicants.

We have scheduled an Elevate Florida County EM Briefing for Wednesday, 2/12 at 1:00 PM ET. In the briefing we will provide program details and have a Q&A session. Please use the following link to register: **Registration Link**

In the meantime, please refer to our Elevate Florida webpage, as well as the Elevate Florida Application Portal for information about the program. There are three resources available on the Portal including a Homeowner Participant Guide, Application Checklist, and Frequently Asked Questions. If you receive inquiries from your residents, the following will connect them with our Call Center and Case Management Team. The Case Management Team can help answer application portal questions, program questions, and help with applying.

Email for Inquires: info@elevatefl.org
Call Center Phone: 877-353-8835 (877-ELEV8-FL)
Contact Us Inquiry Form

Thank you,

Kristin Lentz | Deputy Bureau Chief
Bureau of Mitigation
Florida Division of Emergency Management

Cell: (850) 273-2950
Kristin.Lentz@em.myflorida.com

Under Florida law, correspondence with the Florida Division of Emergency Management concerning agency business that is neither confidential nor exempt pursuant to Florida Statutes is a public record and will be made available to the public upon request.

HMGP DEBBY

From: Ambadi, Smita
Sent: Wednesday, February 19, 2025 5:29 PM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Borries, Joseph G; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; Denise Sanderson; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Jim Von ; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael Davis; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Neal Mazzei; Nick Charnas; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General

To: Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite

Subject: HMGP HURRICANE DEBBY - Intent to Apply

Attachments: NOFA 4806 Signed.pdf; HMGP DEBBY - Intent to Apply Form 2-19-2025.xlsx; PINELLAS CO Project Scoring Sheet.xlsx

Good afternoon everyone,

Here's some information for **Pinellas County LMS Working Group's, internal process for HMGP – Hurricane Debby (FEMA 4806-DR-FL).**

- **NOTICE OF FUNDING AVAILABILITY (NOFA) for HMGP-Debby**
  Please find attached a copy of the NOFA with some key points highlighted**.**
  - For this HMGP, the funding allocation for Pinellas County is **approx. $10.5 million** *- Attachment B of the NOFA; Page 12.*
  - Please check eligibility (both program eligibility and eligible activities) *– Pages 2 to 4.*
  - If you have any questions about Program Eligibility, Environmental or Technical Feasibility please refer *– Page 7 for contact information.*
  - Activities for which implementation has already been initiated, are not eligible for this funding.
  - There is a match requirement (75% FEMA and 25% non-federal) *– Check Cost-Share Requirements – Page 4.*
  - Projects must demonstrate cost-effectiveness.
  - All project applications must go through the LMS Working Group.
  - All applications are required to be submitted through the DEMES Portal. Hard copies are no longer being accepted.

- **APPLICATION DEADLINE:** The application period for this HMGP closes on – **May 21, 2025.**

- **INTENT TO APPLY**
  If you are interested in applying for this specific HMGP:
  1. **Please fill out the attached Intent to Apply form.**
  2. **Complete a scoring sheet for each project that is being submitted.** See attached blank scoring sheet.

Please fill these out and send them to me. Please check your eligibility to apply, as well as the eligibility of your project, prior to filling out the Intent to Apply form. I recommend that you to reach out to the State for guidance on your project eligibility.

- **LMS WORKING GROUP MEETING** - Our LMS meeting to discuss this, is on **Wednesday, March 5, 1:30 PM (virtual).**

- **TIMELINE**
  We will discuss the timeline for developing our Prioritized Project List for HMGP - Debby, at the March 5th meeting. We will also decide a deadline for submitting the Intent to Apply forms, that works for everyone.

Please let me know, if you have any questions. Please share this email, with whoever might be interested in this grant opportunity.

Thanks,

HMGP HELENE AND MILTON NOTICE OF FUNDING AVAILABILITY

From: Ambadi, Smita
Sent: Wednesday, February 26, 2025 9:28 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Jim Von ; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com;

To: townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite
Subject: FW: FDEM Hazard Mitigation Grant Program Notice of Funding Availability DR-4828 & DR-4834
Attachments: NOFA 4828 4834.pdf

Good morning everyone,

Please see attached, the **Notice of Funding Availability for HMGP Helene and Milton.**

Thanks,

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellas.gov

From: Florida Division of Emergency Management <FDEM@public.govdelivery.com>
Sent: Wednesday, February 26, 2025 9:04 AM
To: Ambadi, Smita <sambadi@pinellas.gov>
Subject: FDEM Hazard Mitigation Grant Program Notice of Funding Availability DR-4828 & DR-4834

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MITIGATION GRANT ANNOUNCEMENTS
MITIGATION BUREAU, FL DIVISION OF EMERGENCY MANAGEMENT

LAURA DHUWE, *BUREAU CHIEF* KRISTIN LENTZ, *DEPUTY BUREAU CHIEF*

MITIGATION NOTICE OF FUNDING AVAILABILITY

For Local Government Use Only

HAZARD MITIGATION GRANT PROGRAM
NOTICE OF FUNDING AVAILABILITY
DR-4828 Hurricane Helene & DR-4834 Hurricane Milton

This announcement is meant for Local Government use only and residents are not eligible to apply. These HMGP funds are not related to the Elevate Florida Program, and residents are not permitted to apply directly to the program. For Elevate Florida, residents can apply directly to the Elevate Florida here.

The Florida Division of Emergency Management (FDEM) is pleased to announce that the Notice of Funding Availability (NOFA) for the Hazard Mitigation Grant Program (HMGP) for both, Hurricane Helene DR-4828 and Hurricane Milton DR-4834, has been published to the Florida Administrative Register and is available on our state HMGP page. The NOFA is also attached to this notice.

This is a joint Notice of Funding Availability for two separate funding opportunities that will share the same application deadline. The funds from these two disasters are not combined, and eligible applicants will need to submit separate applications for either, or both, according to their need.

Grant: Hazard Mitigation Grant Program

Disaster: DR-4828 Hurricane Helene & DR-4834 Hurricane Milton

Deadline: July 25, 2025 at 11:59 PM (EDT)

Submittal: DEMES Portal (digital submission)

Contact: dem_hazardmitigationgrantprogram@em.myflorida.com

A complete submission of your applications, and all required supporting documentation, should be uploaded to DEMES by 11:59 p.m. (EDT) on the deadline date. Do note that FDEM must receive your DEMES access request by 5:00 p.m. (EDT) on the deadline date in order to meet the application deadline.

- NOFA 4828 4834.pdf

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your Subscriber Preferences Page. You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This service is provided to you at no charge by the Florida Division of Emergency Management.

This email was sent to sambadi@pinellas.gov using GovDelivery Communications Cloud on behalf of: Florida Division of Emergency Management · 2555 Shumard Oak Boulevard · Tallahassee, FL 32399-2100

GOVDELIVERY

ELEVATE FLORIDA WORKSHOPS

From: Ambadi, Smita
Sent: Tuesday, March 4, 2025 1:24 PM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marcie Hagner; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General

To: Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite
Cc: Hendrix, Stephanie M
Subject: ELEVATE FLORIDA - Workshops
Attachments: Elevate FL Events Pinellas.pdf

Good afternoon everyone,

Please see below, information for the Elevate Florida Workshops next week.

The state has provided us with the attached flyer for the Elevate FL Workshops that will take place at the following locations and times:

- Wednesday 3/12 Treasure Island City Hall Promenade Deck 5th FL 10:00 AM – 7:00 PM
  - 10451 Gulf Blvd., Treasure Island, FL 33706
- Thursday 3/13 St. Petersburg Sunshine Center 10:00 AM – 7:00 PM
  - 330 5th St N, St. Petersburg, FL 33701
- Friday 3/14 Clearwater Ross Norton Recreation Center Multipurpose room 10:00 AM – 7:00 PM
  - 1426 S M.L.K. Jr Ave, Clearwater, FL 33756

Stephanie – Thank you for sharing this!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellascounty.org

HMGP HELENE AND MILTON INTERESTED PROJECTS

From: Ambadi, Smita
Sent: Tuesday, March 4, 2025 9:37 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marcie Hagner; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com;

To: townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite
Subject: REMINDER: Potential Projects - Elevate Florida Reallocation for DR-4828 (Helene) and DR-4834 (Milton)
Attachments: DR-4828 County Allocation_30-Day_02-06-2025.pdf; DR-4834 County Allocation_30-Day.pdf; HMGP HELENE & MILTON - Potential Projects List 2-21-2025.xlsx; NOFA 4828 4834.pdf

Good morning everyone,

This is a reminder to provide the **Potential Projects List**, in case you are interested in applying for **HMGP Helene or HMGP Milton.**

- The LMS Working Group members from all jurisdictions, are requested to reach out to their leadership, regarding the reallocation request (see below) from the State. Please share this with your city managers and let us know, if they have any questions. We plan to compile all questions and share them with the State.

- If you intend to apply for HMGPs Helene or Milton, please fill out the attached Potential Projects spreadsheet. This will enable the LMS Working Group to provide our leadership, an estimate of our total request for funding from these HMGPs. This is critical for making a decision on the reallocation. So please complete this and send it to me by the end of the day, Wednesday, March 5th.

- Attached is the Notice of Funding Availability (NOFA) for HMGPs Helene and Milton.

Please let me know if you have any questions.

Thanks,

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellascounty.org

From: Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Sent: Wednesday, February 19, 2025 3:19 PM

Cc: Angie Odell <Angie.Odell@em.myflorida.com>; Laura Dhuwe <laura.dhuwe@em.myflorida.com>; Kristin Lentz <Kristin.Lentz@em.myflorida.com>
Subject: Elevate Florida Reallocation for DR-4828 (Helene) and DR-4834 (Milton)

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Distribution: County EM Directors, Local Mitigation Strategy Work Group Contacts, FDEM Regional Recovery Coordinators

Good afternoon LMS Work Groups,

The HMGP 30-day Estimate County Allocations have been finalized for Helene and Milton (see attached). As discussed previously, the Elevate Florida statewide residential mitigation program will allow you to reallocate from your county's HMGP regular project allocation(s) to dedicate specifically for your residents in Elevate Florida. If you do reallocate funds to Elevate Florida, we are guaranteeing those funds will be used on your county's applicants and will be drafting an MOU for review and execution.

As this is the 30-day estimate, we expect that the allocations may increase or decrease at the 6-month estimate and 12-month lock-in. We are asking you **determine a percentage** you are willing to reallocate that will also increase or decrease accordingly.

Action Required:
Please respond to this email no later than March 7, 2025, and indicate the percent of funds (per disaster) you would like to reallocate. If your Work Group does not want to reallocate funds, please state so. We are requiring a response from all counties that have an allocation for either disaster. If you need more time to convene an LMS meeting, please let us know.

To help with decision making, please see the tables below for the current applications submitted for your counties. Note, the application portal has only been open for a little over one week and the numbers are steadily growing each day. If you do decide to reallocate funds, our team will look at appropriate targeted outreach in your county to be able to utilize the amount reallocated. If you have any questions, please respond to all copied on this email.

Unique Applications Received by County as of 1900 on 2/18/2025

County	Total Count by County	Wind Mitigation	Acquisition and Demoliton	Structure Elevation	Mitigation Reconstruction
Alachua County	3	0	0	2	1
Brevard County	3	2	0	1	0

Broward County	71	51	0	16	4
Charlotte County	157	27	1	106	23
Citrus County	139	5	1	89	44
Collier County	37	2	0	28	7
Columbia County	3	2	0	1	0
DeSoto County	8	1	0	6	1
Dixie County	77	0	1	31	45
Duval County	9	7	0	2	0
Escambia County	3	1	0	1	1
Flagler County	11	0	0	8	3
Franklin County	1	0	0	1	0
Hernando County	56	5	2	32	17
Hillsborough County	148	8	0	77	63
Indian River County	3	1	0	1	1
Lake County	1	1	0	0	0
Lee County	507	32	4	416	55
Leon County	3	3	0	0	0
Levy County	21	0	1	14	6
Manatee County	74	2	0	52	20
Martin County	1	1	0	0	0

Miami-Dade County	5	2	0	2	1
Monroe County	17	1	0	10	6
Nassau County	1	0	0	1	0
Okaloosa County	2	1	0	1	0
Orange County	11	4	0	5	2
Osceola County	3	2	0	1	0
Palm Beach County	6	4	0	2	0
Pasco County	156	4	3	103	46
Pinellas County	1,343	44	9	814	476
Polk County	6	2	1	2	1
Santa Rosa County	8	5	1	2	0
Sarasota County	85	8	0	51	26
Seminole County	10	4	0	4	2
St. Johns County	2	0	0	2	0
St. Lucie County	6	3	0	2	1
Suwannee County	1	0	0	1	0
Taylor County	19	1	0	9	9
Volusia County	123	17	9	73	24
Wakulla County	1	0	0	1	0
Statewide Total	**3,141**	**253**	**33**	**1,970**	**885**

Thank you,

Kristin Lentz | Deputy Bureau Chief
Bureau of Mitigation
Florida Division of Emergency Management

Cell: (850) 273-2950
Kristin.Lentz@em.myflorida.com

Under Florida law, correspondence with the Florida Division of Emergency Management concerning agency business that is neither confidential nor exempt pursuant to Florida Statutes is a public record and will be made available to the public upon request.

HMGP HELENE AND HMGP MILTON

From: Ambadi, Smita
Sent: Wednesday, March 5, 2025 9:37 AM
To: 'Aaron Glanz'; 'Abigail Lloyd'; 'Adam Klinstiver'; 'Adriana Nieves'; 'Albert Furney'; 'Aleksandra Mugenski'; 'Alex Boswell'; 'All Children's Hospital Larry Green'; 'Allan Biddlecomb'; 'Amber Boulding'; 'Amber Hauser'; 'Amy Bidell'; 'Angela Miller'; 'angela.allen@dot.state.fl.us'; 'arocke@largo.com'; 'Ashley Bernal'; 'Ashley Tharp'; 'Ashley Wagner'; 'Aubrey Phillips'; 'Auria Oliver'; 'B J Gavin'; 'Bayfront Medical Center Glenn Baker'; 'Bayfront Medical Center Roger Fournier'; 'Beim, Donna J'; Bell, Pam L; 'Bill Krajewski'; 'Bill Palmer'; 'Billy Ingram'; 'Black, Laura'; 'Bob Bernhart'; 'Brandi Gabbard'; 'Brandon Berry'; 'Brandon Henry'; Brian Eells; 'Brian Rusu'; 'Bridgexp@aol.com'; 'Bruce Beckert'; 'Bruce Cooper'; 'Bryan Ellis'; 'Bryan.Scanlon@hcahealthcare.com'; 'Camille Zoller'; 'Captain Nick Lazaris'; 'Cara W Sara'; 'Carol Stricklin'; 'Carolyn Reginelli'; 'Catherine Perkins'; 'Cecilia Chen'; 'ceofficer@townofnorthredingtonbeach.com'; 'Cheryl Coller Reed'; 'Chris Dailey'; 'Chris Niforatos'; 'Chris Zambito'; 'Christina Hummel'; 'Christina Porter'; 'Cinda Krouk'; 'Cindy Margiotta'; 'Clint Belk'; 'Cody Johnson'; 'Colleen Olson'; 'comdist3@townofredingtonshores.com'; 'Commissioner Cynthia Hoyt'; 'Craig Misener'; 'cstreicher@mygulfport.us'; 'Daniel Schoel'; 'Daniel Simpson'; 'Darby Bryant'; 'David Leihman'; 'David Mixson'; 'David Pegasus'; 'Dean Scharmen'; 'Debra Sullivan'; 'depclerk@townofredingtonshores.com'; 'deputyclerk@townofnorthredingtonbeach.com'; 'deputyclerk@townofredingtonbeach.com'; 'Derek Smith'; 'Detweiler, Michelle'; 'Elizabeth Macofske'; 'Erica Lindquist'; 'Eugene Henry'; 'Fire Chief Jim Kilpatrick'; 'Fire Marshal'; 'firechief@mysouthpasadena.com'; 'gabriela.vigo@fema.dhs.gov'; 'Gaby Placido'; 'gberkheimer@pinellas-park.com'; 'Glenn Bailey'; 'Graham Joseph'; 'Greg Godwin'; 'Gregg Silliman'; 'Gregory White'; Hammer Levy, Kelli; 'Hannah Rebholz'; Harvey, Gina A; 'Heather Sobush'; 'Jake Holehouse'; 'Jason Gennaro'; 'Jason Green'; 'Jason R. Nordin'; 'Jason Schwabe'; 'Jayme Lopko'; 'Jenny Rowan'; 'Jesse Miller'; 'Jessie Boyer'; 'Jevon Graham'; 'Joan Rice'; 'john.nicely@baycare.org'; 'Jose.Bueno@redcross.org'; 'Joseph DiPasqua'; 'Karen Paulson'; 'Katherine Bleakly'; 'Kathryn Younkin'; 'Keith Bodeker'; 'Kelli Reddick'; 'Kelly Hale'; 'Kelly Intzes'; 'Kelsey Grentzer'; 'Kerry Marsalek'; 'Kevin Sullivan'; 'Khan Boupha'; 'Kindred Healthcare Debra Plummer'; 'Kira Barrera'; 'Kyle Riefler'; 'Largo Medical Center - 14th St Campus Adam Brett'; 'Largo Medical Center - 14th St Campus Jon Ashford'; 'Largo Medical Center - Indian Rocks Rd Campus Tom Smith'; 'Laura Canary'; 'Lauren Wolf'; 'Leah Adiff'; 'Leylah Saavedra'; 'Lisa Foster'; 'Lisa Godwin'; 'Lisa King'; 'Lisa Scheuermann'; 'Lizzy St Pierre'; 'logan.smith@stpete.org'; 'Lt. Tom Brennan'; 'Lynn Rosetti'; 'Mandi Clark'; 'Marci Forbes'; 'Marcie Hagner'; 'Marion White'; 'Mark Griffin'; 'mark.hendrickson@redcross.org'; 'Mary Palmer'; 'Maryellen Edwards'; 'Matt Pruitt'; 'Matthew Pleasant'; 'Maxine Moore (mmoore@co.pinellas.fl.us)'; 'Megan Araya'; 'Megan Orlando'; 'Megan Wepfer'; 'Meghan Blancher'; 'Melanie Brown'; 'Melanie Phommarack'; 'Melissa Halff'; 'mgreen@myindianshores.com'; 'Michael.Perry@stpete.org'; 'Michelle Monteclaro'; 'Mike Clarke'; 'Mike Knotek'; 'Monica Martin'; 'mtaylor@mygulfport.us'; 'Natalie Gass'; 'Natasha Dickrell'; 'Nick Charnas'; 'Nicole Delfino'; 'Nicole Dufva'; 'Noralvys Hancock'; 'Northside Hospital Charles Hunt'; 'Northside Hospital Fred Norton'; 'Palms of Pasadena Hospital Chuck Giorgio'; Parks, Jeff; 'Patricia McNeese'; 'Patti Squires'; 'Paul Miselis'; 'Paulette Harbert'; 'Philip Murphy'; 'Police Chief Mike Vieno'; 'Renea Vincent'; 'Rick Dunn'; 'Rives, Lynn'; 'Rodney Due'; 'rrobertson@ctsfl.us'; 'rschmader@belleairbluffs-fl.gov'; 'rtwalker@pinellascounty.org'; 'Sarah.Kessler@myclearwater.com'; 'SBoisvert@pinellas-park.com'; Schlatterer, Brett; 'Scott M Swearengen (sswearengen@co.pinellas.fl.us)'; 'Scott Young (syoung@tsfr.us)';

To: 'scott.ehlers@myclearwater.com'; 'Sean Lehav'; 'Shanti Smith Copeland'; 'Sheila Dalton'; 'Sheila Scolaro'; 'Sheldon Hershman'; 'Shrimatee'; 'Smita Ambadi'; 'St. Anthony's Hospital Otis Gatewood, JR'; 'St. Petersburg General Hospital Chuck Shuff'; 'St. Petersburg General Hospital Robert Conroy Jr.'; 'Stephanie Hendricks'; 'Stephen Tetlak'; 'Stevie Hanson'; 'Summer Mahr'; 'Tatiana Childress'; 'Taylor Hague'; 'Terri Sullivan'; 'thillier@pinellas-park.com '; 'Tim Moreira'; 'Todd Best'; 'Tom Scofield'; 'townclerk@townofnorthredingtonbeach.com'; 'townclerk@townofredingtonshores.com'; 'Tracie Ryan'; 'Troy Salisbury'; 'Troy Wilcox'; 'Walter Inman'; 'Waunda Henry'; 'Wesley Wright'; 'William Barrs'; 'William Jones'; 'William Twaite'

Subject: MEETING REMINDER - Today's LMS Working Group Meeting

Attachments: LMS AGENDA & MINUTES - MARCH 5 2025.pdf; HMGP HELENE & MILTON - Potential Projects List 2-21-2025.xlsx

Categories: REMINDER

Good morning everyone,

This is a reminder for today's **LMS Working Group meeting at 1:30 pm (virtual).**

- **AGENDA**
  Please find attached, the Agenda for today's LMS Working Group Meeting. Please feel free to share the meeting agenda with others as needed.

  Please note, the **Agenda Item 6 - Elevate Florida Reallocation**, is a discussion item. We will be asking all LMS Working Group members, to share comments and questions that they have received, from their leadership. Any questions on which we need State's guidance, we will be sharing them with FDEM. We would appreciate your help with this.

- **POTENTIAL PROJECTS LIST for HMGP HELENE & MILTON**
  Also attached is the Potential Projects List.

  If you intend to apply for HMGP Helene or HMGP Milton, please fill this out and **send it to me by the end of the day today. So far, I have only received projects from two entities.** Please note, this is critical for us to understand our need for HMGP funding for our projects, and to make an informed decision on the reallocation to Elevate Florida.

Please let me know if you have any questions. Please share the meeting invite with others who are interested.

Thanks!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner, Planning Division,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellascounty.org

HMGP COMMON APPLICATION FOOTFALLS FROM FDEM

From: Ambadi, Smita
Sent: Thursday, March 6, 2025 6:52 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Derek Smith; Detweiler, Michelle; Elizabeth Macofske; Erica Lindquist; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Glenn Bailey; Graham Joseph; Greg Godwin; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jayme Lopko; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Joan Rice; john.nicely@baycare.org; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Katherine Bleakly; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Mandi Clark; Marci Forbes; Marcie Hagner; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Meghan Johnson; Melanie Brown; Melanie Phommarack; Melissa Halff; mgreen@myindianshores.com; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Delfino; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Murphy; Police Chief Mike Vieno; Renea Vincent; Rick Dunn; Rives, Lynn; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); scott.ehlers@myclearwater.com; Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Shrimatee; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General

To: Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; William Twaite
Subject: HMGP - Common Application Pitfalls
Attachments: State ENG review common Pitfalls Final 3-3-25 (disclaimer).pdf

Good morning everyone!

Here's something that the State had shared but we didn't get time to cover this in yesterday's LMS meeting.

These are **common application pitfalls compiled by the State, categorized by application type.** Please share with others who might find this helpful for their HMGP applications.

Thanks and have a great day!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
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sambadi@pinellas.gov

From: Angie Odell <Angie.Odell@em.myflorida.com>
Sent: Tuesday, March 4, 2025 11:08 AM
To: Ambadi, Smita <sambadi@pinellas.gov>
Cc: Mitchell Budihas <Mitchell.Budihas@em.myflorida.com>
Subject: LMS Meeting

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

3.4.25
Good morning,

I know you have your LMS Meeting tomorrow, I don't know if I will get the email sent out before then, but I wanted to also share this document with you. This is not an all inclusive list of all the documents that are required for project submission. This document just has common application pitfalls regarding engineering reviews and was compiled to show the common documents we have missing out of applications. We are sharing this to help improve the application process and to have better overall applications for this upcoming HMGP. Feel free to share with your working group members as well.

Thank you 😊

Angie Odell | Mitigation Planning Manager
Bureau of Mitigation
Florida Division of Emergency Management
Cell: (850) 524-7438 | angie.odell@em.myflorida.com

Under Florida law, correspondence with the Florida Division of Emergency Management concerning agency business that is neither confidential nor exempt pursuant to Florida Statutes is a public record and will be made available to the public upon request.

HMGP RESOURCES

From: Ambadi, Smita
Sent: Monday, July 7, 2025 11:39 AM
To: 'Aaron Glanz'; 'Abigail Lloyd'; 'Adam Klinstiver'; 'Adriana Nieves'; 'Albert Furney'; 'Aleksandra Mugenski'; 'Alex Boswell'; 'Allan Biddlecomb'; 'Amber Boulding'; 'Amber Hauser'; 'Amy Bidell'; 'Angela Miller'; 'angela.allen@dot.state.fl.us'; 'arocke@largo.com'; 'Ashley Bernal'; 'Ashley Tharp'; 'Ashley Wagner'; 'Aubrey Phillips'; 'Auria Oliver'; 'B J Gavin'; 'Bayfront Medical Center Glenn Baker'; 'Bayfront Medical Center Roger Fournier'; 'Beim, Donna J'; Bell, Pam L; 'Bill Krajewski'; 'Bill Palmer'; 'Billy Ingram'; 'Black, Laura'; 'Bob Bernhart'; 'Brandi Gabbard'; 'Brandon Berry'; 'Brandon Henry'; Brian Eells; 'Brian Rusu'; 'Bridgexp@aol.com'; 'Bruce Beckert'; 'Bruce Cooper'; 'Bryan Ellis'; 'Bryan.Scanlon@hcahealthcare.com'; 'Camden Mills'; 'Camille Zoller'; 'Captain Nick Lazaris'; 'Cara W Sara'; 'Carol Stricklin'; 'Carolyn Reginelli'; 'Catherine Perkins'; 'Cecilia Chen'; 'ceofficer@townofnorthredingtonbeach.com'; 'Cheryl Coller Reed'; 'Chris Dailey'; 'Chris Niforatos'; 'Chris Zambito'; 'Christina Hummel'; 'Christina Porter'; 'Cinda Krouk'; 'Cindy Margiotta'; 'Clayton Watkins'; 'Clint Belk'; 'Cody Johnson'; 'Colleen Olson'; 'comdist3@townofredingtonshores.com'; 'Commissioner Cynthia Hoyt'; 'Craig Misener'; 'cstreicher@mygulfport.us'; 'Daniel Schoel'; 'Daniel Simpson'; 'Daniela Stewart Pinellas Park'; 'Darby Bryant'; 'David Leihman'; 'David Mixson'; 'David Pegasus'; 'Dean Scharmen'; 'Debra Sullivan'; 'depclerk@townofredingtonshores.com'; 'deputyclerk@townofnorthredingtonbeach.com'; 'deputyclerk@townofredingtonbeach.com'; 'Detweiler, Michelle'; 'Don King'; 'Elizabeth Macofske'; 'Emily Magyar'; 'Erica Lindquist'; 'Ethan Rogers'; 'Eugene Henry'; 'Fire Chief Jim Kilpatrick'; 'Fire Marshal'; 'firechief@mysouthpasadena.com'; 'gabriela.vigo@fema.dhs.gov'; 'Gaby Placido'; 'gberkheimer@pinellas-park.com'; 'Gilbert Martinez'; 'Gina Messenger'; 'Glenn Bailey'; 'Greg Godwin'; 'Gregg Silliman'; 'Gregory White'; Hammer Levy, Kelli; 'Hannah Rebholz'; Harvey, Gina A; 'Heather Sobush'; 'Jake Holehouse'; 'Janice Bennett'; 'Jason Gennaro'; 'Jason Green'; 'Jason R. Nordin'; 'Jason Schwabe'; 'Jennifer Bramley'; 'Jenny Rowan'; 'Jesse Miller'; 'Jessie Boyer'; 'Jevon Graham'; 'Joan Rice'; 'Jolie Patterson'; 'Jorge Quintas'; 'Jose.Bueno@redcross.org'; 'Joseph DiPasqua'; 'Karen Paulson'; 'Kathryn Younkin'; 'Keith Bodeker'; 'Kelli Reddick'; 'Kelly Hale'; 'Kelly Intzes'; 'Kelsey Grentzer'; 'Kerry Marsalek'; 'Kevin Sullivan'; 'Khan Boupha'; 'Kindred Healthcare Debra Plummer'; 'Kira Barrera'; 'Kyle Riefler'; 'Largo Medical Center - 14th St Campus Adam Brett'; 'Largo Medical Center - 14th St Campus Jon Ashford'; 'Largo Medical Center - Indian Rocks Rd Campus Tom Smith'; 'Laura Canary'; 'Lauren Wolf'; 'Leah Adiff'; 'Leylah Saavedra'; 'Lisa Foster'; 'Lisa Godwin'; 'Lisa King'; 'Lisa Scheuermann'; 'Lizzy St Pierre'; 'logan.smith@stpete.org'; 'Lt. Tom Brennan'; 'Lynn Rosetti'; 'Macy Sinner'; 'Mandi Clark'; 'Marci Forbes'; 'Marcie Hagner'; 'Margaret Carey'; 'Marion White'; 'Mark Griffin'; 'mark.hendrickson@redcross.org'; 'Mary Palmer'; 'Maryellen Edwards'; 'Matt Pruitt'; 'Matthew Pleasant'; 'Maxine Moore (mmoore@co.pinellas.fl.us)'; 'Megan Araya'; 'Megan Orlando'; 'Megan Wepfer'; 'Meghan Blancher'; 'Meghan Johnson'; 'Melanie Brown'; 'Melanie Phommarack'; 'Melissa Fultz'; 'Melissa Halff'; 'mgreen@myindianshores.com'; 'Michael Handoga'; 'Michael Pafumi'; 'Michael.Perry@stpete.org'; 'Michelle Monteclaro'; 'Mike Clarke'; 'Mike Knotek'; 'Monica Martin'; 'mtaylor@mygulfport.us'; 'Natalie Gass'; 'Natasha Dickrell'; 'Nick Charnas'; 'Nicole Delfino'; 'Nicole Dufva'; 'Noralvys Hancock'; 'Northside Hospital Charles Hunt'; 'Northside Hospital Fred Norton'; 'Palms of Pasadena Hospital Chuck Giorgio'; Parks, Jeff; 'Patricia McNeese'; 'Patti Squires'; 'Paul Miselis'; 'Paulette Harbert'; 'Philip Lazzara'; 'Philip Murphy'; 'Police Chief Mike Vieno'; 'Rafael Soto'; 'Renea Vincent'; 'Rick Dunn'; 'Rives, Lynn'; 'Rob Peebles'; 'Rodney Due'; 'rrobertson@ctsfl.us'; 'rschmader@belleairbluffs-fl.gov'; 'rtwalker@pinellascounty.org';

To: 'Sarah.Kessler@myclearwater.com'; 'SBoisvert@pinellas-park.com'; Schlatterer, Brett; 'Scott M Swearengen (sswearengen@co.pinellas.fl.us)'; 'Scott Young (syoung@tsfr.us)'; 'Sean Lehav'; 'Shanti Smith Copeland'; 'Sheila Dalton'; 'Sheila Scolaro'; 'Sheldon Hershman'; 'Smita Ambadi'; 'St. Anthony's Hospital Otis Gatewood, JR'; 'St. Petersburg General Hospital Chuck Shuff'; 'St. Petersburg General Hospital Robert Conroy Jr.'; 'Stephanie Hendricks'; 'Stephen Tetlak'; 'Stevie Hanson'; 'Summer Mahr'; 'Susan Goebel-Canning'; 'Tatiana Childress'; 'Taylor Hague'; 'Terri Sullivan'; 'thillier@pinellas-park.com '; 'Tim Moreira'; 'Todd Best'; 'Tom Scofield'; 'townclerk@townofnorthredingtonbeach.com'; 'townclerk@townofredingtonshores.com'; 'Tracie Ryan'; 'Travis Witt'; 'Troy Salisbury'; 'Troy Wilcox'; 'Victoria Marrone'; 'Vincent Tenaglia'; 'Walter Inman'; 'Waunda Henry'; 'Wesley Wright'; 'William Barrs'; 'William Jones'; 'William Twaite'

Subject: HMGP Resources & LMS Adoption Approvals

Attachments: Hazard Mitigation Assistance Program and Policy Guide (2024).pdf; State ENG review common Pitfalls Final 3-3-25 (disclaimer).pdf; FEMA.Pinellas.FL ADD Letter 6-25-2025.pdf; FEMA.Pinellas.APPLetter.05-08-2025.pdf

Categories: IMPORTANT, LMS

Good morning everyone,

Please see below resources to help prepare your applications for HMGP Helene and HMGP Milton. Also attached are the FEMA approval letters for the 2025 LMS Plan.

- Hazard Mitigation Assistance Program and Policy Guide
  Please refer this guidance document to understand the eligibility requirements under HMGP. A copy of this document is also placed on the LMS SharePoint site under FDEM and FEMA, within the HMGP folder.

- State's Guidance Document on Common Application Pitfalls
  It is organized by project type.

- Consulting the State
  You can email the State at the following email to check if your project type is eligible. You can also reach out to the State at the same email address, in case you have questions or need to request a consultation meeting:
  dem_hazardmitigationgrantprogram@em.myflorida.com

- JUST A REMINDER - 2025 LMS Adoption
  - For your record, attached are the adoption approval letters received so far.
  - As soon as you have adopted the LMS Plan, please send me a copy of your adopted resolution. This is especially critical for those who are planning to apply for HMGP Helene and HMGP Milton.

Please let me know if you have any questions.

Thanks,

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner,
Pinellas County Housing and Community Development
310 Court Street,

LMS WORKING GROUP MEETING

Subject:	LMS Working Group Meeting
Location:	Virtual Meeting Via Zoom (Webinar Instructions Included)
Start:	Wed 7/16/2025 1:30 PM
End:	Wed 7/16/2025 3:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Ambadi, Smita
Required Attendees:	Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; All Children's Hospital Larry Green; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camden Mills; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Chris Dailey; Christina Porter; Cinda Krouk; Cindy Margiotta; Clayton Watkins; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Daniela Stewart Pinellas Park; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Detweiler, Michelle; Don King; Elizabeth Macofske; Emily Magyar; Erica Lindquist; Ethan Rogers; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Gilbert Martinez; Gina Messenger; Greg Godwin; Gregg Silliman; Gregory White; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Janice Bennett; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jennifer Bramley; Jenny Rowan; Jesse Miller; Jessie Boyer; Jevon Graham; Joan Rice; Jolie Patterson; Jorge Quintas; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa Godwin; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Macy Sinner; Mandi Clark; Marci Forbes; Marcie Hagner; Margaret Carey; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Meghan Johnson; Melanie Brown; Melanie Phommarack; Melissa Fultz; Melissa Halff; mgreen@myindianshores.com; Michael Handoga; Michael Pafumi; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke;

Required Attendees:	Mike Knotek; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Delfino; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Lazzara; Philip Murphy; Police Chief Mike Vieno; Rafael Soto; Renea Vincent; Rick Dunn; Rives, Lynn; Rob Peebles; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott Young (syoung@tsfr.us); Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Sheldon Hershman; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Susan Goebel-Canning; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Travis Witt; Troy Wilcox; Victoria Marrone; Vincent Tenaglia; Walter Inman; Waunda Henry; Wesley Wright; William Barrs; William Jones; Hodde, Hank
Optional Attendees:	Hammer Levy, Kelli; Bailey, Glenn; Swearengen, Scott M; Zambito, Chris; Christina Hummel; Monica Martin; Niforatos, Chris; Allan Biddlecomb; Laura Wilcoxen; William Twaite; Troy Salisbury

Local Mitigation Strategy - Working Group Meeting
Wednesday, July 16th 2025, 1:30 PM to 3:00 PM

PLEASE NOTE: This meeting will be held via Zoom. The intent of this meeting is to continue working on the Prioritized Project Lists (PPL), for Hazard Mitigation Grant Program (HMGP) – Helene and HMGP Milton. All project leads are required to attend this meeting. **Please forward the meeting invite, to whoever is interested in attending. Agenda will be distributed prior to the meeting.**

WEBINAR INSTRUCTIONS

Cynthia Watkins is inviting you to a scheduled Zoom meeting.

Topic: LMS Working Group Meeting
Time: Jul 16, 2025 01:30 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/85757579056?pwd=tGCvcoKfaZjpWvVDW4FyYzaYadahBU.1

Meeting ID: 857 5757 9056
Passcode: 078436

One tap mobile
+13052241968,,85757579056#,,,,*078436# US
+19292056099,,85757579056#,,,,*078436# US (New York)

Dial by your location
- **+1 305 224 1968 US**
- **+1 929 205 6099 US (New York)**
- **+1 301 715 8592 US (Washington DC)**

LMS ANNUAL UPDATE TRAINING

From: Ambadi, Smita
Sent: Wednesday, August 27, 2025 10:19 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; Anne Marie Brooks; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Bobby Shay Lee; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camden Mills; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Cheryl Hannafin; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clayton Watkins; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Daniela Stewart Pinellas Park; Darby Bryant; David Leihman; David Mixson; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Detweiler, Michelle; Don King; Elizabeth Macofske; Emily Magyar; Erica Lindquist; Ethan Rogers; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Gilbert Martinez; Gina Messenger; Glenn Bailey; Greg Godwin; Gregg Mims; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Janice Bennett; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jennifer Bramley; Jenny Rowan; Jesse Miller; Jessica Modrak; Jessie Boyer; Jevon Graham; Joan Rice; Jolie Patterson; Jorge Quintas; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Macy Sinner; Mandi Clark; Marci Forbes; Marcie Hagner; Margaret Carey; Marion White; Mark Griffin; mark.hendrickson@redcross.org; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Meghan Johnson; Melanie Brown; Melanie Phommarack; Melissa Fultz; Melissa Halff; mgreen@myindianshores.com; Michael Handoga; Michael Pafumi; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Delfino; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Lazzara; Philip Murphy; Police Chief Mike Vieno; Rafael Soto; Renea Vincent; Rick Dunn; Rives, Lynn; Rob Peebles; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Shelby Beauchemin;

To: Sheldon Hershman; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Susan Goebel-Canning; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Travis Witt; Troy Salisbury; Troy Wilcox; Victoria Marrone; Vincent Tenaglia; Walter Inman; Waunda Henry; Wesley Wright; William (Trip) Barrs; William Jones; William Twaite; Marcus.Williamson@MyClearwater.com; robert@baysidechurch.net; roxanne@baysidechurch.net

Subject: REMINDER - Today's LMS Annual Update Training

Good morning everyone,

This is just a reminder for today's **LMS Annual Update Training.**

In this training we will cover:

- The process for the LMS Annual Update and the documents that we update.
- The LMS Working Group's process for Hazard Mitigation Grant Program (HMGP).

Please share with others as needed. Meeting instructions are given below.
Thank you and see you soon.

WEBINAR INSTRUCTIONS
Topic: LMS Annual Update Training
Time: Aug 27, 2025 01:30 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/81252606233?pwd=QPkfJ8fhXUZEDanj4dWB0uveuTGJmN.1

Meeting ID: 812 5260 6233
Passcode: 253159

One tap mobile
+13052241968,,81252606233#,,,,*253159# US
+13126266799,,81252606233#,,,,*253159# US (Chicago)

Dial by your location
• +1 305 224 1968 US

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
Main: (727) 464-8200
sambadi@pinellascounty.org

LMS ANNUAL UPDATE KICKOFF

From: Ambadi, Smita
Sent: Wednesday, September 3, 2025 3:04 PM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; Anne Marie Brooks; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Bobby Shay Lee; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camden Mills; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Cheryl Coller Reed; Cheryl Hannafin; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clayton Watkins; Clint Belk; Cody Johnson; Colleen Olson; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Daniela Stewart Pinellas Park; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Detweiler, Michelle; Don King; Elizabeth Macofske; Emily Magyar; Erica Lindquist; Ethan Rogers; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Gilbert Martinez; Gina Messenger; Glenn Bailey; Greg Godwin; Gregg Mims; Gregg Silliman; Gregory White; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Heather Sobush; Jake Holehouse; Janice Bennett; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jennifer Bramley; Jenny Rowan; Jesse Miller; Jessica Modrak; Jessie Boyer; Jevon Graham; Joan Rice; Jolie Patterson; Jorge Quintas; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Macy Sinner; Mandi Clark; Marci Forbes; Marcie Hagner; Margaret Carey; Marion White; Mark Frederick; Mark Griffin; mark.hendrickson@redcross.org; Marrone, Victoria; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Meghan Johnson; Meghan Roscoe; Melanie Brown; Melanie Phommarack; Melissa Fultz; Melissa Halff; mgreen@myindianshores.com; Michael Handoga; Michael Pafumi; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Delfino; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Lazzara; Philip Murphy; Police Chief Mike Vieno; Rafael Soto; Renea Vincent; Rick Dunn; Rives, Lynn; Rob Peebles; Rodney Due; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott M Swearengen (sswearengen@co.pinellas.fl.us); Scott

To: Young (syoung@tsfr.us); Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Shelby Beauchemin; Sheldon Hershman; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Susan Goebel-Canning; Tatiana Childress; Taylor Hague; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Travis Witt; Troy Salisbury; Troy Wilcox; vtenaglia; Walter Inman; Waunda Henry; Wesley Wright; William (Trip) Barrs; William Jones; William Twaite

Subject: 2025 LMS Annual Update

Attachments: LMS WG ROSTER 8-25-2025.xlsx; TABLE A-2 MUNICIPAL OUTREACH 1-23-2025.xlsx; TABLE D-1 MITIGATION INITIATIVES 7-21-2025.xlsx; TABLE D-2 ACCOMPLISHMENTS 1-23-2025.xlsx; PINELLAS CO Project Scoring Sheet.xlsx

Good afternoon everyone,

Here are the documents to kick off our **2025 - 2026 Local Mitigation Strategy (LMS) Annual Update process.**

Documents to be updated:

1. **LMS Working Group Roster;**
2. **Table A-2 Municipal Outreach;**
3. **Table D-1 Mitigation Initiatives;**
4. **Table D-2 Accomplishments;** and
5. **Blank Project Scoring Sheet – to be filled out for each new project** that you are requesting to add to Table D-1.

- Please review the spreadsheets and update them as needed. **Once you are done updating, please email them back to me. I would appreciate, if you could send me all updated documents by Friday, November 28, 2025.** If you have any questions, need additional time or need help with the scoring sheet, please let me know. I would be happy to help.

- **LMS Working Group Roster**
  This includes all updates made till last month. Please review and let me know if I missed anything. Please feel free to share the LMS Roster, with others who might be interested in joining our LMS Working Group.

- **LMS Table D-1 Mitigation Initiatives**
  This includes all the revisions that were made as a part of HMGP Helene and HMGP Milton. Please let me know, if I missed anything.
  If you wish to add new projects to the LMS Table D-1 by the October 1st LMS meeting, please send completed scoring sheets by September 12th.

Please let me know, if you have any questions or concerns.

Thank you!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner,
Pinellas County Housing and Community Development
310 Court Street,
Clearwater, FL 33756
Direct: (727) 464-8221
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FLOOD RISK AND MITIGATION PUBLIC INFORMATION WORKING GROUP MEETING

From: Chelsea Goodman, PE <cgoodman@jonesedmunds.com>
Sent: Tuesday, November 4, 2025 1:31 PM
To: abernal; AmyBaker66043@yahoo.com; ashley.tharp@weareflood.com; Ashley Wagner; barry.scarr@acentria.com; Ellis, Brian; bford@insuranceresources.com; chuckdillon52@gmail.com; crhollands@gmail.com; Carol L. Stricklin; dmotley123@gmail.com; DReeves@cityofsafetyharbor.com; Scharmen, Dean; DVitraelli@oldsmarfl.gov; elindquist@pinellas-park.com; Henry, Gene; gevenwel4@nationalfloodexperts.com; gm@bilmarbeachresort.com; Hannah J. Rebholz; housh@northsideengineering.net; Carkeet, John; Miller, Jesse; Khansith Boupha, PE, GISP; Kyle Riefler; Foster, Lisa D; lindsey@floridabestquote.com; Lynn Rosetti; Megan Araya; MClark@oldsmarfl.gov; Melanie Phommarack; Yin, Yue Melody; Marci Forbes; mfultz; Moore, Maxine; Martin Sorensen; mtaylor@mygulfport.us; peggysboys@gmail.com; Robert Hatton; Sandglo@msn.com; Kessler, Sarah; Scottnappier@Gmail.com; skessler@hotmail.com; Childress, Tatiana; Missy Clarke; tshelly@townofbelleair.net; Terri Sullivan; zahra@nationalfloodexperts.com; Sandy Dougherty; awise@jreeng.com; Laura Canary; rpenningtonjpi@outlook.com; gmartinez; Camden Mills; nporter@stpetebeach.org; gmessenger@stpetebeach.org; mfw517@gmail.com
Cc: Christina Hummel; liz@bestfloodinsurance.com; Ambadi, Smita; Rivera, Anamarie; Alexis Silcox; Jackie Tow; Boyles, Stacy A; Rick Wilson; Wojeck, Michelle; Adair, Celinda; Carrie L. O'Brion; Troy Wilcox; Jodi Doll-Bowling; Andrew Nikiforakis; Marcus Jones
Subject: Re: Flood Risk and Mitigation Public Information Working Group Follow Up
Attachments: FRMPIWG_PlanningCommittee_TOUPDATE.docx; Appendix A - 330_OP_Matrix_2024.xlsx; FRP_Messaging_Toolkit_v20250702.xlsm

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Hi All,

Attached are the Core Members and Additional Members tables, which list staff and stakeholders from each participating community. Please take a moment to review and let me know if the current participants are correct or if any updates are needed. I will follow up in two weeks to make sure I have gotten everyone's updates.

I've also reattached the key messages and outreach projects for your reference. Please let me know if there's anything you'd like to add.

I'll be sending the remaining documents discussed during the meeting in a separate follow-up soon.

Thanks so much for your help!

Best,

Chelsea Goodman, PE
Engineer

O. 813.258.0703 | F. 813.254.6860 | D. 813 402 3653
JONESEDMUNDS.COM
324 S. Hyde Park Ave, Suite 250, Tampa, FL 33606

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From: Chelsea Goodman, PE
Sent: Thursday, April 24, 2025 3:08 PM
To: abernal@townofbelleair.net <abernal@townofbelleair.net>; AmyBaker66043@yahoo.com <AmyBaker66043@yahoo.com>; ashley.tharp@weareflood.com <ashley.tharp@weareflood.com>; AWagner@myindianshores.com <AWagner@myindianshores.com>; barry.scarr@acentria.com <barry.scarr@acentria.com>; bellis@pinellas-park.com <bellis@pinellas-park.com>; bford@insuranceresources.com <bford@insuranceresources.com>; chuckdillon52@gmail.com <chuckdillon52@gmail.com>; crhollands@gmail.com <crhollands@gmail.com>; CStricklin@cityofsafetyharbor.com <CStricklin@cityofsafetyharbor.com>; dmixson@mysouthpasadena.com <dmixson@mysouthpasadena.com>; dmotley123@gmail.com <dmotley123@gmail.com>; DReeves@cityofsafetyharbor.com <DReeves@cityofsafetyharbor.com>; dscharmen@irbcity.com <dscharmen@irbcity.com>; DVitraelli@oldsmarfl.gov <DVitraelli@oldsmarfl.gov>; elindquist@pinellas-park.com <elindquist@pinellas-park.com>; Gene.Henry@MyClearwater.com <Gene.Henry@MyClearwater.com>; gevenwel4@nationalfloodexperts.com <gevenwel4@nationalfloodexperts.com>; gm@bilmarbeachresort.com <gm@bilmarbeachresort.com>; hannah.rebholz@stpete.org <hannah.rebholz@stpete.org>; housh@northsideengineering.net <housh@northsideengineering.net>; jcarkeet@pinellas.gov <jcarkeet@pinellas.gov>; jmiller@mytreasureisland.org <jmiller@mytreasureisland.org>; Khansith Boupha, PE, GISP <KBoupha@jonesedmunds.com>; Kyle.Riefler@cityofbelleairbeach.com <Kyle.Riefler@cityofbelleairbeach.com>; lcurtis@stpetebeach.org <lcurtis@stpetebeach.org>; Foster, Lisa D <ldfoster@pinellas.gov>; lindsey@floridabestquote.com <lindsey@floridabestquote.com>; lrosetti@stpetebeach.org <lrosetti@stpetebeach.org>; lscheuermann@madeirabeachfl.gov <lscheuermann@madeirabeachfl.gov>; maraya@tsfr.us <maraya@tsfr.us>; MClark@oldsmarfl.gov <MClark@oldsmarfl.gov>; medwards@mytreasureisland.org <medwards@mytreasureisland.org>; melanie.phommarack@stpete.org <melanie.phommarack@stpete.org>; Melody.Yin@MyClearwater.com <Melody.Yin@MyClearwater.com>; mforbes@madeirabeachfl.gov <mforbes@madeirabeachfl.gov>; mfultz@redshoresfl.com <mfultz@redshoresfl.com>; mmoore@pinellas.gov <mmoore@pinellas.gov>; Martin Sorensen <msorensen@arturofuente.com>; mtaylor@mygulfport.us <mtaylor@mygulfport.us>; peggysboys@gmail.com <peggysboys@gmail.com>; rhatton@largo.com <rhatton@largo.com>; Sandglo@msn.com <Sandglo@msn.com>; sarah.kessler@myclearwater.com <sarah.kessler@myclearwater.com>; Scottnappier@Gmail.com <Scottnappier@Gmail.com>; skessler@hotmail.com <skessler@hotmail.com>; TChildress@oldsmarfl.gov <TChildress@oldsmarfl.gov>; townclerk@townofredingtonbeach.com <townclerk@townofredingtonbeach.com>; tshelly@townofbelleair.net <tshelly@townofbelleair.net>; TSullivan@mysouthpasadena.com <TSullivan@mysouthpasadena.com>; zahra@nationalfloodexperts.com <zahra@nationalfloodexperts.com>; Sandy Dougherty <sandy@floridadriven.com>; awise@jreeng.com <awise@jreeng.com>; Laura Canary <lcanary@stpetebeach.org>; rpenningtonjpi@outlook.com <rpenningtonjpi@outlook.com>; Gilbert Martinez <gmartinez@stpetebeach.org>; Camden Mills <cmills@stpetebeach.org>; nporter@stpetebeach.org <nporter@stpetebeach.org>; gmessenger@stpetebeach.org <gmessenger@stpetebeach.org>; mfw517@gmail.com <mfw517@gmail.com>
Cc: Chris.Zambito@atkinsrealis.com <Chris.Zambito@atkinsrealis.com>; HummelC@hcfl.gov <HummelC@hcfl.gov>; liz@bestfloodinsurance.com <liz@bestfloodinsurance.com>; sambadi@pinellas.gov <sambadi@pinellas.gov>; Rivera, Anamarie <arivera@pinellas.gov>; Alexis Silcox <asilcox@belleairbluffs-fl.gov>; Jackie Tow <jackie.tow@brightway.com>; Boyles, Stacy A <sboyles@pinellas.gov>; Rick Wilson <rwilson@gec-3.com>; Wojeck, Michelle <WojeckM@hcfl.gov>; Adair, Celinda <Celinda.Adair@atkinsrealis.com>; Carrie L. O'Brion <Carrie.O'Brion@stpete.org>; Troy Wilcox <TWilcox@cityofsafetyharbor.com>; Jodi Doll-Bowling <jodidoll55@gmail.com>; Andrew Nikiforakis <anikiforakis@ctsfl.us>; Marcus Jones <MJones@mysouthpasadena.com>
Subject: Hold for Pinellas County Flood Risk and Mitigation Public Information Working Group Meeting

When: Friday, October 24, 2025 12:00 PM-2:00 PM.
Where: Virtual

Pinellas County Flood Risk and Mitigation Public Information Working Group Meeting.

The agenda is now attached to this meeting invite.

We will be reviewing PPI activities for the annual report. Please review the attached documents before the meeting.

Also, if you could please take a look at the Outreach Project document (Appendix A - 330_OP_Matrix) and update your jurisdiction's participation (Y/N) and highlight any changes made. Please send your updated version, even if there are no updates, to me.

If your stakeholder is not included in the invitation, please be sure to forward it to them.

If you have any questions or need additional information, feel free to reach out.

Thanks!

Microsoft Teams Need help?

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Passcode: xN9aB7i3

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Find a local number

Phone conference ID: 210 193 164#

Join on a video conferencing device

Tenant key: 553493991@t.plcm.vc

Video ID: 119 105 016 2

More info

For organizers: Meeting options | Reset dial-in PIN

FRMPIWG MEETING FOLLOWUP - OUTREACH

From: Chelsea Goodman, PE <cgoodman@jonesedmunds.com>
Sent: Thursday, November 6, 2025 3:03 PM
To: abernal; AmyBaker66043@yahoo.com; ashley.tharp@weareflood.com; Ashley Wagner; barry.scarr@acentria.com; Ellis, Brian; bford@insuranceresources.com; chuckdillon52@gmail.com; crhollands@gmail.com; Carol L. Stricklin; dmotley123@gmail.com; DReeves@cityofsafetyharbor.com; Scharmen, Dean; DVitraelli@oldsmarfl.gov; elindquist@pinellas-park.com; Henry, Gene; gevenwel4@nationalfloodexperts.com; gm@bilmarbeachresort.com; Hannah J. Rebholz; housh@northsideengineering.net; Carkeet, John; Miller, Jesse; Khansith Boupha, PE, GISP; Kyle Riefler; Foster, Lisa D; lindsey@floridabestquote.com; Lynn Rosetti; Megan Araya; MClark@oldsmarfl.gov; Melanie Phommarack; Yin, Yue Melody; Marci Forbes; mfultz; Moore, Maxine; Martin Sorensen; mtaylor@mygulfport.us; peggysboys@gmail.com; Robert Hatton; Sandglo@msn.com; Kessler, Sarah; Scottnappier@Gmail.com; skessler@hotmail.com; Childress, Tatiana; Missy Clarke; tshelly@townofbelleair.net; Terri Sullivan; zahra@nationalfloodexperts.com; Sandy Dougherty; awise@jreeng.com; Laura Canary; rpenningtonjpi@outlook.com; gmartinez; Camden Mills; nporter@stpetebeach.org; gmessenger@stpetebeach.org; mfw517@gmail.com
Cc: Christina Hummel; liz@bestfloodinsurance.com; Ambadi, Smita; Rivera, Anamarie; Alexis Silcox; Jackie Tow; Boyles, Stacy A; Rick Wilson; Wojeck, Michelle; Adair, Celinda; Carrie L. O'Brion; Troy Wilcox; Jodi Doll-Bowling; Andrew Nikiforakis; Marcus Jones; Burrell, Mary
Subject: Re: Flood Risk and Mitigation Public Information Working Group Follow Up
Attachments: Boater Hurricane Prep Brochure 2025.pdf; Boater Hurricane Prep Poster 11x17 2025.pdf; Gulfport_VetOutreach.pdf; Social Media Posts - Boater Hurricane Preparedness Video.docx; PINELLAS LMS TABLE D-1 7-21-2025.xlsx

This Message Is From an External Sender
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Hi everyone,

This should be my last email blast for a bit! Below are the remaining documents we discussed sharing during our last meeting:

Vet Outreach
Attached is the outreach project from the City of Gulfport, which also includes the city-wide brochure distributed through water bills and displayed in City buildings.

Boat Hurricane Prep Outreach
We've included the Pinellas County Boater Preparation documents. If you'd like copies of these materials, please reach out to maryburrell@pinellas.gov , and she can send them directly to your municipality.

D-1 Table
The D-1 Table is attached for your review. We can go over any comments or questions during our next meeting.

If you or any of your stakeholders still need access to SharePoint, please send me an email with their contact information, and we'll make sure they're added.

Meeting holds for next year's sessions will be sent out soon.

Lastly, please don't forget to send me any updates to your Core Members and Additional Members lists by November 14.

Thank you all for your time and for continuing to share your great resources!

Best regards,

Chelsea Goodman, PE
Engineer

O. 813.258.0703 | F. 813.254.6860 | D. 813 402 3653
JONESEDMUNDS.COM
324 S. Hyde Park Ave, Suite 250, Tampa, FL 33606

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FRMPIWG MEMBERSHIP

From: Chelsea Goodman, PE <cgoodman@jonesedmunds.com>
Sent: Tuesday, November 4, 2025 1:30 PM
To: abernal@townofbelleair.net <abernal@townofbelleair.net>; AmyBaker66043@yahoo.com <AmyBaker66043@yahoo.com>; ashley.tharp@weareflood.com <ashley.tharp@weareflood.com>; AWagner@myindianshores.com <AWagner@myindianshores.com>; barry.scarr@acentria.com <barry.scarr@acentria.com>; bellis@pinellas-park.com <bellis@pinellas-park.com>; bford@insuranceresources.com <bford@insuranceresources.com>; chuckdillon52@gmail.com <chuckdillon52@gmail.com>; crhollands@gmail.com <crhollands@gmail.com>; CStricklin@cityofsafetyharbor.com <CStricklin@cityofsafetyharbor.com>; dmotley123@gmail.com <dmotley123@gmail.com>; DReeves@cityofsafetyharbor.com <DReeves@cityofsafetyharbor.com>; dscharmen@irbcity.com <dscharmen@irbcity.com>; DVitraelli@oldsmarfl.gov <DVitraelli@oldsmarfl.gov>; elindquist@pinellas-park.com <elindquist@pinellas-park.com>; Gene.Henry@MyClearwater.com <Gene.Henry@MyClearwater.com>; gevenwel4@nationalfloodexperts.com <gevenwel4@nationalfloodexperts.com>; gm@bilmarbeachresort.com <gm@bilmarbeachresort.com>; hannah.rebholz@stpete.org <hannah.rebholz@stpete.org>; housh@northsideengineering.net <housh@northsideengineering.net>; jcarkeet@pinellas.gov <jcarkeet@pinellas.gov>; jmiller@mytreasureisland.org <jmiller@mytreasureisland.org>; Khansith Boupha, PE, GISP <KBoupha@jonesedmunds.com>; Kyle.Riefler@cityofbelleairbeach.com <Kyle.Riefler@cityofbelleairbeach.com>; Foster, Lisa D <ldfoster@pinellas.gov>; lindsey@floridabestquote.com <lindsey@floridabestquote.com>; lrosetti@stpetebeach.org <lrosetti@stpetebeach.org>; maraya@tsfr.us <maraya@tsfr.us>; MClark@oldsmarfl.gov

<MClark@oldsmarfl.gov>; melanie.phommarack@stpete.org <melanie.phommarack@stpete.org>; Melody.Yin@MyClearwater.com <Melody.Yin@MyClearwater.com>; mforbes@madeirabeachfl.gov <mforbes@madeirabeachfl.gov>; mfultz@redshoresfl.com <mfultz@redshoresfl.com>; mmoore@pinellas.gov <mmoore@pinellas.gov>; Martin Sorensen <msorensen@arturofuente.com>; mtaylor@mygulfport.us <mtaylor@mygulfport.us>; peggysboys@gmail.com <peggysboys@gmail.com>; rhatton@largo.com <rhatton@largo.com>; Sandglo@msn.com <Sandglo@msn.com>; sarah.kessler@myclearwater.com <sarah.kessler@myclearwater.com>; Scottnappier@Gmail.com <Scottnappier@Gmail.com>; skessler@hotmail.com <skessler@hotmail.com>; TChildress@oldsmarfl.gov <TChildress@oldsmarfl.gov>; townclerk@townofredingtonbeach.com <townclerk@townofredingtonbeach.com>; tshelly@townofbelleair.net <tshelly@townofbelleair.net>; TSullivan@mysouthpasadena.com <TSullivan@mysouthpasadena.com>; zahra@nationalfloodexperts.com <zahra@nationalfloodexperts.com>; Sandy Dougherty <sandy@floridadriven.com>; awise@jreeng.com <awise@jreeng.com>; Laura Canary <lcanary@stpetebeach.org>; rpenningtonjpi@outlook.com <rpenningtonjpi@outlook.com>; Gilbert Martinez <gmartinez@stpetebeach.org>; Camden Mills <cmills@stpetebeach.org>; nporter@stpetebeach.org <nporter@stpetebeach.org>; gmessenger@stpetebeach.org <gmessenger@stpetebeach.org>; mfw517@gmail.com <mfw517@gmail.com>
Cc: HummelC@hcfl.gov <HummelC@hcfl.gov>; liz@bestfloodinsurance.com <liz@bestfloodinsurance.com>; sambadi@pinellas.gov <sambadi@pinellas.gov>; Rivera, Anamarie <arivera@pinellas.gov>; Alexis Silcox <asilcox@belleairbluffs-fl.gov>; Jackie Tow <jackie.tow@brightway.com>; Boyles, Stacy A <sboyles@pinellas.gov>; Rick Wilson <rwilson@gec-3.com>; Wojeck, Michelle <WojeckM@hcfl.gov>; Adair, Celinda <Celinda.Adair@atkinsrealis.com>; Carrie L. O'Brion <Carrie.O'Brion@stpete.org>; Troy Wilcox <TWilcox@cityofsafetyharbor.com>; Jodi Doll-Bowling <jodidoll55@gmail.com>; Andrew Nikiforakis <anikiforakis@ctsfl.us>; Marcus Jones <MJones@mysouthpasadena.com>
Subject: Re: Flood Risk and Mitigation Public Information Working Group Follow Up

Hi All,

Attached are the Core Members and Additional Members tables, which list staff and stakeholders from each participating community. Please take a moment to review and let me know if the current participants are correct or if any updates are needed. I will follow up in two weeks to make sure I have gotten everyone's updates.

I've also reattached the key messages and outreach projects for your reference. Please let me know if there's anything you'd like to add.

I'll be sending the remaining documents discussed during the meeting in a separate follow-up soon.

Thanks so much for your help!

Best,

Chelsea Goodman, PE
Engineer

O. 813.258.0703 | F. 813.254.6860 | D. 813 402 3653
JONESEDMUNDS.COM
324 S. Hyde Park Ave, Suite 250, Tampa, FL 33606

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FRMPIWG MEETING INVITATION

From: Chelsea Goodman, PE
Sent: Thursday, April 24, 2025 3:08 PM
To: abernal@townofbelleair.net <abernal@townofbelleair.net>; AmyBaker66043@yahoo.com <AmyBaker66043@yahoo.com>; ashley.tharp@weareflood.com <ashley.tharp@weareflood.com>; AWagner@myindianshores.com <AWagner@myindianshores.com>; barry.scarr@acentria.com <barry.scarr@acentria.com>; bellis@pinellas-park.com <bellis@pinellas-park.com>; bford@insuranceresources.com <bford@insuranceresources.com>; chuckdillon52@gmail.com <chuckdillon52@gmail.com>; crhollands@gmail.com <crhollands@gmail.com>; CStricklin@cityofsafetyharbor.com <CStricklin@cityofsafetyharbor.com>; dmixson@mysouthpasadena.com <dmixson@mysouthpasadena.com>; dmotley123@gmail.com <dmotley123@gmail.com>; DReeves@cityofsafetyharbor.com <DReeves@cityofsafetyharbor.com>; dscharmen@irbcity.com <dscharmen@irbcity.com>; DVitraelli@oldsmarfl.gov <DVitraelli@oldsmarfl.gov>; elindquist@pinellas-park.com <elindquist@pinellas-park.com>; Gene.Henry@MyClearwater.com <Gene.Henry@MyClearwater.com>; gevenwel4@nationalfloodexperts.com <gevenwel4@nationalfloodexperts.com>; gm@bilmarbeachresort.com <gm@bilmarbeachresort.com>; hannah.rebholz@stpete.org <hannah.rebholz@stpete.org>; housh@northsideengineering.net <housh@northsideengineering.net>; jcarkeet@pinellas.gov <jcarkeet@pinellas.gov>; jmiller@mytreasureisland.org <jmiller@mytreasureisland.org>; Khansith Boupha, PE, GISP <KBoupha@jonesedmunds.com>; Kyle.Riefler@cityofbelleairbeach.com <Kyle.Riefler@cityofbelleairbeach.com>; lcurtis@stpetebeach.org <lcurtis@stpetebeach.org>; Foster, Lisa D <ldfoster@pinellas.gov>; lindsey@floridabestquote.com <lindsey@floridabestquote.com>; lrosetti@stpetebeach.org <lrosetti@stpetebeach.org>; lscheuermann@madeirabeachfl.gov <lscheuermann@madeirabeachfl.gov>; maraya@tsfr.us <maraya@tsfr.us>; MClark@oldsmarfl.gov <MClark@oldsmarfl.gov>; medwards@mytreasureisland.org <medwards@mytreasureisland.org>; melanie.phommarack@stpete.org <melanie.phommarack@stpete.org>; Melody.Yin@MyClearwater.com <Melody.Yin@MyClearwater.com>; mforbes@madeirabeachfl.gov <mforbes@madeirabeachfl.gov>; mfultz@redshoresfl.com <mfultz@redshoresfl.com>; mmoore@pinellas.gov <mmoore@pinellas.gov>; Martin Sorensen <msorensen@arturofuente.com>; mtaylor@mygulfport.us <mtaylor@mygulfport.us>; peggysboys@gmail.com <peggysboys@gmail.com>; rhatton@largo.com <rhatton@largo.com>; Sandglo@msn.com <Sandglo@msn.com>; sarah.kessler@myclearwater.com <sarah.kessler@myclearwater.com>; Scottnappier@Gmail.com <Scottnappier@Gmail.com>; skessler@hotmail.com <skessler@hotmail.com>; TChildress@oldsmarfl.gov <TChildress@oldsmarfl.gov>; townclerk@townofredingtonbeach.com <townclerk@townofredingtonbeach.com>; tshelly@townofbelleair.net <tshelly@townofbelleair.net>; TSullivan@mysouthpasadena.com <TSullivan@mysouthpasadena.com>; zahra@nationalfloodexperts.com <zahra@nationalfloodexperts.com>; Sandy Dougherty <sandy@floridadriven.com>; awise@jreeng.com <awise@jreeng.com>; Laura Canary <lcanary@stpetebeach.org>; rpenningtonjpi@outlook.com <rpenningtonjpi@outlook.com>; Gilbert Martinez <gmartinez@stpetebeach.org>; Camden Mills <cmills@stpetebeach.org>; nporter@stpetebeach.org <nporter@stpetebeach.org>; gmessenger@stpetebeach.org <gmessenger@stpetebeach.org>; mfw517@gmail.com <mfw517@gmail.com>
Cc: Chris.Zambito@atkinsrealis.com <Chris.Zambito@atkinsrealis.com>; HummelC@hcfl.gov <HummelC@hcfl.gov>; liz@bestfloodinsurance.com <liz@bestfloodinsurance.com>; sambadi@pinellas.gov <sambadi@pinellas.gov>; Rivera, Anamarie <arivera@pinellas.gov>; Alexis Silcox <asilcox@belleairbluffs-fl.gov>; Jackie Tow <jackie.tow@brightway.com>; Boyles, Stacy A <sboyles@pinellas.gov>; Rick Wilson <rwilson@gec-3.com>; Wojeck, Michelle <WojeckM@hcfl.gov>; Adair, Celinda <Celinda.Adair@atkinsrealis.com>; Carrie L. O'Brion <Carrie.O'Brion@stpete.org>; Troy Wilcox <TWilcox@cityofsafetyharbor.com>; Jodi Doll-Bowling <jodidoll55@gmail.com>; Andrew Nikiforakis <anikiforakis@ctsfl.us>; Marcus Jones <MJones@mysouthpasadena.com>
Subject: Hold for Pinellas County Flood Risk and Mitigation Public Information Working Group Meeting
When: Friday, October 24, 2025 12:00 PM-2:00 PM.
Where: Virtual

Pinellas County Flood Risk and Mitigation Public Information Working Group Meeting.

The agenda is now attached to this meeting invite.

We will be reviewing PPI activities for the annual report. Please review the attached documents before the meeting.

Also, if you could please take a look at the Outreach Project document (Appendix A - 330_OP_Matrix) and update your jurisdiction's participation (Y/N) and highlight any changes made. Please send your updated version, even if there are no updates, to me.

If your stakeholder is not included in the invitation, please be sure to forward it to them.

If you have any questions or need additional information, feel free to reach out.

Thanks!

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Phone conference ID: 210 193 164#

Join on a video conferencing device

Tenant key: 553493991@t.plcm.vc

Video ID: 119 105 016 2

More info

For organizers: Meeting options | Reset dial-in PIN

HMGP MILTON UPDATED ENDORSEMENT

From: Ambadi, Smita
Sent: Tuesday, December 23, 2025 8:30 AM
To: Aaron Glanz; Abigail Lloyd; Adam Klinstiver; Adriana Nieves; Albert Furney; Aleksandra Mugenski; Alex Boswell; Allan Biddlecomb; Amber Boulding; Amber Hauser; Amy Bidell; Angela Miller; angela.allen@dot.state.fl.us; Anne Marie Brooks; arocke@largo.com; Ashley Bernal; Ashley Tharp; Ashley Wagner; Aubrey Phillips; Auria Oliver; B J Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; Bob Bernhart; Bobby Shay Lee; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper; Bryan Ellis; Bryan.Scanlon@hcahealthcare.com; Camden Mills; Camille Zoller; Captain Nick Lazaris; Cara W Sara; Carol Stricklin; Carolyn Reginelli; Catherine Perkins; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Chelsea Goodman; Cheryl Coller Reed; Cheryl Hannafin; Chris Dailey; Chris Niforatos; Chris Zambito; Christina Hummel; Christina Porter; Cinda Krouk; Cindy Margiotta; Clayton Watkins; Clint Belk; Cody Johnson; Colleen Olson; comdist3@townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Daniel Schoel; Daniel Simpson; Daniela Stewart Pinellas Park; Darby Bryant; David Leihman; David Mixson; David Pegasus; Dean Scharmen; Debra Sullivan; depclerk@townofredingtonshores.com; deputyclerk@townofnorthredingtonbeach.com; deputyclerk@townofredingtonbeach.com; Detweiler, Michelle; Don King; Elizabeth Macofske; Emily Magyar; Erica Lindquist; Ethan Rogers; Eugene Henry; Fire Chief Jim Kilpatrick; Fire Marshal; firechief@mysouthpasadena.com; gabriela.vigo@fema.dhs.gov; Gaby Placido; gberkheimer@pinellas-park.com; Gilbert Martinez; Gina Messenger; Glenn Bailey; Greg Godwin; Gregg Mims; Gregg Silliman; Hammer Levy, Kelli; Hannah Rebholz; Harvey, Gina A; Jake Holehouse; Janice Bennett; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jennifer Bramley; Jenny Rowan; Jesse Miller; Jessica Modrak; Jessie Boyer; Joan Rice; Jolie Patterson; Jorge Quintas; Jose.Bueno@redcross.org; Joseph DiPasqua; Karen Paulson; Kathryn Younkin; Keith Bodeker; Kelli Reddick; Kelly Hale; Kelly Intzes; Kelsey Grentzer; Kerry Marsalek; Kevin Sullivan; Khan Boupha; Kindred Healthcare Debra Plummer; Kira Barrera; Kyle Riefler; Largo Medical Center - 14th St Campus Adam Brett; Largo Medical Center - 14th St Campus Jon Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Lauren Wolf; Leah Adiff; Leylah Saavedra; Lisa Foster; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Lt. Tom Brennan; Lynn Rosetti; Macy Sinner; Mandi Clark; Marci Forbes; Marcie Hagner; Marco Villagomez; Margaret Carey; Marion White; Mark Frederick; Mark Griffin; mark.hendrickson@redcross.org; Marrone, Victoria; Mary Palmer; Maryellen Edwards; Matt Pruitt; Matthew Pleasant; Maxine Moore (mmoore@co.pinellas.fl.us); Megan Araya; Megan Orlando; Megan Wepfer; Meghan Blancher; Meghan Johnson; Meghan Roscoe; Melanie Brown; Melanie Phommarack; Melissa Fultz; Melissa Halff; mgreen@myindianshores.com; Michael Handoga; Michael Pafumi; Michael.Perry@stpete.org; Michelle Monteclaro; Mike Clarke; Mike Knotek; Mike Munger; Monica Martin; mtaylor@mygulfport.us; Natalie Gass; Natasha Dickrell; Nick Charnas; Nicole Delfino; Nicole Dufva; Noralvys Hancock; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Paul Miselis; Paulette Harbert; Philip Lazzara; Philip Murphy; Police Chief Mike Vieno; Rafael Soto; Ray Page; Renea Vincent; Rick Dunn; Rives, Lynn; Rob Peebles; Rodney Due; Roger Singh; rrobertson@ctsfl.us; rschmader@belleairbluffs-fl.gov; rtwalker@pinellascounty.org; Sarah.Kessler@myclearwater.com; SBoisvert@pinellas-park.com; Schlatterer, Brett; Scott

To: M Swearengen (sswearengen@co.pinellas.fl.us); Scott Young (syoung@tsfr.us); Sean Lehav; Shanti Smith Copeland; Sheila Dalton; Sheila Scolaro; Shelby Beauchemin; Sheldon Hershman; Smita Ambadi; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Stephanie Hendricks; Stephen Tetlak; Stevie Hanson; Summer Mahr; Susan Goebel-Canning; Tatiana Childress; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Tom Scofield; townclerk@townofnorthredingtonbeach.com; townclerk@townofredingtonshores.com; Tracie Ryan; Travis Witt; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William (Trip) Barrs; William Jones; William Twaite

Subject: MEETING FOLLOWUP - HMGP Milton PPL, Table D-1 & FEMA Letter

Attachments: PPL - HMGP HELENE-MILTON UPDATED 12-17-2025.xlsx; TABLE D-1 MITIGATION INITIATIVES for 12-17-2025.xlsx; FEMA.Pinellas.ADD Letter 11-17-2025.pdf

Categories: IMPORTANT

Good morning everyone,

As a follow-up to the December 17th LMS meeting, please see attached the following documents:

- Updated Prioritized Project List (PPL) for HMGP Milton, as was last approved by the LMS Working Group on Dec. 17.
- Updated LMS Table D-1

A copy of both was submitted to the State on Dec.18.

- FEMA approval letter for the 2025 LMS Plan - For your records, attached is the final FEMA approval letter. All jurisdictions have adopted the 2025 LMS Plan and have received the final approval from FEMA. Congratulations to all the jurisdictions and thank you for all your hard work!

Wish you all a Merry Christmas and Happy Holidays!!!

Smita

Smita Ambadi, AICP, LEED AP, SCPM
Principal Planner,
Pinellas County Housing and Community Development
Pinellas County Government
310 Court Street,
Clearwater, FL 33756

sambadi@pinellascounty.org
Direct: (727) 464-8221
Main: (727) 464-8200

FLOODPLAIN GUIDE - FLOODPLAIN MANAGERS

From: Foster, Lisa D
Sent: Wednesday, December 31, 2025 10:58 AM
Subject: Happy New Year
Attachments: RE: MOU for the AOC

Hello Pinellas FP partners!

Here is the link to a new floodplain guide that ASFPM and NEMA just released: https://www.floods.org/news-views/asfpm-updates/from-chaos-to-control-new-guide-helps-emergency-managers-lead-smart-flood-recovery/ and attached is an optional FDEM MOU for the Elevate Florida program.

I hope you all have a happy and healthy new year!

Sincerely,

Lisa Foster, CFM
Floodplain Administrator
Public Works Department
14 S. Ft. Harrison
Clearwater, FL 33756
ldfoster@pinellascounty.org
Phone (727) 464-8962
www.pinellascounty.org/flooding

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LMS ANNUAL UPDATE FINAL DOCUMENTS

From: Ambadi, Smita
Sent: Monday, January 12, 2026 11:21 AM
To: Aaron.Glanz; Mailbox, ALloyd; aklinstiver; Missy Clarke; Albert Furney; A Mugenski; Boswell, Alex; Allan Biddlecomb; amber.boulding@stpete.org; Hauser, Amber L; Amy Bidwell; angela.allen@dot.state.fl.us; Anne Marie Brooks; Ann Rocke; abernal; Ashley Tharp; Ashley Wagner; Aubrey L. Phillips; Oliver, Auria; BJ Gavin; Bayfront Medical Center Glenn Baker; Bayfront Medical Center Roger Fournier; Beim, Donna J; Bell, Pam L; Bill Krajewski; Bill Palmer; Billy Ingram; Black, Laura; rbernhart; Bobby Shay Lee; Brandi Gabbard; Brandon Berry; Brandon Henry; Brian Eells; Brian Rusu; Bridgexp@aol.com; Bruce Beckert; Bruce Cooper Safebuilt; Ellis, Brian; Bryan.Scanlon@hcahealthcare.com; Camden Mills; Zoller, Camille; Nick Lazaris; cara; Carol L. Stricklin; Carolyn Reginelli; Perkins, Cathie; Cecilia Chen; ceofficer@townofnorthredingtonbeach.com; Chelsea Goodman, PE; Cheryl Coller Reed; Cheryl Hannafin; Chris Dailey; Niforatos, Chris; Zambito, Chris; Christina Hummel; Christina Porter; comdist2; Margiotta, Cindy; Clayton Watkins; Clint Belk; Cody Johnson; colson@irbcity.com; comdist3 @townofredingtonshores.com; Commissioner Cynthia Hoyt; Craig Misener; cstreicher@mygulfport.us; Schoel, Daniel; Stewart, Danielle; Bryant, Darby E; David Leihman; dmixson; David Pegasus; Scharmen, Dean; Debra Sullivan; Tracey Cain; Deputy Clerk; andrea gamble; Detweiler, Michelle; Don King; elizabeth.makofske; Magyar, Emily M; elindquist@pinellas-park.com; Ethan Rogers; Henry, Gene; Kilpatrick, Jim; kelly intzes; Mixson, Dave; gabriela.vigo@fema.dhs.gov; Placido, Gabriella; gberkheimer@pinellas-park.com; gmartinez; Gina Messenger; Bailey, Glenn; Godwin, Greg; Mims, Gregg; Gregg Silliman; Hammer Levy, Kelli; Hannah J. Rebholz; Harvey, Gina A; Jake Holehouse; Janice Bennett; Jason Gennaro; Jason Green; Jason R. Nordin; Jason Schwabe; Jennifer Bramley; Jenny Rowan; Miller, Jesse; Modrak, Jessica; Jessie Boyer; Rice, Joan; Johna Jahn; Jolie Patterson; Jorge Quintas; Jose.Bueno@redcross.org; Joseph DiPasqua; Paulson, Karen; Younkin, Kathryn; publicworks; Kelli Reddick; Kelly Hale; Kelly Intzes; Grentzer, Kelsey; kerry.marsalek; Kevin Sullivan; Khansith Boupha, PE, GISP; Kindred Healthcare Debra Plummer; Kira E. Barrera; Kyle Riefler; Lance Stanford; Largo Medical Center - 14th St Campus Adam Brett; Jonathan Ashford; Largo Medical Center - Indian Rocks Rd Campus Tom Smith; Laura Canary; Wolf, Lauren; Leah Adiff; Leylah Saavedra; Foster, Lisa D; Lisa King; Lisa Scheuermann; Lizzy St Pierre; logan.smith@stpete.org; Brennan, Tom; Lynn Rosetti; Sinner, Macy; Clark, Mandi; Marci Forbes; Marcie Hagner; Marco Villagomez; townclerk; Marion White; Mark Frederick; Griffin, Mark; mark.hendrickson@redcross.org; Marrone, Victoria; Clerk Belleair Shore; Edwards, Maryellen; Matt Pruitt; Matthew Pleasant; Moore, Maxine; Megan Araya; Orlando, Megan; Megan Wepfer; Meghan Blancher; Johnson, Meghan R; Meghan Roscoe; Melanie Brown; Melanie Phommarack; mfultz; Melissa Halff; Malcom Green; Michael Handoga; maintenance; Michael.Perry@stpete.org; Monteclaro, Michelle; Mike Clarke; Mike Knotek; Mike Munger; Monica Martin; mtaylor@mygulfport.us; Nanette Prevost; Natalie Gass; Dickrell, Natasha A; Nick Charnas; Delfino, Nicole; ndufva; Hancock, Noralvys; Northside Hospital Charles Hunt; Northside Hospital Fred Norton; Palms of Pasadena Hospital Chuck Giorgio; Parks, Jeff; Patricia McNeese; Patti Squires; Miselis, Paul; Paulette Harbert; Philip Lazzara; phmurphy; Michael Vieno; rsoto; Ray Page; Renea Vincent; Rick Dunn; Lynn Rives; Luke Curtis; Rodney Due; Roger Singh; rrobertson@ctsfl.us; Walker, Richard T; Kessler, Sarah; Suzanne Boisvert; Schlatterer, Brett; Swearengen, Scott M; Young, Scott; Sean Lehav; Shanti Smith-Copeland; Sheila Dalton; Sheila Scolaro; Shelby Beauchemin; Sheldon Hershman; Ambadi, Smita; St. Anthony's Hospital Otis Gatewood, JR; St. Petersburg General Hospital Chuck Shuff; St. Petersburg General Hospital Robert Conroy Jr.; Hendrix, Stephanie M; Building Official Indian Shores; Hanson, Stephanie;

To: smahr@largo.com; Goebel-Canning, Susan; Childress, Tatiana; Terri Sullivan; thillier@pinellas-park.com ; Tim Moreira; Todd Best; Scofield, Thomas; Mari Campbell; Tracy Campbell; Tracie Ryan-Schumm; Travis Witt; Troy Salisbury; Troy Wilcox; Walter Inman; Waunda Henry; Wesley Wright; William (Trip) Barrs; William Jones; William Twaite

Subject: LMS - 2025-2026 Annual Update & HMGP Helene

Attachments: MASTER LMS WG ROSTER 1-7-2026.xlsx; MASTER TABLE D-1 1-7-2026.xlsx; MASTER TABLE D-2 ACCOMPLISHMENTS 1-7-2025.xlsx; MASTER TABLE A-2 MUNICIPAL OUTREACH 1-7-2025.xlsx; UPDATED APPENDIX F - 2025 LMS 1-12-2026.pdf; PPL - HMGP HELENE-MILTON draft 1-12-2026.xlsx

Good morning everyone,

Here are, all the **2025-2026 LMS Annual Update documents and documents related to HMGP Helene.**

- **Annual Update** (draft)
  1. LMS Roster
  2. Table D-1 Mitigation Initiatives
  3. Table D-2 Accomplishments
  4. Table A-2 Municipal Outreach Matrix

  These documents include, all the revisions that I have received so far. Please review these spreadsheets and let me know if I missed anything.

  5. LMS Plan's Appendix F

  This includes, all the adopted resolutions and the final approval letter from FEMA. Please review and let me know if I missed anything. This will be submitted as a part of the Annual Update.

  Annual Update documents will be presented to the LMS Working Group, for approval at the Jan. 21st LMS meeting. The LMS Annual Update is due to the State at the end of this month.
  Thank you so much for all your help with these updates!

- **HMGP Helene - FDEM's request for an updated endorsement**
  JURISDICTION: City of Tarpon Springs
  PROJECT: Craig Park/Spring Bayou Seawall and Sidewalk Repair and Resiliency Upgrade Phase 2.

  Attached are the following documents with the updated costs.
  - Updated Prioritized Project List (PPL) for HMGP Helene (draft)
  - Updated Table D-1 (draft)

  Please review these documents, as they will be presented to the LMS Working Group for vote, at the January 21st LMS meeting.

Please let me know if you have any questions.

Thanks again for all your time and efforts!

Smita

LMS FIRST QUARTERLY MEETING 2026

From: Ambadi, Smita
Sent: Wednesday, January 21, 2026 9:01 AM
To: 'Aaron Glanz'; 'Abigail Lloyd'; 'Adam Klinstiver'; 'Adriana Nieves'; 'Albert Furney'; 'Alejandro Gonzalez'; 'Aleksandra Mugenski'; 'Alex Boswell'; 'Allan Biddlecomb'; 'Amber Boulding'; 'Amber Hauser'; 'Amy Bidell'; 'angela.allen@dot.state.fl.us'; 'Anne Marie Brooks'; 'arocke@largo.com'; 'Ashley Bernal'; 'Ashley Tharp'; 'Ashley Wagner'; 'Aubrey Phillips'; 'Auria Oliver'; 'Bayfront Medical Center Glenn Baker'; 'Bayfront Medical Center Roger Fournier'; 'Becky Mouring'; 'Beim, Donna J'; Bell, Pam L; 'Bill Krajewski'; 'Bill Palmer'; 'Billy Ingram'; 'Black, Laura'; 'Bob Bernhart'; 'Bobby Shay Lee'; 'Brandi Gabbard'; 'Brandon Berry'; 'Brandon Henry'; Brian Eells; 'Brian Rusu'; 'Bridgexp@aol.com'; 'Bruce Beckert'; 'Bruce Cooper'; 'Bryan Ellis'; 'Bryan.Scanlon@hcahealthcare.com'; 'Camden Mills'; 'Camille Zoller'; 'Captain Nick Lazaris'; 'Cara W Sara'; 'Carol Stricklin'; 'Carolyn Reginelli'; 'Catherine Perkins'; 'Cecilia Chen'; 'ceofficer@townofnorthredingtonbeach.com'; 'Chelsea Goodman'; 'Cheryl Coller Reed'; 'Cheryl Hannafin'; 'Chris Dailey'; 'Chris Niforatos'; 'Chris Zambito'; 'Christina Hummel'; 'Christina Porter'; 'Cinda Krouk'; 'Cindy Margiotta'; 'Clayton Watkins'; 'Clint Belk'; 'Cody Johnson'; 'Colleen Olson'; 'comdist3@townofredingtonshores.com'; 'Commissioner Cynthia Hoyt'; 'Craig Misener'; 'cstreicher@mygulfport.us'; 'Daniel Schoel'; 'Daniela Stewart Pinellas Park'; 'Darby Bryant'; 'David Leihman'; 'David Mixson'; 'David Pegasus'; 'Dean Scharmen'; 'Debra Sullivan'; 'depclerk@townofredingtonshores.com'; 'deputyclerk@townofnorthredingtonbeach.com'; 'deputyclerk@townofredingtonbeach.com'; 'Detweiler, Michelle'; 'Devon Schmidt'; 'Elizabeth Macofske'; 'Emily Magyar'; 'Erica Lindquist'; 'Ethan Rogers'; 'Eugene Henry'; 'Fire Chief Jim Kilpatrick'; 'Fire Marshal'; 'firechief@mysouthpasadena.com'; 'gabriela.vigo@fema.dhs.gov'; 'Gaby Placido'; 'gberkheimer@pinellas-park.com'; 'Gilbert Martinez'; 'Gina Messenger'; 'Glenn Bailey'; 'Greg Godwin'; 'Gregg Mims'; 'Gregg Silliman'; Hammer Levy, Kelli; 'Hannah Rebholz'; Harvey, Gina A; 'Jake Holehouse'; 'Janice Bennett'; 'Jason Gennaro'; 'Jason Green'; 'Jason R. Nordin'; 'Jason Schwabe'; 'Jennifer Bramley'; 'Jenny Rowan'; 'Jesse Miller'; 'Jessica Modrak'; 'Jessie Boyer'; 'Joan Rice'; 'Johna Jahn'; 'Jolie Patterson'; 'Jorge Quintas'; 'Jose.Bueno@redcross.org'; 'Joseph DiPasqua'; 'Karen Paulson'; 'Kathryn Younkin'; 'Keith Bodeker'; 'Kelli Reddick'; 'Kelly Hale'; 'Kelly Intzes'; 'Kelsey Grentzer'; 'Kerry Marsalek'; 'Kevin Sullivan'; 'Khan Boupha'; 'Kindred Healthcare Debra Plummer'; 'Kira Barrera'; 'Kyle Riefler'; 'Lance Stanford'; 'Largo Medical Center - 14th St Campus Adam Brett'; 'Largo Medical Center - 14th St Campus Jon Ashford'; 'Largo Medical Center - Indian Rocks Rd Campus Tom Smith'; 'Laura Canary'; 'Lauren Wolf'; 'Leah Adiff'; 'Leylah Saavedra'; 'Lisa Foster'; 'Lisa King'; 'Lisa Scheuermann'; 'Lizzy St Pierre'; 'logan.smith@stpete.org'; 'Lt. Tom Brennan'; 'Lynn Rosetti'; 'Macy Sinner'; 'Mandi Clark'; 'Marci Forbes'; 'Marcie Hagner'; 'Marco Villagomez'; 'Margaret Carey'; 'Marion White'; 'Mark Frederick'; 'Mark Griffin'; 'mark.hendrickson@redcross.org'; Marrone, Victoria; 'Mary Palmer'; 'Maryellen Edwards'; 'Matt Pruitt'; 'Matthew Pleasant'; 'Maxine Moore (mmoore@co.pinellas.fl.us)'; 'Megan Araya'; 'Megan Orlando'; 'Megan Wepfer'; 'Meghan Blancher'; 'Meghan Johnson'; 'Meghan Roscoe'; 'Melanie Brown'; 'Melanie Phommarack'; 'Melissa Fultz'; 'Melissa Halff'; 'mgreen@myindianshores.com'; 'Michael Handoga'; 'Michael Pafumi'; 'Michael.Perry@stpete.org'; 'Michelle Monteclaro'; 'Mike Clarke'; 'Mike Knotek'; 'Mike Munger'; 'Monica Martin'; 'mtaylor@mygulfport.us'; 'Nanette Prevost'; 'Natalie Gass'; 'Natasha Dickrell'; 'Nick Charnas'; 'Nicole Delfino'; 'Nicole Dufva'; 'Noralvys Hancock'; 'Northside Hospital Charles Hunt'; 'Northside Hospital Fred Norton'; 'Palms of Pasadena Hospital Chuck Giorgio'; Parks, Jeff; 'Patricia McNeese'; 'Patti Squires'; 'Paul Miselis'; 'Paulette Harbert'; 'Philip Lazzara'; 'Philip Murphy'; 'Police Chief Mike Vieno'; 'Rafael Soto'; 'Ray Page'; 'Renea Vincent'; 'Rick Dunn';

To: 'Rives, Lynn'; 'Rob Peebles'; 'Rodney Due'; 'Roger Singh'; 'rrobertson@ctsfl.us'; 'rtwalker@pinellascounty.org'; 'Sarah.Kessler@myclearwater.com'; 'SBoisvert@pinellas-park.com'; 'Schlatterer, Brett'; 'Scott M Swearengen (sswearengen@co.pinellas.fl.us)'; 'Scott Young (syoung@tsfr.us)'; 'Sean Lehav'; 'Shanti Smith Copeland'; 'Sheila Dalton'; 'Sheila Scolaro'; 'Shelby Beauchemin'; 'Sheldon Hershman'; 'Smita Ambadi'; 'St. Anthony's Hospital Otis Gatewood, JR'; 'St. Petersburg General Hospital Chuck Shuff'; 'St. Petersburg General Hospital Robert Conroy Jr.'; 'Stephanie Hendricks'; 'Stephen Tetlak'; 'Stevie Hanson'; 'Summer Mahr'; 'Susan Goebel-Canning'; 'Suzanne Bartlett'; 'Tatiana Childress'; 'Terri Sullivan'; 'thillier@pinellas-park.com '; 'Tim Moreira'; 'Todd Best'; 'Tom Scofield'; 'Tony Mulkey'; 'townclerk@townofnorthredingtonbeach.com'; 'townclerk@townofredingtonshores.com'; Tracie Ryan-Schumm; Travis Witt; Troy Salisbury; Troy Wilcox; 'Walter Inman'; Waunda Henry; Wesley Wright; William (Trip) Barrs; William Jones; William Twaite

Subject: REMINDER - Today's LMS Working Group Meeting

Attachments: LMS AGENDA & MINUTES - Jan 21 2026.pdf; MASTER LMS WG ROSTER 1-13-2026.xlsx; MASTER TABLE D-1 1-21-2026.xlsx; MASTER TABLE D-2 ACCOMPLISHMENTS 1-7-2026.xlsx; MASTER TABLE A-2 MUNICIPAL OUTREACH 1-7-2026.xlsx; UPDATED APPENDIX F - 2025 LMS 1-12-2026.pdf; PPL - HMGP HELENE-MILTON draft 1-12-2026.xlsx

Good morning everyone,

This is a reminder for **today's LMS Working Group meeting (virtual via Zoom) at 1:30 PM.**

Attached are the following documents for today's meeting:

1. **Agenda** with the meeting instructions

2. **Annual Update Documents**
   a. LMS Roster
   b. Table D-1 Mitigation Initiatives – updated with 4 additional new projects
   c. Table D-2 Accomplishments
   d. Table A-2 Municipal Outreach Matrix
   e. LMS Plan's Appendix F

   These documents include, all the revisions that I received, since the last time these were distributed. Please let me know if I missed anything.

3. **Hazard Mitigation Grant Program (HMGP) Hurricane Helene RFI**
   In today's meeting, we will be discussing a request for an updated endorsement for the following project:
   - **JURISDICTION:** City of Tarpon Springs
   - **PROJECT:** Craig Park/Spring Bayou Seawall and Sidewalk Repair and Resiliency Upgrade Phase 2.

   Attached Prioritized Project List (PPL) shows the revised costs.

Please let me know if you have any questions.

Thanks! See you soon.

Annual Update Requirement

Prioritized Project List (PPL)

Current list of mitigation measures, identifying responsible agency/department, associated funding sources and their estimated costs, and expected timeframes for completion (also referred to as action item list, mitigation initiatives, or prioritized project list).

Supporting documents:

- APPENDIX D
  - Table D-1 Mitigation Initiatives
  - Table D-2 Accomplishments

- APPENDIX A
  - Table A-1 Countywide Outreach
  - Table A-2 Municipal Outreach Matrix

TABLE D-1 MITIGATION INITIATIVES
Prioritized Project List (PPL)

Pinellas County
Local Mitigation Strategy 2025-2026
Appendix D, Table D-1: Mitigation Initiatives

Total Score	Jurisdiction and Department/ Organization	Project Name	Project Description	Hazards Mitigated - Natural Hazard Addressed (Key: 1=Flooding; 2=Storm Wind; 3=Erosion; 4=Combination of 1, 2 and/or 3 Hazard Types; 5 - Other Hazards)	Est. Cost	Timeframe / Status	Possible Funding Sources	Date Last Reviewed	Date Last Updated	Updated By
1274	AdventHealth North Pinellas	Hardening Building Envelope for Hurricane Protection	Complete building envelope of hospital facility to withstand hurricane winds/2 The hospital facility is a critical community lifeline that provides emergency services, as well as inpatient and outpatient care. The facility currently has 168 licensed beds which includes acute care and skilled nursing. Except for the Emergency Department addition, all existing portions of the facility were constructed prior to any code requirements for the enhanced wind loads and impact resistance brought on by Hurricane Andrew. While adequate to meet the code requirements of their time, many of the structures fall short of the requirements of current code and practice. In recent years, AHNP has been forced to evacuate and shut down operations every time a hurricane was projected to affect the facility. This has caused extraordinary disruptions in patient care and has cost AHNP millions of dollars in additional expenses. Hurricane Idalia forced AHNP to evacuate 65 patients over 4 counties (Marion, Pasco, Hillsborough, and Pinellas) and disrupted healthcare operations for 6 days. In 2017, Hurricane Irma tore away a large section of exterior cladding from the patient tower, exposing the inner wall construction to outside elements. This damage put the hospital at risk for catastrophic failure. The proposed hardening of the facility envelope will bring all structures up to current Florida Building Code for wind speed impacts which improves resilience against future storm events. After completion of the hardening, the hospital will no longer have to evacuate for every storm. The facility will be able to withstand hurricane wind impacts and maintain operations that ensure patient and staff safety during high winds and storms. Reducing the likelihood of evacuations also reduces stress on patients and families, and potential strain on other critical resources for transportation and sheltering of displaced patients, some with critical care needs. In 2023, there were 112,000 patient encounters at this hospital. The ability to remain operational in place and reopen immediately following storms is essential to the safety of the community, the community's resilience, and long-term recovery. All components and materials specified and used will meet American Society for Testing and Materials (ASTM) standards and the requirements mandated by the Florida Building Code (FBC). /4	4	$74,063,104		Capital funding through Advent Health	1/21/2026		Tim Moreira
1274	AdventHealth North Pinellas	Advent Health Critical Facility Generator	The hospital facility is a critical community lifeline that provides emergency services, as well as inpatient and outpatient care. The facility currently has 168 licensed beds which includes acute care and skilled nursing. Except for the Emergency Department addition, all existing portions of the facility were constructed prior to any code requirements for the enhanced wind loads and impact resistance brought on by Hurricane Andrew. In recent years, AHNP has been forced to evacuate and shut down operations every time a hurricane was projected to affect the facility. This has caused extraordinary disruptions in patient care and has cost AHNP millions of dollars in additional expenses. The existing backup power system is not sufficient and unable to supply backup power to the entire facility in an emergency. The proposed generator system will be installed in the recently completed generator building. The new system will modify the existing electrical service and emergency power system at AHNP which will bring all of the hardened equipment, including main power and emergency power, back to the Central Energy Plant (CEP). The generator system will ensure backup power can be maintained throughout the entire facility, in the event of electrical power disruption. The facility will be able to maintain operations that ensure patient and staff safety during high winds and storm related power interruptions. Reducing the likelihood of evacuations also reduces stress on patients and families, and potential strain on other critical resources for transportation and sheltering of displaced patients, some with critical care needs. In 2023, there were 112,000 patient encounters at this hospital. The ability to reopen immediately following storms is essential to the safety of the community, the community's resilience, and long-term recovery. All components and materials specified and used will meet American Society for Testing and Materials (ASTM) standards and the requirements mandated by the Florida Building Code (FBC). /4	4	$14,512,241		Capital funding through Advent Health	1/21/2026		Tim Moreira
1370	AdventHealth North Pinellas	Main Hospital Emergency Department Well Installation	This project proposes installing a well at the main hospital location. The well will serve as an emergency water source for when the primary water source is compromised by storms. This protection measure will mitigate safety risks and prevent the hospital from evacuating all patients and staff during emergency events.	2	$1,000,000		HMGP Capital funding through Advent Health CDBG-DR Match	1/21/2026		Tim Moreira
1194	AdventHealth North Pinellas	Palm Harbor Emergency Department Well Installation	This project proposes installing a well at the Palm Harbor hospital location. The well will serve as an emergency water source for when the primary water source is compromised by storms. This protection measure will mitigate safety risks and prevent the hospital from evacuating all patients and staff during emergency events.	2	$1,000,000		HMGP Capital funding through Advent Health CDBG-DR Match	1/21/2026		Tim Moreira
1047	AdventHealth North Pinellas	Helipad Installation	This project proposes to develop and construct a helipad to allow helicopters to safely ascend and descend from hospital grounds. Currently, medical helicopters must utilize the golf course across the street or park up the road and must transport patients by using an ambulance service. This can create potential hazards as local traffic is disrupted to cross the street with patients going to and from campus. By constructing a helipad at the main hospital, patients can safely and efficiently be transported for care without utilizing ambulance services that may be responding to other emergencies.	2	$1,000,000		CDBG-DR Capital funding through Advent Health	1/21/2026		Tim Moreira
1065	The Arc Tampa Bay	The Arc Tampa Bay Residential Mitigation Project - Group Home	Installation of impact resident windows for residential properties for opening protection. One facility is a group home for medical/aging residents with intellectual and developmental disabilities that is used as a shelter during hurricanes. 2 group homes evacuate to this location. There is a generator onsite. The other property is a group home for individuals with autism spectrum disorder. This home is not occupied during hurricane events but wind mitigation activities would strengthen post-event resiliency and return to normalcy for residents. UPDATE 9/27/2024: This project has been partially completed with one of the homes receiving funding from Pinellas County SHIP for the generator purchase and installation.	4	$55,000	FY23/24	Local funding, HMGP, Pinellas County SHIP	1/21/2026		Carolyn Reginelli
1025	Baycare, Inc. / St. Petersburg	Hospital EOC	Construct new EOC. Estimated completion time: more than 12 months. / 4	4	$1,100,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	Bayfront Medical Center / St. Petersburg	Harden Window Openings - Building A	Harden the exterior of Building A and install new hurricane-rated windows. Estimated completion time: more than 12 months. / 2	2	$1,217,370	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	Bayfront Medical Center / St. Petersburg	Harden Window and Roof - Building C Center	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$2,789,889	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	Bayfront Medical Center / St. Petersburg	Harden Window and Roof - Building C South	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$4,575,295	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	Bayfront Medical Center / St. Petersburg	Harden Window and Roof - Building C North	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$4,646,281	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1090	Bayfront Medical Center / St. Petersburg	Harden Cancer Care Center	Harden the exterior including the roof, windows and walls to ensure continuity of operations. Estimated completion time: more than 12 months. / 2	2	$430,003	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1070	Bayfront Medical Center / St. Petersburg	Harden West Lobby	Harden the roof and curtainwall window assembly to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$1,250,200	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1000	Bayfront Medical Center / St. Petersburg	Harden Mechanical Room & Medical Gas Enclosure - Building B/C	The Mechanical Room and a fenced lean to will be hardened. Estimated completion time: more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		

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995	Bayfront Medical Center / St. Petersburg	Building C Boiler / Chiller Plant Hardening & Rooftop Equipment Mitigation	The hospital's boiler & chiller plant needs hardening for severe weather mitigation. Estimated completion time; More than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
995	Bayfront Medical Center / St. Petersburg	Tank Farm Enclosure	On the South side of Building C, the Oxygen Tank Farm will be hardened. Estimated completion time; more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
995	Bayfront Medical Center / St. Petersburg	Life Services Building Window, Door & Wall Hardening	The Life Services Building needs windows, doors and walls hardened for protection against high wind velocity and severe weather events. Estimated completion time; more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
990	Bayfront Medical Center / St. Petersburg	Child Development Center Wind, Door & Roof Hardening	Harden windows, doors and roof for hurricane and severe weather mitigation. Estimated completion time: more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
980	Bayfront Medical Center / St. Petersburg	Family Health Center Structural Hardening	Harden walls and roof to mitigate high wind velocity. Estimated time of completion: 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
980	Bayfront Medical Center / St. Petersburg	Haden Exterior - Building C East - Area 4	Harden the exterior of Building C East - including hurricane-rated windows, walls, doors and roofing system to protect against high wind velocity events. / 2	2	$3,070,827	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
1270	Belleair / Building Department	Generator Installation Town Hall/Police Department	1, 2	4	$138,476	6 months	HMGP Hurricane Hermine	1/21/2026	4/24/2017	
1068	Belleair	Dredging Harold's Lake	This project would include a full dredge of Harold's Lake, a basin that sits in the northwestern corner of Belleair. This basin is a drainage point for Rattlesnake Creek which collects runoff from Clearwater, Largo, and Pinellas County. The dredging of this lake will allow for better sediment control within the lake, and into the intercoastal waterway, as well as protecting the homes and properties that surround the lake where flooding has occurred in the recent past.	4	$2,100,000	6 months	HMGP Hurricane Helene	1/21/2026	6/16/2025	Ashley Bernal
1197	Belleair	Generator for Lift Stations	The Town of Belleair has numerous sewer lift stations throughout town. During heavy storms or power outages, these lift stations fail and homes have experienced sewer backups. The Town of Belleair is requesting HMGP funds to purchase 3-4 generators to deploy to these lift stations during and after emergency events.	4	$1,000,000	6 months	HMGP Hurricane Helene	1/21/2026	6/16/2025	Ashley Bernal
1089	Belleair Beach Publice Works / City of Belleair Beach	STREET AND DRAINAGE IMPROVEMENTS FROM 9TH STREET TO MORGAN DRIVE	The 9TH Street to Morgan Drive Stormwater and Roadway Improvement Project includes the mill and resurfacing of approximate 26,181 Square Yards of residential roadway, curb replacement, stormwater collection improvements including installation of 3 inlets, replacing 9 inlet tops, installation of 656 Lineal Feet of Cured-in-Place-Pipe lining in existing stormwater culverts, clear debris and remove barnacles from stormwater culverts.	1	$4,100,000	Construction	Local Funds	1/21/2026	8/16/2016	Kyle Riefler
910	Belleair Beach Publice Works / City of Belleair Beach	Stormwater Management	Stormwater repairs, improvements, and replacing curb work.	1	$60,000	Design	Local Funds	1/21/2026	8/16/2016	Kyle Riefler
1086	Belleair Beach/Public Works	Gulf Blvd. Utility Undergrounding	Undergrounding overhead power utilities and equipment to build resiliency in Belleair Beach. Project includes east side of Gulf Blvd. from the City Marina to 28th Ave. N. Provides a major reduction to power outages and reduce threat to human life.	4	$4,729,757	Construction	Local Funds	1/21/2026	11/19/2024	Kyle Riefler
970	Belleair Bluffs / Public Works	City Hall Storm Shutters	Install commercial roll-down storm shutters to protect city hall. Estimated completion time: more than 12 months.	2	$80,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		Debra Sullivan
1044	Belleair Bluffs / Public Works	PUBLIC WORKS FACILITY - UNDERGROUND GAS RUN GENERATOR	A fully operational gas line operated building generator for use during any outages, storms, storm preparations. It is imperative that the public works facility be ready to mitigate storm risks at all times for residents, businesses, major street clearance. There is currently NO generator at the facility; therefore all preparations have to be prepared Prior to the storm as well as getting all vehicles, machinery, tools ready.	4	$20,000	Currently Unfunded	City Funds that would be reallocated from other budget line items.	1/21/2026		Debra Sullivan
1080	Clearwater / Public Works	Elevate Bayshore Boulevard	Bayshore Boulevard can become inundated during minor storms and during extreme high tides without rainfall. This recurrent flooding compromises safe and reliable access for residents and emergency services alike. During mild storm events, portions of the road may flood and block access to residents' homes. This project proposes to elevate a half mile section of Bayshore Boulevard between Gulf to Bay Boulevard and Drew Street. This project will improve local transportation reliability and reduce the risk of coastal wash overs into adjacent residential areas as sea levels rise and climate conditions evolve.	1	$8,500,000	Funded, In Design	General Fund, Public Utilities Enterprise Fund, Stormwater Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
1328	Clearwater / Public Utilities	NE Stamford Baffles	There are currently eight (8) clarifiers at the Northeast Water Reclamation Facility. The project is the purchase and installation of Stamford Baffles on each of those clarifiers. The Baffles will increase performance by reducing the Total Suspended Solids (TSS) entering the effluent trough and adding the hydraulic capacity of the clarifier. The overall performance of the clarifiers will increase by reducing the velocity in the tanks and prevent short circuiting. The baffles will allow clarifiers to handle peak flows associated with large rainfalls and storm surges and reduce the chance of sanitary sewer overflows. The baffles will be installed around the weir and attached to the concrete. Extended retention of water in the clarifier can help to mitigate sanitary sewer overflows, reducing the risk of potential flooding in the surrounding environment. This project will help mitigate when storm events happen at the plant since it helps with the capacity of the facility.	4	$1,735,960	Funded, Designed	Public Utilities Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler

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965	Clearwater / Public Works	Stormwater Improvements at Moccasin Lake Nature Park	This project will fix erosion from stormwater flows coming into the park. The lake will be dredged to allow for greater flood storage. Weirs will be installed to protect downstream property from floods.	4	$7,000,000	Funded, In Design	Stormwater Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
1074	Clearwater / Public Utilities	Mashall Street WRF and East WRF Decommissioning	NE WRF will accept all the flow from MSWRF and EWRF due to them being vulnerable due to storm surge. Once NEWRF accepts all flow then the plants can be formally decommissioned. This will help mitigate sanitary sewer overflows, flooding and provide reliability/ resiliency.The process of decommissioning East and Marshall St Water Reclamation Facility (WRF) involves a couple steps to ensure that it is done safely and effectively. Cease operations of all other facilities onsite of Marshall and East WRF. Remove any remaining wastewater, sludge, and hazardous materials from the sites. Dismantling and disposal of equipment and structures, ensuring that all materials are handled and disposed of according to environmental regulations. Complete site restoration to East and Marshall St WRF to potentially prepare it for future use.	4	$46,000,000	Funded, In Design	Public Utilities Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
1325	Clearwater / Public Works	Hardening of Traffic Cabinets	This project provides for Hurricane Hardening of Storm Cabinets in areas prone to flooding. Elevating traffic cabinets ensures signals remain operational ahead of storm events in addition to reducing the risk of infrastructure loss due to flooding as well as reducing the time required to restore intersection operation in the event of power outage.	4	$2,727,331	Funded, Designed	General Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
1041	Clearwater / Public Works	Acquisition of The Standard Apartments: A Repetitive Loss Property	Purchase The Standard, a severe repetitive loss apartment complex. https://www.tbnweekly.com/clearwater_beacon/article_f8b047ae-8a44-11ef-a606-23468d6a12f2.html	4	$50,000,000	Funded	General Fund, Stormwater Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
930	Clearwater / Public Works	North Beach Stormwater Improvements	The proposed improvements in the residential North Beach area of Clearwater includes upsizing gravity conveyance pipes and pressurized stormwater force mains across five sub-basins, as well as upgrading the pump and associated elements to a newly constructed stormwater pump station. Enhancements to the pump station will include the installation of higher-capacity pumps, electrical system upgrades, implementation of SCADA controls, and incorporating other essential components to support increased conveyance volumes. All other components of the existing pump station are sized for this final upgrade. These improvements will allow the system to respond more effectively to storm surge, tidal inundation, and compound flood events.	4	$16,000,000	Funded, In Design	Stormwater Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
935	Clearwater / Public Utilities	Manhole Ring and Coverss	Clearwater has approximately 2,000 irregular sized manhole ring and covers that cannot accept a manhole pan. This project will replace the irregular sized manhole ring and covers with standard sized ring and covers that can accept a manhole pan thereby reducing infiltration and inflow (I&I). This project helps mitigate the effects of flooding throughout the system especially at the Water Reclamation Facilities.	4	$6,500,000	Funded, Designed	Public Utilities Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
996	Clearwater / Public Utilities	Increase Wellfield Throughout the City	This project will be expanding the wellfield throughout the raw water system in the City of Clearwater. This project will help with reliability and redundancy in our system since we will not be relying on other municipalities. Minimize vulnerability.	5	$73,500,000	Funded, In Design	Public Utilities Enterprise Fund, HMGP	1/21/2026	6/16/2025	Sarah Kessler
899	Clearwater / Public Works	Seawall Replacement (North Clearwater Pass)	The City of Clearwater is proposing the replacement and elevation of a deteriorating seawall located on the north side of the Sand Key Bridge along Clearwater Pass. This structure currently protects vital public infrastructure and utilities from erosion, tidal surge, and wave action in a high-energy coastal inlet. The proposed mitigation project involves the installation of a new NZ steel corrugated sheet pile seawall system with a reinforced concrete cap elevated to 5.2 feet NAVD88, designed to improve shoreline stability and reduce flood-related erosion and wave impact during moderate coastal storm events. The use of NZ steel sheet piles, which offer superior bending strength and longer service life in marine environments compared to vinyl, will provide enhanced performance in this high-energy zone. The steel wall will be structurally anchored using hot-dipped galvanized (HDG) PVC-encased tieback rods connected to Manta Ray anchors or deadmen. Jet filter drains will be installed at 6-foot intervals to relieve hydrostatic pressure, and the backfill will be stabilized using crushed shell or pea gravel to reduce settlement and void formation. In total, the proposed seawall replacement project provides protection not only to approximately 25–40 residents, but also to an estimated 12,400 people daily who rely on the Sand Key Bridge. Given the bridge's physical connection to the seawall and the presence of major underground utilities beneath it, failure of the seawall would significantly threaten transportation continuity, public safety, and emergency service delivery in this high-traffic corridor. The project will directly protect approximately 0.15 to 0.18 acres (roughly 6,500 to 7,800 square feet) of vulnerable shoreline and upland infrastructure. This includes the full 131.5-foot length of the seawall and an inland buffer zone extending approximately 50–60 feet based on topographic survey cross-sections and the area protected from erosion and wave attack. The proposed seawall elevation of 5.2 ft NAVD88, constructed with structurally superior NZ steel sheet piles, is expected to provide shoreline protection against wave action, overtopping, and erosion associated with storm events in the 10- to 25-year return interval (approx. 4–10% annual chance). While the wall does not meet the minimum elevation to fully prevent inundation from the 1% annual chance storm event (FEMA Base Flood Elevation = 10–12 ft NAVD88), it will provide significant mitigation against smaller, more frequent storm surges and tidal flooding. Failure of the existing seawall poses a severe risk of structural undermining and utility exposure, which could result in flood-related damage, infrastructure service disruption, and erosion hazards for the bridge and adjacent properties. The proposed steel sheet pile wall enhances durability, improves long-term performance under wave load, and represents a cost-effective investment in coastal resilience.	4	$502,990	Funding, In Design	Stormwater Enterprise Fund, HMGP	1/21/2026	12/17/2025	Sarah Kessler
1031	Clearwater / Public Utilities	Manhole Pans	This project is to purchase and install manhole pans. These manhole pans are designed to limit rainwater from entering the wastewater collection system when a manhole is submerged. This can help with storms that cause standing water or storm surge that has pushed tides onto roadways. Preventing water from entering the wastewater collection system is important because if the pipe or the water reclamation facility cannot keep up with the amount of water entering the system, then a sanitary sewer overflow occurs. This can occur at either the manhole or at the water reclamation facility. Installation is basic: lift up the manhole cover, place on the rim of the manhole frame, then lower the manhole cover back into place. Any water entering from the lid is stopped from entering the wastewater collection system. The device only weighs ten pounds and is low maintenance since there are no moving parts. The estimated construction length is one year. These manhole pans help mitigate infiltration and inflow into the wastewater collection system.	1	$1,000,000	Funded, Designed	Public Utilities Enterprise Fund, HMGP	1/21/2026	5/8/2018	Sarah Kessler
1137	Clearwater / Public Utilities	Public Utilities Telemetry Installation at Critical and Essential Lift Stations	This project involves outfitting critical and essential lift stations with telemetry which enable remote monitoring. Allowing real time monitoring of lift stations enables faster responses to issues. This project will help mitigate sanitary sewer overflows and communication during storm events.	1	$1,566,600	Funded, Designed	Public Utilities Enterprise Fund, HMGP	1/21/2026	7/26/2018	Sarah Kessler
1160	Clearwater / Public Utilities	Install Automatic Transfer Bypass Switches	This project includes the installation of automatic transfer bypass switches at lift stations, water reclamation facilities, and water treatment facilities. The bypass switch has the ability to transfer the electrical load from the electric utility to the back-up generator and switch back when the power is back on. This project will help mitigate sanitary sewer overflows and communication during storm events.	4	$13,500,000	Funded, Designed	Public Utilities Enterprise Fund, HMGP	1/21/2026	7/26/2018	Sarah Kessler

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996	Clearwater / Public Utilities	Manhole and gravity sewer rehabilitation on Clearwater Beach	This project includes complete coating of structures, replacement of frame and cover of manholes and gravity piping. Through surveys, 333 manholes and 30,245 linear feet of gravity piping were identified as having the potential to allow the inflow and infiltration of stormwater. These corrections are designed to limit rainwater from entering the waste water collection system when a manhole is submerged. This can help with storms that cause standing water or storm surge that has pushed tides onto roadways. Preventing water from entering the water collection system is important because if the pipe or the water reclamation facility cannot keep up with the amount of water entering the system, then a sanitary sewer overflow occurs. This can occur at either the manhole or at the reclamation facility. The estimated construction length is one year.	1	$4,420,000	Not approved for HMGP	EMPATF, PDM Program	1/21/2026	7/26/2018	Sarah Kessler
1070	Clearwater / Engineering	Public Works Complex – Phase 2 Public Utilities and Stormwater Warehouse Facility	New warehouse facility will be built to Category 5 standards. Added 2016 /4	4	$4,248,134	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
1080	Clearwater / Engineering	Public Works Complex – Phase 3 Administration Building with IT Server	New administration building and secure storage of IT servers will be built to Category 5 standards. Added 2016 /4	4	$10,191,909	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
960	Clearwater / Engineering	Public Works Complex – Phase 4 Meter Shop/ Utilities Mechanical Shop/ Survey Office	New facility for meter shop, utilities mechanical shop, and survey office will be built to Category 5 standards. Added 2016 /4	4	$1,449,586	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
1150	Clearwater / Engineering	Public Works Complex – Phase 5 Traffic Operations Facility	New facility for traffic operations will be built to Category 5 standards. Added 2016 /4	4	$2,626,580	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
1010	Clearwater / Engineering	Acquisition of Repetitive Loss Properties	Several repetitive loss properties have been identified for acquisition Added 2016 /1	1	$16,000,000	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
1030	Clearwater / Engineering	Sunshine Towers Stormwater Pipe Realignment	The realignment of the stormwater pipe under the Sunshine Towers will alleviate flooding from the collapsed pipes under the building. Added 2016 /1	1	$588,000	Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	12/16/2016	Sarah Kessler
1034	City of Clearwater - Emergency Management	Clearwater Staff/Family Shelter	This project provides a continuous supply of electricity to the city's employee/family shelter located at Morningside Recreation Center. Employee shelters are commonly used during disasters to provide a safe and restful environment to those staff who are required to perform the city's mission essential functions but may have lost their residence to a disaster. In addition, these facilities provide a safe place for the immediate family of employees which provides affected staff greater resiliency against adverse condition to perform essential municipal tasks. Morningside Recreation Center was constructed with an ATS connection to the facility but does not have a dedicated generator.	4	$480,000	Unfunded	HMGP, Local	1/21/2026		Sarah Kessler
1325	Clearwater / Public Works	Hardening of Mast Arms	FDOT has a "ten-mile coastal zone" policy/procedure where all signals on state roads within 10 miles of the coast must be mast arm (FDOT Mast Arm Policy 232.8.1). Clearwater is within this boundary. The City of Clearwater proposes to storm-harden span-wire traffic signals to mast arm traffic signals that are within the ten-mile coastal boundary, to comply with the FDOT Mast Arm Policy 232.8.1. This mast arm conversion will help maintain the safe, efficient flow of traffic county-wide in the event of a hurricane or other severe storm. The project will provide resiliency against 150+ mph winds. Traffic signals hung by span wires can fall or be damaged by storm winds, resulting in inoperable signals and blocking roads. This is particularly a problem on designated evacuation routes.	2	$3,000,000	Unfunded	General Fund, HMGP	1/21/2026	1/22/2018	Sarah Kessler
1340	City of Clearwater/Police Department	Generator Connection for Communications Center	Install appropriate electrical wiring to connect the Clearwater Police Department (CPD) Communication Center to the building's emergency generator. The communication center is an essential service of the CPD. The Communication Center provides a point of contact between residents, citizens, and others in the area to the police department. The Communication Center relays concerns to officers in the field and other appropriate agencies. Without a functioning Communication Center, coordination throughout Clearwater, including essential warnings, fails; threats to life and property are a hazard. Although the main police station has an emergency generator, the emergency essential Communication Center is not directly connected to the generator. When the building loses power, the generator kicks on to fulfill the power needs of the station. However, due to security issues, the Communication Center is wired separately from the rest of the building. In order to use emergency generator power Communications Center, direct wiring between the Communications Center and the generator is needed.	4	$750,000	Unfunded	HMGP, Local	1/21/2026		Sarah Kessler
1164	City of Clearwater/Parks and Recreation	Surf Rake to Assist in the Removal of Debris from Red Tide and Other Biological Hazards from Clearwater Beach	Purchase a surf rake to clean the public beach areas of Clearwater Beach. The surf rake will assist in the removal of biologically hazardous debris associated with red tide blooms and other hazards.	4	$90,000	Unfunded	HMGP, Local	1/21/2026		
1065	City of Clearwater/Parks and Recreation	Air Filters for Beach Tractors to Protect from Biological Hazard Particles	Purchase and install air filters in Clearwater Beach tractors and front-end loaders to protect city personnel working in areas with biological hazards, including red tide debris areas.	5	$50,000	Unfunded	HMGP, Local	1/21/2026		
1127	City of Clearwater/Parks and Recreation	Purchase of Tractor for Biological Hazard Removal on Clearwater Beach	Purchase a utility tractor to assist in the removal of biological hazards, including dead fish and other marine debris from red tide, on Clearwater Beach.	4	$100,000	Unfunded	HMGP, Local	1/21/2026		
1040	City of Clearwater	Stevenson Creek Watershed Management Plan	This project is a comprehensive update to the Stevenson Creek and Spring Branch watershed management plan. The project will in recommenations for drainage, water quality, and natural systems improvement projects.	1	$1,000,000	Unfunded	Clearwater General Fund, Stormwater Utility Enterprise Fund	1/21/2026	1/13/2025	Sarah Kessler
1262	Dunedin / Fire	Logistics Storage Building	This project proposes the construction of a hardened Vehicle Storage Building designed to withstand Category 5 hurricane wind forces, to be located at the City of Dunedin Emergency Operations Center (EOC) site. The structure will provide secure storage and protection for the Department's reserve and frontline fire apparatus, specialized response units, and emergency vehicles during storm events. The City of Dunedin Fire Department provides emergency response services to over 36,000 residents and visitors each day, maintaining readiness through three strategically located fire stations. Of these, two stations are not wind-rated or hardened, and the third station is located within a "C" level evacuation zone. During major storm events, these conditions leave the Department's emergency vehicles and apparatus highly vulnerable to damage or destruction. Without a hardened facility, storm impacts could render critical apparatus inoperable, significantly delaying rescue and recovery operations citywide.	4	$600,000	Partially Unfunded	Local Funding	1/21/2026	10/30/2025	Michael Handoga
1209	Dunedin / Fire	Fire Station #60 Rebuild	This project proposes the complete replacement of Dunedin's Fire Station 60 with a new, hardened, Category 5 wind-rated facility designed and constructed to meet Florida Building Code Essential Facility standards. . Fire Station 60, located in the heart of the city, was originally constructed in the 1950s and has undergone several renovations over the decades. Despite these efforts, the building has now reached the end of its usable service life and no longer meets the operational, safety, or structural standards required for a modern fire station. The new station will ensure continuity of emergency operations, provide a safe and resilient shelter for first responders during major storm events, and allow for immediate post-storm response to protect the lives and property of Dunedin's residents. The modernized facility will incorporate reinforced concrete construction, storm-rated apparatus bays and living quarters, backup power generation, and enhanced operational areas to support 24-hour emergency services.	4	$15,000,000	Currently Unfunded	Local Funding	1/21/2026	10/31/2025	Michael Handoga

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1043	Dunedin / Marina	Dunedin Marina Rehabilitation	Hurricanes Helene and Milton caused extensive damage throughout the Dunedin Marina, a publicly-owned hub for commerce, recreation, and emergency personnel. The damages include but are not limited to, total destruction of the pier and day docks, east seawall collapse, north seawall damage, parking lot collapse, complete electrical system submersion, water main break, fire suppression system damage, main dock damage, finger dock damage, and piling damage. This project addresses damage to the pier, day docks (including the Clearwater Ferry landing) and rescue docks used by first responders. The pier, day docks and Clearwater Ferry are critical to Dunedin's local commerce, allowing visitors access by alternative transporation and attracting visitors year-round to Dunedin's vibrant downtown. In addition to these recreational and economic elements, this project allows the Dunedin Fire Rescue Boat, the Pinellas County Sherriff's Office vessel and Florida Fish and Wildlife Commission to continue utilizing the Dunedin Marina as a base of aquatic operations in times of crisis. Access to the rescue docks is critical for the safety not only of Dunedin's own residents but to the entire County by providing rescue, recovery and education services to all commercial and recreation marine users as well as the tens of thousands of visitors each year who spend time in or near the Clearwater Harbor, St. Joseph's Sound, and the Gulf of Mexico.	4	$20,300,000	Partially Unfunded	EDA, State Appropriation, HMGP, Local funding	1/21/2026	6/17/2025	Camille Zoller
1112	Dunedin / Parks & Recreation	Weaver Park Living Shoreline	In 2023, Dunedin approved funding for a Shoreline Improvements project to begin in 2025 at Josiah Cephas Weaver Park ("Weaver Park"). The existing shoreline at Weaver Park is not resilient and puts nearby public assets at risk , including, but not limited to the adjacent evacuation route along U.S. Alt. 19, public park and recreation amenities, a National Register of Historic Places "The Blatchley House," and Historic Landmark Weaver Park Cottage used for educational and community events and activities . Pinellas County permitting determined that this property is ineligible for the construction of a seawall; therefore, the City is pursuing a "living shoreline" stabilization. The City's goals for the project are to develop a shoreline which decreases the risk of storm surge damages to the area by increasing resilience against catastrophic weather events, and to create a learning opportunity for residents and park visitors regarding living shoreline elements.	4	$1,000,000	Partially Unfunded	Local Funding, Coastal Partnership Initiative Grant	1/21/2026	10/27/2025	Camille Zoller
891	Dunedin / Public Works	Baywood Shores Drainage Improvements and Adaptation Plan Options	As part of the Resiliency Implementation Program, the Baywood Shores neighborhood is a vulnerable area prone to frequent flooding events from tidal flooding, heavy rains, and storm surge. During tidal flooding events, tidal water back flows into the stormwater pipes, flooding the roadways and making the roadway impassable. During the hurricanes from 2023 and 2024, many homes were flooded due to the compounded flooding impacts of storm surge, heavy rainfall, and tidal flooding. The Vulnerability Assessment and Adaption Plan will review and provide feasible adaptive strategies and conceptual projects consistent with the Florida Adaption Planning Guidebook to reduce flooding in this neighborhood. Staff will be applying for grant assistance through the FDEP Resilient Florida Program and the FDEM Hazard Mitigitation Grant Program	1	$325,000	Currently Funded	Local Funding	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
918	Dunedin / Public Works	Buena Vista Drive Drainage Improvements	The City approved the Stormwater Master Plan in FY2020. In addition to generating floodplains and the simulation model, the plan identified and evaluated eight (8) Best Management Projects (BMPs) for their benefits in the areas of flood protection, water quality and natural systems improvements. These BMPs were ranked based on the total estimated cost divided by the total benefit score (sum of flooding, water quality and natural system scores). The Buena Vista Drive Drainage Improvement project was the #1 ranked project at that time. The project seeks to reduce flooding in the area generally encompassed by S. Buena Vista Dr. and N. Buena Vista Dr. west of, and including Santa Barbara Dr. This area receives runoff from approximately 15 acres. Streets flood below the target 10 year flood Level of Service (LOS) and residential structures are in the 100 yr. floodplain	1	$460,000	Currently Funded	Local Funding	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
1235	Dunedin / Public Works	Citywide Roof Replacements	The City aims to replace three roofs in FY 2026-27: one at the City's Solid Waste facility, and two Fleet buildings (including the Fleet building at the Pinellas County Sherriff's Office). These buildings house critical equipment such as solid waste collection trucks and first-response vehicles utilized by Dunedin Fire Rescue and Pinellas County Sherriff's Office.	2	$305,000	Currently Funded	Local Funding	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
1070	Dunedin / Public Works	Comprehensive Vulnerability Assessment and Adaptation Plan	As part of the Stormwater's Resiliency Implementation Program, this project is an update to the City of Dunedin's Vulnerability Assessment that will include an adaption plan. This project update will ensure compliance with section 380.093, F.S. The City of Dunedin was awarded a grant of $380,950 from the Florida Department of Environmental Protection (FDEP). The grant agreement is for 100% reimbursement to the City. This comprehensive update to vulnerability assessment includes data collection, public outreach meetings, exposure analysis, sensitivity analysis, identifying focus areas, and an adaption plan. A consultant is engaged to provide the assessment and adaptation plan. Implementation of the adaption plan recommendations will be brought to the Commission in the form of adaptation strategies and projects. The Vulnerability Assessment and Adaptation Plan is scheduled to be completed in Fiscal Year 26.	4	$405,950	Currently Funded	Local Funding, Resilient Florida	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
1037	Dunedin / Public Works	Gabion Replacement / Stormwater Channel Improvement Project	This work is needed to safeguard lives and property from an imminent hazard of flooding caused by hurricane debris, including trees and vegetation, obstructing drainage channels and creeks throughout the City of Dunedin. The City's existing Stormwater canal system throughout the heart of many neighborhoods, consisting of gabion wired baskets, are coming to the end of their useful life (+30 yrs); as is apparent due to the increasing instances of emergency repairs and replacement costs being incurred. Similar to the deterioration of aging corrugated metal pipe (CMP), these wire baskets containing existing stone are starting to break or fall apart. Failing baskets create two problems: (1) the eroded soil and rocks fill the drainage canal, creating a drainage problem for facilities upstream; and: (2) as the side bank erodes, the soil loss and rock migrates downstream. The City of Dunedin recognizes the importance of the City's stormwater system in protecting residents and property. The City contracted Jones Edmunds to explore the feasibility of enclosing the open ditch south of Idlewild Drive between Pinehurst Road and Patricia Avenue, shown in Figure 1 of the attached Technical Memo (see Supporting Documents). The existing Idlewild ditch is lined with gabion baskets to maximize the flow that is conveyed, but due to its age and the impact of two significant tropical events in the past year, the gabions lining the ditch need repairing or replacing.	1	$10,128,147	Partially Unfunded	USDA-NRCS-EWP, State Appropriation, HMGP, Local	1/21/2026	10/30/2025	Camille Zoller
1332	Dunedin / Public Works	Lift Station #8 Rehabilitation	This will be a complete rehabilitation of Lift Station #8 located in Hammock Park at the north end of North Douglas Avenue. The wet well is showing bare concrete and exposed rebar below the water line, and the valves and piping are past their estimated service life ages. Eleven (11) other lift stations feed into Lift Station #8 with an average daily load of 780,000 gallons. This equates to approximately 6,000-8,000 homes serviced by Dunedin's Lift Station #8. During this rehabilitation process, all valves and piping will be repaired as needed, and the lift station will be converted from a wet/dry side to a submersible design. Converting to a submersible design will avoid routine confined space entry requirements and make maintenance and repair easier and safer, and will significantly decrease the risk of service loss to thousands of residents.	1	$1,670,723	Currently Funded	HMGP, Local Funding	1/21/2026	6/17/2025	Camille Zoller

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970	Dunedin / Public Works	Lift Station Emergency Backup Systems	Install emergency backup pumps on 9 lift stations and emergency generators on 3 lift stations / 1	1	$1,300,000	Currently Unfunded	EMPATF, HMGP; PDM Program, Local Funding	1/21/2026	12/26/2024	Alejandro Gonzalez
1019	Dunedin / Public Works	San Charles Drive Drainage Improvements	The City approved the Stormwater Master Plan in FY2020. In addition to generating floodplains and the simulation model, the Plan identified and evaluated eight (8) Best Management Projects (BMPs) for their benefits in the areas of flood protection, water quality and natural systems improvements. These BMPs were ranked based on the total estimated cost divided by the total benefit score (sum of flooding, water quality and natural system scores). The San Charles Drive Drainage Improvement project was the #2 ranked project at that time. The project seeks to reduce street flooding in the vicinity of San Charles Dr. and San Roy Dr. S. Intersection. This area receives runoff from approximately 13 acres and as the outfall pipe is undersized at 15-inches, the streets do not meet the 10-year flood level of service (LOS). The project proposes to replace the existing 15-inch outfall pipe with a 24-inch pipe which will lower the 10-year floodplain by about 0.8 foot. This will allow the street to meet the 10-year LOS.	1	$208,000	Partially Unfunded	Local Funding, Resilient Florida	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
966	Dunedin / Public Works	Santa Barbara Drive Drainage Improvements	This project is part of the Resilient Implementation Program. The City approved the Stormwater Master Plan in FY2020. In addition to generating floodplains and the simulation model, the Plan identified and evaluated eight (8) Best Management Projects (BMPs) for their benefits in the areas of flood protection, water quality and natural systems improvements. These BMPs were ranked based on the total estimated cost divided by the total benefit score (sum of flooding, water quality and natural system scores). The Santa Barbara Drive Drainage Improvement project was the #3 ranked project at that time. The project seeks to reduce street flooding in the project area and remove residential structures from the 100 yr. floodplain by reducing the amount of water available in the immediate area adjacent to the homes. The project will install new pipes, upsize existing pipes and outfalls and install backflow devices. This area receives runoff from approximately 34 acres and the streets do not meet the 10 yr. flood level of service (LOS), per the Master Stormwater Model there is stormwater in the streets during the 10 yr storm event (7" of rain in a 24 hr period). Staff will be applying for grant assistance through the Resilient Florida Program for this project.	1	$1,600,000	Currently Funded	Local Funding	1/21/2026	10/29/2025	Savannah Bunch, Jake Denelsbeck
1362	Dunedin / Public Works	Tide Gauge Implementation	This project will help Dunedin to verify the findings of its Vulnerability Assessment, increase its Emergency Management and Response capabilities, and aid in the timing of repairs where tidal flooding is common. Currently, Dunedin has three USGS gauges in Curlew Creek, and the next closest tide gauge is in Clearwater. Digital tide gauges update every 5 minutes, and the real time data can be accessed through a website. The tide gauge also has an alert system (which may be utilized by the public at no cost to the public) through which the City can set different alert thresholds for what constitutes an emergency in different specific areas or at critical facilities in Dunedin. All of this data will be put into a Pinellas County Flood Forecasting Model, which simultaneously benefits the entire County, and Dunedin. The estimated cost reflects the purchase of 5 gauges, one year of subscription, and a $300 fee for shipping.	1	$20,000	Currently Funded	Local funding	1/21/2026	10/9/2025	Jake Denelsbeck
1056	Dunedin / Utilities	Lift Station #10 Rehabilitation	This project entails a complete rehabilitation of Lift Station #10 located on New York Avenue near James Street. During this rehabilitation process, the wet well will be sandblasted, sealed, and re-coated, all valves and piping will be repaired as needed, and the lift station will be converted from a wet/dry side to a submersible design. Converting to a submersible design will avoid routine confined space entry requirements and make maintenance and repair easier and safer, and will significantly decrease the risk of service loss to hundreds of residents.	1	$1,800,000	Currently Funded	Local Funding	1/21/2026	10/10/2025	Alejandro Gonzalez
1155	Dunedin / Utilities	Manhole Reinforcement via structural lining	The project will increase resiliency of the lift station and sanitary sewer basin by increasing durability as well as prolonging the useful life of the existing system and its ability to carry flows safely through the basin. The structural lining of the sewer basin manholes will allow for the increased protection of residences and infrastructure serviced in the sewer basin area and the protection of the treatment capacity of the City's WWTP. The project will avoid the open cut method of removing and replacing the existing infrastructure. The project will decrease inflow and infiltration during emergency storm events while mitigating Sanitary Sewer Overflow effects. The project will consist of structural reinforcement of approximately 133- 4ft diameter manholes of various depth. Key basins were chosen for their susceptibility to structural failure due to age and material type. City of Dunedin Basin Manholes 1, 2, 5, and 16 were chosen.	1	$1,000,000	Currently Funded	Local funding	1/21/2026	10/28/2025	Alejandro Gonzalez
1133	Dunedin / Utilities	Fairway Estates Sanitary Sewer CIPP for I&I and SSO Mitigation	The project will increase resiliency of the sanitary sewer collections system by increasing durability as well as prolonging the useful life of the existing system and reduce Infiltation and Inflow (I&I) throughout the Fairway Estates neighborhood. The reduction of I&I will lower the volumetric flow in the sewer mains during heavy rain events and reduce the potential for Sanitart Sewer Overflows (SSO) when the conveyance system exceeds intended capacity . The project will avoid the replacing sewer mains and utilize Cured-in-Place-Pipe (CIPP) to rehabilitate the existing infrastructure. The project will consist of lining approximately 35,000 linear ft. of sanitary sewer pipe annd 12,000 linear feet of service laterals for an prospective total of 47,000 linear feet of CIPP.	1	$4,000,000	Currently Funded	Local funding	1/21/2026	12/26/2024	Alejandro Gonzalez
1152	Dunedin / Utilities	Wastewater Emergency Operations Center Belcher Road Storage Tank Yard	This project will build an operations building / shelter rated to resist a Category 5 Hurricane, at the City's existing Belcher Road Storage Tank Facility. This structure would shelter in place necessary wastewater staff (approximately 40) and essential equipment for immediate response during and after all catastrophic weather events. The approximate size of the building will be 1,600 SF and 23' tall. Absent any additional funding for this project, the City anticipates funding the construction phase of this project no earlier than 2030.	4	$2,700,000	Currently Funded	Local Funding	1/21/2026	10/10/2025	Alejandro Gonzalez
1065	Dunedin / Utilities	WWTP Backup Generators	The City's Wastewater Treatment Plant (WWTP) has a whole site generator that is aged and has experienced issues staying on line in times of emergency. The City is looking to install separate, smaller generators to power individual portions of the plant at the pumping points to keep water flowing and the process working properly in emergency situations and during power outages. The weak points identified at the plant are: Facility 4 (Headworks of the plant), Facility 7 (Clarifiers and Sludge & Secondary Effluent Pumping), Facility 8 (Denitrification Filters), Facility 13 (Blowers), and Facility 14 (Chemical Dosing). The power requirements for the generators identified are 200kW, 200kW, 300kw, 400kw, and 25kw for Facilities 4, 7, 8, 13, and 14 respectively. The City is a coastal community with an outfall to St. Joseph Sound and failure of the Wastewater Treatment Plant will cause sanitary sewer overflows (SSOs) at the plant, outfall of raw sewage into coastal waters, and have the potential to have a significant impact on water quality. These improvements will help mitigate impacts on waterways and residents.	1	$1,200,000	Currently Funded	SRF, Local Funding	1/21/2026	12/26/2024	Alejandro Gonzalez
1340	Dunedin / Utilities	WWTP Building Hardening	A hardening evaluation of Dunedin's Wastewater Treatment Plant (WWTP) building was provided in January 2025 by Harvard Jolly PBK, after having completed an assessment of the building based on the original architechtural documents and in-person site visits. The intent of the hardening program is to reinforce and upgrade the structure, building envelope, mechanical/electrical/plumbing systems, roofing, etc. to resist current Code wind speed requirements approximately equivalent to a low Category IV hurricane. Dunedin's WWTP services 100% of Dunedin residents and businesses; it stayed in compliance for the entirety of 2024, including during hurricanes Debbie (bringing 13.64' of rainfall), Helene (bringing 7.10' of rainfall and an 8' storm surge), and Milton (bringing 16.7' of rainfall). During these catastrophic storm events, raw sewage flow approached 15 MGD – and still, the Dunedin WWTP remained fully functional and fully in-compliance. Hardening this infrastructure is critical to public health and safety in Dunedin.	2	$675,039	Currently Funded	HMGP, Local Funding	1/21/2026	6/17/2025	Camille Zoller
970	Eckerd College / St. Petersburg	Building Flood/Wind Retrofit	Retrofit priority support building to address vulnerabilities to high winds and/or flooding based on engineering evaluation. Estimated completion time: more than 12 months. / 1, 2	4	$250,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/24/2016	Adam Colby

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940	Eckerd College / St. Petersburg	Building Flood/Wind Retrofit	Retrofit academic building to address vulnerabilities to high winds and/or flooding based on engineering evaluation. Estimated completion time: more than 12 months. / 1, 2	4	$250,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/24/2016	Adam Colby
1090	Gulfport / Public Works	Stormwater Project	Enlarge drainage pipes and construct retention ponds citywide to reduce street and yard flooding to improve drainage in low lying areas of the City. Estimated completion time: more than 12 months. / 1	4	$500,000	Currently Unfunded	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026	10/31/2017	Michael Taylor
1035	Gulfport / Public Works	Flood Mitigation in Waterfront Redevelopment District	Construct storm doors for commercial businesses within the 100-year floodplain of the Waterfront Redevelopment District. Estimated completion time: more than 12 months. / 1	4	$60,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/31/2017	Michael Taylor
1030	Gulfport / Community Development	Land Acquisition	Public purchase of properties that are flood prone or at high risk/exposure to being flooded or experience wave action/erosion. Estimated completion time: more than 12 months. / 1	4	$500,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/31/2017	Michael Taylor
1015	Gulfport / Public Works	Municipal EOC	Build a new City EOC, 1617 - 49th Street South. Estimated completion time: more than 12 months. / 4	4	$3,500,000	Currently Unfunded	HMGP, Local	1/21/2026	10/31/2017	Michael Taylor
1,247	Gulfport / Public Works, Community Development	City Hall Complex – EOC Generators Installation	Hurricane Irma left 85% of Gulfport without power for more than one week, destroying 17 transformers and downing many power lines. City Hall complex was without electricity for one week. City Hall complex is the city's EOC and consists of three buildings: City Hall/Police Department, Fire Department, and Public Services. No power at the EOC complex compromised the City's emergency services and ability to respond and recover from Irma due to the lack of communications within and outside of the City, the use of computers, telephones, radios, and the equipment for damage assessment and monitoring of critical facilities such as water and lift stations. Replace two generators and install 1 new generator. One new generator will be 300 Kw, two other new generators will be 150Kw. / 4	4	$334,000	HMGP Application approved by FDEM and FEMA. Project is currently under construction.	HMGP, Local	1/21/2026	10/31/2017	Michael Taylor
1,284	Gulfport / Public Works, Community Development	Generator Installation at Alternate EOC	Hurricane Irma left 85% of Gulfport without power for more than one week, destroying 17 transformers and downing many power lines. City Hall complex and the Public Works building was without electricity for one week. City Hall complex is the city's EOC but lies within Evacuation D Zone. Therefore, the Public Works building is the alternate EOC since it is not in a flood zone or evacuation zone. No power for the EOC complex and Public Works building compromised the City's emergency services and ability to respond and recover from Irma due to the lack of communications within and outside of the City, the use of computers, telephones, radios, and equipment for damage assessment and monitoring of critical facilities such as water and lift stations. Install one 100Kw generator. /4	4	$75,204	HMGP Application was approved by FDEM and FEMA. Project is currently under construction.	HMGP, Local	1/21/2026	10/31/2017	Michael Taylor
1250	Indian Rocks Beach / Public Works	Stormwater Drainage	Reconstruction of small basin stormwater collection and discharge facilities as required by NPDES. Based upon an updated Stormwater Master Plan in 2022, multiple City facilities are scheduled to be upgraded moving forward over a 20 year period and thereby be in compliance with NPDES regulations. Within the City's 5 year capital improvement program, the plan calls for stormwater improvements in the amount of $500,000.	1	$500,000	2026 TO 2030	City of Indian Rocks Beach Capital Improvement Plan; Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants; Penny for Pinellas; SWFWMD	1/21/2026	11/12/2025	Dean Scharmen
860	Indian Rocks Beach / Public Works	Road Milling, Resurfacing and Curbing	Road deterioration causes safety hazards and negatively impacts the attractiveness of the neighborhood. This project includes continuation of street milling, resurfacing, and curb replacement and includes updating the drainage system in the areas resurfaced. This project also includes concrete curb and gutter replacement and asphalt milling and resurfacing at selected locations in Fiscal Years 2026-2030.	1	$2,000,000	In CIP for the next five years	City of Indian Rocks Beach Capital Improvement Plan; SWFMD	1/21/2026	11/12/2025	Dean Scharmen
1229	Johns Hopkins All Children's Hospital	Hardening Medical Structures for John Hopkins All Children's Hospital	John Hopkins All Children's Hospital Campus structures are out of date regarding the structural system being resistant to current code level wind speeds for their doors and their main hospital needs its roof tie-downs to be upgraded. These mitigation measures will harden the envelope of the structures and prevent future wind and flood damage when a hurricane impacts the campus. The cost presented above is to replace doors on 2 buildings and the roof tie downs on the main hospital. These structures provide essential care to children across the county and throughout the Tampa Bay Area. They are a research and teaching hospital with a network of over 590 physicians and specialists. They provide various pediatric medical services including emergency care, cardiology, and cancer care. Replacing these doors and roof tie-downs is critical to ensure these emergency services remain operational and can continue in the wake of a disaster.	2	$393,908	Currently Unfunded	HMGP	1/21/2026		Shanti Smith Copeland
1289	Johns Hopkins All Children's Hospital	St. Petersburg Outpatient Care Center Wind Retrofit	The St. Petersburg Outpatient Care Center (OCC) provides a wide range of services in addition to outpatient care. Additionally,The Ronald McDonald House organization is located on the first floor of the facility and provides accommodations for the families of inpatients at the Johns Hopkins All Children's Pinellas main hospital. The OCC building is connected to the main hospital by an elevated bridge located on the second floor. In addition to providing emergency accommodations for critical staff and at times the St Pete Fire Department, the facility also houses the clinical laboratory and blood bank which supply critical services and blood products necessary for patient care at the main hospital. During the hurricanes of 2024, it was discovered that the doors to the building were compromised by wind and driven rain causing flooding and strong winds to enter. To avoid evacuations and damage to critical medical equipment, materials, and records, this project proposes hardening the exterior facility doors for flood mitigation. This will result in the replacement of all exterior doors with hurricane upgraded doors and provide flood protection where needed to maintain all critical utilities access.	2	$1,000,000		HMGP Johns Hopkins All Children's Capital Funding CDBG-DR	1/21/2026	6/20/2025	Travis Witt
1307	Johns Hopkins All Children's Hospital	Main Hospital Critical Utility Loss Mitigation	During the 2024 hurricanes, the city of St. Petersburg shut down the connections and services to the local water and sewer systems serving the Johns Hopkins All Children's Pinellas hospital. This posed a health and safety risk resulting in a full evacuation of all patients and staff from the hospital. During the outage the hospital switched over to a domestic water well onsite, however there was not enough capacity to feed the fire protection system or to divert waste/sewer. In addition to this, several areas of the hospital had water intrusion at the exterior doors. These events have directly impacted the hospital's ability to continue to provide care during emergency events. This project proposes to install a new separate fire protection well at the hospital and provide onsite storage capacity to divert the hospital sewer discharge until the city plants come back online. In addition, the main hospital seeks to install flood protection barriers to vulnerable critical areas at risk for flooding. These protecetion measures will mitigate safety risks and prevent the hospital from evacuating all patients and staff during emergency events.	2	$7,250,000		HMGP Johns Hopkins All Children's Capital Funding CDBG-DR	1/21/2026	6/20/2025	Travis Witt

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1307	Johns Hopkins All Children's Hospital	Central Energy Plant Capacity and Resilience Improvements	The Central Energy Plant provides all cooling and emergency power generation necessary to keep the hospital open and functional in the event of an emergency and avoid having to evacuate all patients. During the 2024 hurricane impacts it was discovered that the city water supply was cut off during the storm, thereby losing the ability to maintain water levels within the cooling towers. This effectively stopped the plant from being able to provide proper cooling to critical areas within the hospital (critical Care area), the research building (Sample storage and biomedical materials used for patient treatment), and the outpatient building (critical blood lab areas, patient and family housing, along with emergency personnel housing area). It was also discovered that the electrical transformers feeding the plant was below the flood levels, thereby risking catastrophic failure. This project proposes to install freshwater wells at the following locations-Central Energy Plant, research and education building and the outpatient care building. In addition, this project will install separate fire protection wells at the Central Energy Plant and provide removable or fixed flood protection barriers around them to ensure they remain in operation and mitigate flood risk. The purpose of this project is to mitigate water supply loss to critical facilities surrounding the main hospital. A feasibility study will be conducted to determine the final locations of each well.	2	$3,750,000		HMGP Johns Hopkins All Children's Capital Funding CDBG-DR	1/21/2026	6/20/2025	Travis Witt
910	Kenneth City / Public Works	Stormwater Management	Repair, rework, and replace components in the Kenneth City storm drain system. Estimated completion time: more than 12 months. / 1; Project is ongoing. The Town routinely funds ongoing stormwater improvements annually in conjunction with the Town's Capital Improvement Plan (CIP). The Town would utilize the services of a contractor to complete these updates, as identified in our future Stormwater Plan.	1	$300,000	Currently Unfunded	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		
910	Kenneth City / Public Works	Stormwater Management	Repair, rework, and replace components in the Kenneth City storm drain system. Estimated completion time: more than 12 months. / 1; Project is ongoing. The Town routinely funds ongoing stormwater improvements annually in conjunction with the Town's Capital Improvement Plan (CIP). The Town would utilize the services of a contractor to complete these updates, as identified in our future Stormwater Plan.	1	$500,000	Currently Unfunded	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		
1052	Kenneth City / Public Works	Street Improvements	Funding for street resurfacing has been allocated in the 2021/2022 fiscal year. Streets that require drainage improvements will be prioritized. This would take place consistent with the recommendations of the watershed management plan. Drainage improvements include the construction of stormwater infrastructure for flood control.This project is ongoing.	1	$250,000	Currently Unfunded	HMGP, Local	1/21/2026		Jocilyn Martinez
1271	Kenneth City / Public Works	Stormwater Management	Repair, rework, and replace components in the Kenneth City storm drain system. Estimated completion time: more than 12 months. / 1; Project is ongoing. The Town routinely funds ongoing stormwater improvements annually in conjunction with the Town's Capital Improvement Plan (CIP). Drainage improvements include the construction of stormwater infrastructure for flood controlThe Town would utilize the services of a contractor to complete these updates, as identified in our future Stormwater Plan.	1	$75,000	Currently Unfunded	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		Jocilyn Martinez
1082	Kenneth City / Public Works	Stormwater Master Plan	This project was initiated in 2019 and is to be completed in late 2021. The Master Plan serves as a foundation for future drainage improvements for the purposes of flood control throughout the Town. This is a requirement of SWFWMD and will be funded by a 50:50 matching grant.	1	$92,120	Currently Unfunded	HMGP, Local	1/21/2026		Jocilyn Martinez
980	Kenneth City / Public Works	Stormwater Rate Study	Currently, the Town does not have a designated mechanism to fund stormwater maintenance and future stormwater improvements for the purposes of flood control. The implementation of a stormwater utility program, which many Pinellas County municipalities have in place, may be needed. The study would identify a rate structure that could be incorporated into a future utility. This study would also be eligible for 50% funding through SWFWMD. A rate study will help determine the best way to fund stormwater improvements through fees or impact fees. This project has no definitive start date.	1	$50,000	Currently Unfunded	HMGP, Local	1/21/2026		Jocilyn Martinez
1052	Kenneth City / Public Works	Watershed Management Plan	The Town is conducting a Watershed Management Plan to identify water quality problems in the watershed, proposes solutions, and creates a strategy for putting those solutions in action. This project will identify water quality benefits. This project will be completed in December 2021.	1	$125,000	Currently Unfunded	HMGP, Local	1/21/2026		Jocilyn Martinez
1044	Kenneth City / Public Works	Town Parking Lot/Resurfacing	This project would entail rebuilding the exiting Town parking lot on in accordance with Town Codes. Possible drainage improvements may be necessary as part of this project. Drainage improvements include the construction of stormwater infrastructure for flood control. This project has no definitive start date.	1	$100,000	Currently Unfunded	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		Jocilyn Martinez
921	Largo / Engineering Services	Allens Creek BMP Implementation	The Allens Creek Basin Watershed Management Plan, completed in 2013, identified Best Management Practices (BMPs) designed to provide flood control and water quality benefits. This project is a combination of two BMPs identified in the study. First, it is proposed to replace the four 48- inch culverts under St. Pauls Drive with three 5-ft by 12-ft concrete box culverts. The proposed alternative is predicted to significantly improve flooding conditions within the Belleair Road/St. Pauls Drive area. Second, the Deville Drive area is drained by a 287-foot long 36-inch concrete pipe. Flooding in this residential area can be greatly reduced by installing a parallel 48-inch pipe to the existing outfall.	1	$1,665,900.00	FY2026-FY2027 In Design	HMGP, Local	1/21/2026	11/24/2025	Ann Rocke
944	Largo / Engineering Services	Clearwater Largo Road BMP	The Clearwater-Largo Road Drainage District Study update, completed in 2013, proposed best management practice (BMP) alternatives to address areas that experienced significant flooding during seasonal summer rains and to comply with National Pollutant Discharge Elimination System (NPDES) regulations. Seven proposed BMP alternatives were identified for implementation based on jurisdictional considerations and general feasibility and include replacement or new construction of curb and gutter, swales, inlets, ponds and pipes./1	1	$791,000.00	FY2024-FY2025 Construction Near Completion	Penny for Pinellas IV	1/21/2026	11/24/2025	Ann Rocke

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944	Largo / Engineering Services	Cross Bayou BMP Implementation	The Cross Bayou Basin Watershed Management Plan, completed in 2013, identified Best Management Practices (BMPs) designed to provide flood control and water quality benefits. This project is one of the BMPs identified in the study. The Pinebrook Canal between 142nd Avenue North and Ulmerton Road floods during the 100-year/24-hour and 25-year/24-hour storms. To mitigate flooding, the project involves re-grading and stabilizing or possibly armoring portions of approximately 5,200 feet of the Pinebrook Canal where bank failures have reduced conveyance capacity. The BMP also calls for replacing the 5-foot-by-7-foot concrete box culvert under Ulmerton Road with two 5-foot-by 7-foot box culverts.	1	$2,113,000	Unfunded	HMGP, Local	1/21/2026	11/24/2025	Ann Rocke
921	Largo / Engineering Services	Pocahontas Drive Drainage Improvements	Drainage improvements include the construction of stormwater infrastructure for flood control.	1	$6,400,000	Unfunded	HMGP, Local	1/21/2026	11/24/2025	Ann Rocke
944	Largo / Engineering Services	Starkey Road Basin BMP Implementation	The Starkey Road Basin Watershed Management Plan, completed in 2012, identified Best Management Practices (BMPs) designed to provide flood control and water quality benefits. This project is a combination of three BMPs identified in the study. It proposes upgrading the culvert at Starkey Road on Channel 10 near the East Bay Oaks Mobile Home Community and at Lake Palms Drive on Channel 10 combined with regrading the south-flowing tributary ditch west of Dahlia Place and Gardenia Place to expand the bottom width and recreate a positive ditch bottom gradient. New inlet/collection structures between the Dahlia Place and Gardenia Place cul- de- sac roadway are also proposed to fully convey roadway runoff through the collector system without overflow down driveways.	1	$5,432,000	FY2027 In Design	HMGP, Local	1/21/2026	11/24/2025	Ann Rocke
921	Largo / Engineering Services	Venetian Gardens Drainage Improvements	Drainage improvements include the construction of stormwater infrastructure for flood control.	1	$8,100,000	Unfunded	HMGP, Local	1/21/2026	11/24/2025	Ann Rocke
1150	Largo / Fire Rescue	Fire Station 38 Reconstruction	This is the youngest of the three proposed stations however still has many of the same issues. The roof and HVAC systems will need replacing, the building will need to be brought up to ADA and NFPA standards and living quarters will need redesign and reconfiguration. This building has gone through many changes due to personnel additions and changes over the last ten years. The current building is 6,500 square feet and was constructed in 1986.	4	$23,812,000	Unfunded	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke
1016	Largo / Environmental Services	WWRF Lift Station Flood Mitigation	This project meets the goals and objectives for structural mitigation projects that include strengthening of vulnerable structures and public facilities to withstand wind, fire and other forces, and elevation of structures to protect them from flood damage. A number of the Wastewater Reclamation Facility (WWRF) sanitary sewer lift stations are in the flood plain. Continuity of operations of these lift stations is at risk during high rain and/or flooding events. The purpose of this project is to reconstruct the lift stations to raise the critical infrastructure above the flood plain at existing Lift Station Nos. 19, 26, 41 and 47.	1	$3,150,000	FY2024-FY2027 In Construction	HMGP	1/21/2026	11/24/2025	Ann Rocke
1150	Largo / Fire Rescue	Fire Station 42 Reconstruction	On top of issues regarding access and the age of the facility, the building has had multiple roof replacements, renovations, and updates throughout its life. It is recommended that a new building be built with better access for apparatus and better separation of living quarters for firefighters. The current building is 5,300 square feet and was constructed in 1978.	4	$26,622,000	FY2027-2031	HMGP, Local	1/21/2026	11/19/2025	Ann Rocke
990	Largo / Environmental Services	WWRF - Biosolids Building Hardening	The Biosolids building is a large industrial, pre-engineered metal building. It houses most of the operating components used to convert wastewater solid into a Class AA Biosolid product, used for fertilization. Due to the essential nature of the facility and the potential for the facility to sustain significant damage during a hurricane, a study was conducted to evaluate the structural performance of the building under the effects of a Category 3 hurricane. Based on the results of the contracted study, scope for this project includes either 1) structural modifications to the existing building, including roofing work, wall work, all structural bracing and stiffening, replacement of doors, windows, louvers (framed openings), and fans, and painting or 2) replacement of the entire building.	4	$3,000,000	FY 2027-2031	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke
970	Largo / Administration	City Hall Reconstruction	The City Hall facility has a number of issues. First, it is not rated for hurricane winds and is in a flood plain. It has electrical and plumbing systems that are original to the building and are repeatedly needing repair. The HVAC system needs to be redesigned as it is not efficient and does not service employees there appropriately. The building is not hardened and has significant space utilization issues. This estimate would construct a new building with the same square footage of the current City Hall and does not include land acquisition or design costs at this time. Policy direction is needed to determine the needs for inside a new City Hall building. The current building is 57,740 square feet and was constructed in 1973. /1, 2	4	$80,000,000	FY2022-FY2024 Construction Near Completion	General (Local Fund)	1/21/2026	11/20/2025	Ann Rocke
1000	Largo / Environmental Services	Public Works Complex Reconstruction	Due to the complex being built on a former closed landfill, the soil underneath the complex is giving way to considerable damage to both the pavement used around the building and the buildings themselves. The Administration building is showing settling in both the facilities workshop and the fleet central stores area and while currently not a structure issue, may be in the near future. The building does not currently meet some ADA requirements for facilities of this nature and size and the building has had multiple issues with water intrusion over the past ten years. It is in the intention that through this project Public Works administrative and management functions can be reviewed, centralized, and coordinated more efficiently. This project scope and cost is based upon engineering estimates and a space needs analysis done in 2013. Costs include the environmental remediation, the moving of the fuel island, the consolidation of the divisions into one building, and associated vehicle storage areas. Total square footage of existing buildings is 44,528, Public Works Administration and Fleet building was constructed in 1976 and the Solid Waste facility was constructed in 1990.	4	$20,000,000	Unfunded	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke

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1210	Largo / Engineering Services	Regional Watershed Management Planning	The Regional Watershed Management Planning project was initiated in the FY2012-2016 CIP and identified the need for the development of a City-wide Watershed Management Plan for the various drainage basins (Starkey, Longbranch, Allen's Creek, McKay Creek) and sub-basins located in the City of Largo. This project included joint funding and participation with the South West Florida Water Management District, Pinellas County, City of Clearwater and other entities that share jurisdiction within the watersheds. The watershed management plans for McKay Creek, Allen's Creek, Long Branch Creek, Starkey Road Basin, and the Clearwater-Largo Road Drainage District Study were completed by FY14. The purpose of this project is to begin planning and designing stormwater system improvements based on the Best Management Practices (BMPs) identified in the Watershed Plans to address flooding, water quality, infrastructure rehabilitation, and meet regulatory requirements. This project will contribute to compliance with the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit and pending Total Maximum Daily Loads (TMDL's) regulations which are administered by the Florida Department of Environmental Protection.	1	$14,800,000	N/A	HMGP, Local	1/21/2026	12/22/2016	Ann Rocke
1090	Largo / Environmental Services	WWRF Master Plan Improvements – Biological Treatment Systems	A portion of the overall project is intended raise critical components of the Largo Wastewater Reclamation Facility (WWRF) above the floodplain. This includes elevating the structure that contains the filter feed pump station and the new disk filters. It also includes four (4) new Motor Control Center (MCC) Buildings that are hardened and elevated.	1	$2,375,000	N/A	Unfunded	1/21/2026	11/22/2025	Ann Rocke
944	Largo/ Engineering Services	Church Creek Resiliency Program	The Church Creek drainage basin is in southwest Largo. Its general boundaries are Walsingham Rd on the South, Vonn Rd on the East, Indian Rocks Road on the West, and Wilcox Road on the North. The current drainage system is in poor condition and undersized. Phase I of the Church Creek Drainage Improvement Project was completed in 2008 and replaced an existing concrete channel with a box culvert, between Croft Dr. N and Twigg Ter. Phase III installed new concrete pipe along 126th Avenue North in 2024. Phase II will include expanding the Church Creek channel's hydraulic capacity through bottom widening, side slope improvements and channel lining with riprap from Walsingham Road to 126th Avenue. The improvements will reduce flood stages within the channel as well as in surrounding areas and will provide slope stabilization and erosion control. Pinellas County is completing a McKay Creek Drainage Basin Evaluation that includes Church Creek is. A series of resiliency/BMP projects are being developed for Church Creek and will be added to this program as they develop.	4	$5,000,000	FY2027 In Design	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke
1016	Largo / Engineering Services	Pinecrest Stormwater Conservation Area	McKay Creek Watershed is located in the west-central portion of Pinellas County and comprises an area of approximately 9 square miles. McKay Creek is the main conveyance channel within the watershed and conveys flow south to north, through the Walsingham and Taylor Reservoirs, before outfalling to the coastal zones along the western portion of the watershed. Taylor Lake discharges directly to McKay Creek on the Pinecrest Golf Course property north of 8th Avenue SW. McKay Creek then flows north through a narrow channel approximately 1,550 linear feet (LF) before exiting the property at the north. This project will repurpose the former Pinecrest Golf Course property (26.7 acres at 1200 8th Avenue SW) as a regional stormwater conservation area addressing water quality impairments in McKay Creek and downstream flood risks.	1	$42,600,000	FY2026	HMGP, Local	1/21/2026	11/7/2025	Ann Rocke
1016	Largo/ Engineering Services	Woodbrook Ditch Rehabilitation	Reconstruction and slope stabilization of 750 linear feet of an open-channel drainage ditch that is experiencing significant erosion with steep and unstable banks. The ditch is located within the Starkey Road Basin Watershed and outfalls into Long Bayou.	4	$2,765,000	FY2027	HMGP, Local	1/21/2026	11/7/2025	Ann Rocke
1016	Largo / Engineering Services	Brookside Neighborhood Flood Abatement & Ditch Rehabilitation	Reducing flood risks by upsizing storm structures to enhance pipeline capacity along Ashbury Dr, Armon Dr and Riverside Dr S. The ditch is proposed to be reconstructed and regraded to maximize storage capacity. Additionally, slope stabilization measures, such as the potential use of gabion basket retaining walls, will be explored to prevent erosion and improve the ditch's overall efficiency in managing stormwater.	4	$4,961,000	FY2030	HMGP, Local	1/21/2026	11/7/2025	Ann Rocke
1016	Largo/ Engineering Services	Yellow Banks Grove and Yachthaven Estates Drainage Improvements	Construction of a new drainage system and pavement rehabilitation within Yachthaven Estates and the northern portion of the Yellow Banks Grove neighborhood. Many drainage-related problems are experienced by residents during and after rainfall events in these neighborhoods located in the southwestern portion of the City, just east of the intercoastal waterway. Insufficient infrastructure within the neighborhood, including undersized three-sided open concrete ditches, cause roadway and structure flooding and provide no environmental benefits.	4	$7,967,400	FY2028-FY2030	HMGP, Local	1/21/2026	11/10/2025	Ann Rocke
1230	Largo / Environmental Services	Wastewater Reclamation Facility Flood and Storm Surge Resiliency Project	A project to safeguard the City's Wastewater Reclamation Facility from the adverse impacts of storm surges and rain-induced flooding by protecting, elevating, or relocating vulnerable infrastructure. The WWRF is in a low-lying area adjacent to the Cross Bayou Canal, which is highly susceptible to flooding and storm surge events. During Hurricane Helene, the facility experienced a 4 and 5-foot storm surge above ground level, threatening critical infrastructure, including control panels, pumps, motors, valves, and power transformers. The project will significantly enhance the facility's resilience and will ensure that it protects the City's waterways and will continue to provide wastewater treatment service during extreme storm conditions.	4	$500,000	FY2027-FY2028	HMGP, Local	1/21/2026	11/10/2025	Ann Rocke
1079	Largo / Environmental Services	Lift Station Control Panel Elevation	Due to the nature of gravity sewer design, lift stations are often located in the lower or lowest elevation of the basins they serve. In a coastal community like Largo, this frequently results in lift stations located near coastal water bodies, or within the coastal floodplain. During storms or other flooding events, lift stations in these areas can be rendered inoperable when control panels are submerged by flood waters. This project aims to reduce the risk of lift station control panel flooding by providing an elevated control board. Six (6) Lift Stations have been identified in areas prone to flooding during heavy rain events that require the elevation of their control boards.	1	$720,000	FY2027	HMGP, Local	1/21/2026	11/10/2025	Ann Rocke

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1079	Largo / Environmental Services	Installation of Permanent Generators for 7 Lift Stations	The City of Largo is seeking funding to install permanent standby generators at 7 critical lift stations. This infrastructure improvement project aims to significantly bolster the city's resilience against disasters, particularly hurricanes, floods and extended power outages, which pose a recurring threat to essential public services. Currently, many of the lift stations rely on temporary power solutions during emergencies. These can be delayed, unreliable and ultimatley fail during widespread outages. Through the project, the city will: install permanently mounted generators at 7 lift stations, ensure a seamless transition to backup power during utility outages, and implement flood-prevention measures where necessary. This project aligns with the regional and national goals of improving disaster prepardness, protecting critical infrastructure and maintaining essential public health systems.	4	$700,000	FY2027-FY2028	HMGP, Local	1/21/2026	11/19/2025	Ann Rocke
975	Largo / Environmental Services	Septic to Sewer Conversion	A septic-to-sewer wastewater collection improvement project in the northwest Largo area that will allow businesses and residential property owners to connect to the sanitary sewer system for more reliable and environmentally responsible wastewater services. Eliminating septic tanks will protect groundwater and improve the quality of natural water systems and converting to a sanitary sewer system will reduce the load on overwhelmed stormwater systems and improve the community's ability to withstand floods and hurricanes as septic systems often fail when overwhelmed by excessive water. The project will include the construction of new wastewater manholes, gravity pipe and service laterals needed to connect approximately 75 properties to the existing wastewater collection system.	1	$20,000,000	FY2029	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke
1068	Largo / Engineering Services	Donegan Road Bypass Canal Culvert Improvements	The existing culverts at the crossing of Donegan Road over the Bypass Canal are currently overwhelmed by the high flow rates coming through the channel during severe weather events, causing a restriction of the flow and contributing to upstream flooding of roadways and homes. This project proposes replacing the two (2) existing 10x12-ft box culverts under Donegan Road at the Bypass Canal crossing with four (4) 10x12-ft box culverts to provide flooding relief upstream.	4	$3,960,000	FY2031	HMGP, Local	1/21/2026	11/20/2025	Ann Rocke
1230	Largo / Environmental Services	WWRF Disc Filter Bypass Project	During the 2024 hurricane season, storms brought flows to the Largo Wastewater Reclamation Facility (WWRF) exceeding 40 million gallons per day, over twice its design capacity. A bottleneck in the Disc Filter treatment process has been identified during these high-flow events, as solids do not have sufficient time to settle in the tanks before reaching the Disc Filters, causing the filters to clog and significantly reduce flow through the structure. This flow restriction limits the WWRF's ability to process wastewater effectively, increasing the risk of plant overflows that can result in partially treated wastewater flowing into the Cross Bayou Canal. Currently, there is no bypass option to alleviate this obstruction. This project aims to design and construct a Disc Filter bypass, enabling the WWRF Operations team to divert flow around the structure during high-flow conditions.	1	$500,000	FY2031	HMGP, Local	1/21/2026	11/26/2025	Ann Rocke
1028	Largo / Engineering Services	2nd Ave NW & 5th St NW Neighborhood Drainage Improvement	2nd Ave NW and 5th St NW neighborhood, located north of Horizon West Bay and south of Woodrow Ave, experiences recurring drainage issues due to its flat topography and the absence of a stormwater collection system on the roadways. Storm infrastructure exists on adjacent streets; however, 2nd Avenue NW does not have the necessary conveyance to transport runoff to those systems. The purpose of this project is to design and install new stormwater infrastructure along 2nd Avenue NW and 5th St NW and connect them to suitable downstream infrastructure to improve overall drainage conveyance and reducing prolonged ponding after rainfall.	1	$1,526,000	FY2028	HMGP, Local	1/21/2026	11/26/2025	Ann Rocke
1142	Largo/ Facilities	City Wide Generator System Replacement	This project calls for the replacement of emergency power generator systems within the estimated 20-year life expectancy of each unit. With the City's power infrastructure aging, it is crucial to have emergency power generator systems replaced prior to catastrophic failures occuring. Three facility generators approaching the end of their service life are located at the Largo Library, which is a 200kW generator; Fire Station 40, which is a 60kW generator; and Central Park Performing Arts Center, which is a 600kW generator. This project is for the replacement of the generators at these three critical facilities.	4	$565,000	FY2027-FY2031	HMGP, Local	1/21/2026	11/26/2025	Ann Rocke
1047	Largo / Engineering Services	Stormwater Master Plan	This Master Plan Update will evaluate stormwater management needs including flood control and water quality, while incorporating the recommendations of recent planning documents such as the City of Largo Sustainability and Resilience Action Plan, the City of Largo Forwarding Our Future 2040 Comprehensive Plan, and City and County Vulnerability Assessments. The Stormwater Master Plan will include integration of all available stormwater-related datasets into a unified GIS environment, basin-level prioritization to identify needed stormwater improvements, development of up to ten conceptual stormwater improvement projects within the highest-priority basins, including BMP recommendations, and identification of grant funding or cost-sharing opportunities.	4	$200,000	FY2026	HMGP, Local	1/21/2026	1/15/2026	Ann Rocke
1060	Lealman SFCD / Emergency Management	Fire Station #18 EOC Hardening	Harden by installing roll down shutters, 5 double doors, 3 single doors and 16 windows. Estimated completion time: more than 12 months. / 2	2	$36,500	Currently Unfunded	HMGP, Local	1/21/2026		
980	Lealman SFCD / Emergency Management	Fire Station #19 Secondary EOC Hardening	Harden by adding roll down shutters, 4 single doors and 5 windows. Estimated completion time: more than 12 months. / 2	2	$12,700	Currently Unfunded	HMGP, Local	1/21/2026		
860	Lealman SFCD / Emergency Management	Fleet Building Hardening	Harden with roll down shutters, 2 single doors and 1 window. Estimated completion time: less than 12 months. / 2	2	$3,900	Currently unfunded	HMGP, Local	1/21/2026		
840	Lealman SFCD / Emergency Management	Fleet Building Emergency Power	Evaluate and install quick connect and power transfer switch. Estimated completion time: less than 12 months. / 4	4	$35,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
	Madeira Beach / Community Development	Underground Utilities - East and West side streets	Underground utilities – East and West side streets	2	$3,000,000	Penny for Pinellas Phase 111 commence FY/2021; Under construction	Local	1/21/2026	10/5/2016	Megan Wepfer
986	Madeira Beach/Fire Department	Fire Station Expansion	Expand fire station to accommodate the growing needs of the Fire Department.	2	$1,500,000	2026	HMGP, Local LOST fund	1/21/2026		Clint Belk
842	Madeira Beach/Public Works	131st Ave E and 129th Ave. Roadway Improvements	Mill and resurface, stormwater pipe repairs, and curb repairs.	1	$1,000,000	2024/under construction	DEO Infrastructure Grant Program 50% match	1/21/2026		Megan Wepfer
1154	Madeira Beach/Public Works	Madeira Beach Groin Rehabilitation	Rehab 22 beach groins for safety and effectiveness	3	$1,750,000	2024-2025	FDEP Grant received of $1.75M	1/21/2026		Megan Wepfer
824	Madeira Beach/Public Works	Johns Pass Park parking lot improvements	Mill and resurface Johns Pass Parking lot to improve water pooling and stormwater runoff	1	$450,000	2024-2025	Budget	1/21/2026		Megan Wepfer
864	Madeira Beach/Public Works	Johns Pass Village parking lot improvements	Mill and resurface Johns Pass Village parking lot	1	$2,000,000	2025	Budget	1/21/2026		Megan Wepfer

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858	Madeira Beach/Public Works	E Parsley, W Parsley, A Street, B Street, Lynn Way and Marguerite Drive (Safe Infrastructure).	Mill and resurface, stormwater pipe repairs, and curb repairs.	1	$1,500,000	2024/in review	FDOT Grant of $549,400	1/21/2026		Megan Wepfer
1100	Madeira Beach/Public Works	Watershed Management Plan	Inventory assets, propose maintenance schedule, implement sea-level rise, develop proposed CIP	1	$150,000	2024	South Florida Water Management District-Cooperative Funding 50% Match	1/21/2026		Megan Wepfer
1113	Madeira Beach/Public Works	Stormwater Generator - *Generator Replacement (Stormwater Station)*	The City of Madeira Beach has one stormwater station located at 1410 I N Bayshore Dr. In 2007 the city approved improvements to the station which included two (2) new Flyght pumps, new control panel including alarms and flashing lights, and a new diesel generator. The purpose of this stormwater station is to pump the water off the roadway relieving roadway flooding. The current diesel generator is 16 years old and has major rust from sitting directly on the water. After discussions with vendors and the city mechanic staff has decided to convert the new generattor to natural gas. Staff coordinated with TECO Gas to run a new gas line from Gulf Blvd to the station approximately 550 feet. The cost to run the new gas line is $19,388 .00 . Tampa Armature Works (TAW) is on the Sourcewell Cooperative Purchasing for Kohler generators and installation. The generator will be a l00KW, 3 Phase, 480 Volt Natural Gas with a hunricane impact enclosure rated at I 86 wind load for a cost of $64,830.86. The estimate to replace the grates and rebuilt the inlets would be about $50K. There are 7 inlets and the estimated cost to rebuild each is anywhere from $5k - $7k and then the grates are around $1K each. I would only like to rebuild the inlets on 141st because they are quite old and outdated. purchase new stormwater grates and leveling ground area.	1	$180,831	2024	Budget, HMGP	1/21/2026		Megan Wepfer
776	Madeira Beach/Public Works	John's Pass Boardwalk Piling Repair	Wrap pilings with structural jacket for durability - plan to do nine to 10 each year	1	$150,000	2023-2025	Budget	1/21/2026		Megan Wepfer
884	Madeira Beach/Public Works	Area 6 Roadway Improvements - 153rd to 155th Ave (1st & 2nd Streets E), Harbor Drive & Municipal Drive	Mill and resurface, stormwater pipe repairs, and curb repairs	1	$1,200,000	2024/engineering	Budget and $1M FDOT Grant	1/21/2026		Megan Wepfer
902	Madeira Beach/Public Works	New Public Works Building	Garage space for Public Works vehicles (for maintenance/storage), offices, and additional training facilities for Fire Department	1	$2,000,000	2024-2025	Budget (costs include engineering and start of construction)	1/21/2026		Megan Wepfer
1043	Morton Plant Hospital Association Inc.	Mease Countryside Hospital Flood Wall	In order to mitigate the identified threat of storm surge driven waters from impacting the South side of the hospital as identified in the slosh model; Morton Plan Hospital Association INC. would like to build a flood wall along the South perimeter to prevent the flooding of the loading dock area. This identified risk has moved the Morton PLant Hospital from a previously identified non-evacuation zone to a level D evacuation zone. The sucessful mitigation of this risk would help to ensure critical community Infatsructure and the commiunity as a whole is more prepared and resilient.	1	$300,000	Currently Unfunded	Baycare Self-Funded	1/21/2026		Dirk Palmer
1043	Morton Plant Hospital Association Inc.	MPH PTAK Rehab Ctr Shutters	In order to further protect the building envelope and provide a more resilient Healtcare facility, Morton Plant Hospital Association would like to submit this project to add shutters to the Morton PLant Hospital PTAK Rehabilitation Center. This facility provides both rehabilitaion and nursing Home services to the community. Mitigating the storm wind losses would lead to a more prepared and resilient community as well as reducing the potential for storm wind losses in the county.	2	$825,000	Currently Unfunded	Baycare Self-Funded	1/21/2026		Dirk Palmer
1020	Morton Plant Hospital Association Inc.	MCH Windows & Shutters	Morton Plant Hospital INC. in order to further enhance the building envelope is submitting this project to replace 78 windows with hurricane hardened windows. Some of the areas where the window replacement may not be as effective would have shutters installed to minimize storm wind losses. THis would also support a more rresilient community and reduce the amount of storm wind loss in the county.	2	$2,150,000	Currently Unfunded	Baycare Self-Funded	1/21/2026		Dirk Palmer
890	Morton Plant Hospital / Clearwater	Hospital Retrofit	Replace windows at Morton Plan Hospital's Adler/ Women's Center Estimated completion time: more than 12 months. / 2	2	$680,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
890	Morton Plant Hospital / Clearwater	Hospital Retrofit	Replace the lower roof of Witt South building at Morton Plant Hospital. Estimated completion time: more than 12 months. / 2	2	$400,000	Currently Unfunded	FMAP; HMGP; PDM Program	1/21/2026		
830	North Redington Beach / Public Works	Stormwater Management #2	Implement retrofit of the remaining 14 storm water valves. Estimated completion time: more than 12 months. / 1	1	$210,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		Mary Campbell
810	North Redington Beach / Public Works	Underground Utilities	Place underground utilities along Gulf Boulevard (NRB). Estimated completion time: more than 12 months. / 2	2	$7,000,000	Currently Unfunded	EMPATF; HMGP; PDM Program	1/21/2026		Mary Campbell
1065	North Redington Beach / Public Works	North Redington Storm Drain 173rd	Installing a brand new storm drain between 555 and 557 173rd Avenue.	1	$15,000	Currently Unfunded	HMGP, Local	1/21/2026		Bruce Cooper
1149	Oldsmar / Public Works	Gravity Sewer Lining	This project will reduce the infiltration of storm surge, groundwater, extend the life of the existing collection pipes, and thus reduce the quantity of water entering the Water Reclamation Facility (WRF) for treatment. The project will Line gravity sewer clay pipe and manholes using cure-in-place pipe (CIPP) to reduce groundwater infiltration and extend the life of the existing collection system. The pipe to be lined is a main trunk of the sewer system closest to the WRF.	4	$930,000	Currently Unfunded	Local, HMGP	1/21/2026	11/20/2025	Ahdriana Amandi
1253	Oldsmar / Public Works	WRF Back Generator Assessment & Upgrade	The City of Oldsmar has two generators that are alternative power supplies for operations at the Water Reclamation Facility (WRF). The WRF is located in the Coastal High Hazard flood zone. During Hurricane Helene it was discovered that only minimal processes are on generator power. The alternative power plan is not designed for hurricanes, but rather normal power outages. In order to maintain operations during events where the City is in peak flows, it is essential that all processes are fully powered. This project will determine the electric load of all operations and make necessary electrical upgrades in order to have continuity of operations during storm surge and high rainfall events. This project will make the City more disaster resilient by providing continuous power to a critical facility and will increase power system resilience. By building this resilience, it will minimize losses from coastal flooding, and provide protection of Natural Resources by reducing the risk of Sanitary Sewer Overflows to Old Tampa Bay.	4	$400,000	Currently Unfunded	Local, HMGP	1/21/2026	6/23/2025	Daniel Simpson
1235	Oldsmar / Public Works	City Hall Generator	The City of Oldsmar City Hall is located in the Coastal High Hazard flood zone. The building is a base of daily operations after hurricane threats have subsided. It also holds critical servers which need to remain powered for ongoing continuity of operations. The current generator is in need of replacement and will be further elevated. This project will make the City more disaster resilient by providing continuous power to a critical facility and will increase power system resilience.	4	$125,000	Currently Unfunded	Local, HMGP	1/21/2026	11/20/2025	Ahdriana Amandi

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1253	Oldsmar / Public Works	Filter #4 Capacity Extension	The limited filter capacity at the WRF was identified as the direct cause of a Sanitary Sewer Overflow (SSO) that occurred immediately following Hurricane Milton. Upon completion, this project is projected to increase the facility's existing filtration capacity by 33%. Increasing the Water Reclamation Facility's filter capacity can minimize the likelihood of overflows occurring when stormwater runoff significantly increases the flow of wastewater. The project will include the installation of piping, underdrain, valving, media and connection to the existing electrical panel to finish Filter Bay #4, originally constructed without these components for future expansion.	4	$2,130,000	Currently Unfunded	Local, HMGP	1/21/2026	11/20/2025	Ahdriana Amandi
1109	Oldsmar / Public Works	South Oldsmar Infrastructure Project – Sewer	This project addresses critical infrastructure vulnerabilities in a coastal neighborhood recently impacted by Hurricanes Helene and Milton. It focuses on enhancing the resilience and reliability of the community's wastewater collection systems. The project will replace existing sewer force main, currently attached to a footbridge. This relocation is critical to mitigate the risk of environmental contamination. The current footbridge location is particularly vulnerable to erosion from potential future storms, posing a significant risk of damage and potential sewer line failure. Relocating the forcemain will significantly reduce the neighborhood's vulnerability to environmental impacts in the event of a storm-related footbridge failure.	4	$830,414	Currently Unfunded	Local, HMGP	1/21/2026	6/23/2025	Daniel Simpson
1235	Oldsmar / Public Works	Oldsmar Wind Mitigation	The City of Oldsmar completed a Wind Mitigation Study to bring three facilities to current Florida Building Code. This project will replace garage doors and windows at the Fire Station. This facility is where Fire and Public Works Staff are housed during storms. Cypress Forest Rec Center requires doors at the facility to be upgraded in order to bring them to current Florida Building Code Risk Category IV hurricane protection standards. This building is outside of Flood Zone and can be used for staging of people during emergencies. The Municipal Services Center is the third facility in this project. The current windows are not hurricane-rated; the frames are rusted through in places, allowing water to seep into the building during heavy rain, additionally this project will replace exterior doors. This building is houses Fleet, Streets, Stormwater, and Parks crews and administration.	2	$400,000	Currently Unfunded	Local, HMGP	1/21/2026	6/23/2025	Daniel Simpson
1299	Oldsmar / Public Works	Well #5 Generator	The City of Oldsmar has a Reverse Osmosis Water Treatment Plant that is supplied by 11 brackish wells at 6 well site. Well site #5 is a productive well that is crucial to the water supply system's operation. This project will install a permanent generator in order to supply power when power outages occur. This will ensure continuity of operation during power outages caused by storms or other events. Continuous water service is required for fire protection, and drinking water supply.	5	$110,000	Currently Unfunded	Local, HMGP	1/21/2026	11/20/2025	Ahdriana Amandi
1073	Oldsmar / Public Works	Stormwater Pipe Rehabilitation	The City of Oldsmar have corrugated metal pipe (CMP) that are in the process of failure. Failed pipes reduce flow capacity causing flooding. Pipes with failure can cause roadway failures. Pipe rehabilitation involves Cure In Place lining of CMP within the city-maintained Stormwater System.	1	$110,000	Currently Unfunded	Local, HMGP	1/21/2026	11/20/2025	Ahdriana Amandi
1284	Oldsmar / Public Works	City Hall / EOC	The City of Oldsmar's City Hall is within the Coastal High Hazard area. During emergencies City Staff relocate to the Nielsen building which is a hardened building to Operate the emergency. Unfortunately, the City does not have a long term agreement with Nielsen. Therefore, a permanent emergency operations center is necessary to be storm ready. This project would be to design and construct a building outside of the floodzone, hardened for category 5 hurricanes with the ability to house all emergency operations staff.	4	$18,000,000	Currently Unfunded	Local, HMGP	1/21/2026	6/23/2025	Daniel Simpson
1160	Oldsmar / Fire Rescue	Station #54 Hardening	Remote EOC location. Hardening of Station #54 as recommended following wind mitigation study. Replace overhead doors and station windows./2	2	$150,000	Currently Unfunded	Local, HMGP	1/21/2026	7/17/2024	Jason Schwabe
950	Oldsmar / City Clerk; IT	COOP Document Imaging	Document management program utilizing scanning and digitization of vital records for off-site storage and retrieval. / 4	4	$75,000	Currently Unfunded	EMPATF; HMGP; PDM Program	1/21/2026	7/17/2024	Tatiana Childress
880	Oldsmar / Planning and Redevelopment; Communications	Public Education and Information	Provide education and information to property and business owners about storm damage and ways to properly protect structures. Estimated completion time: more than 12 months. / 4	4	$25,000	Currently Unfunded	EMPATF; HMGP; PDM Program	1/21/2026	7/17/2024	Tatiana Childress
950	Oldsmar / Public Works; TECO	Bury Utilities Underground	Bury the overhead electric, telephone and cable TV utility lines in the Community Redevelopment District. Estimated completion time: more than 12 months. / 2	2	$2,000,000	Currently Unfunded	HMGP, Local	1/21/2026	7/17/2024	Tatiana Childress
1160	Oldsmar / Public Works; Water Reclamation	Flood Proofing and Hardening of Sanitary Sewer Lift Stations	Storm proof and retrofit eight existing sanitary sewer lift stations within the flood plain. Estimated completion time: more than 12 months. / 1, 2	4	$400,000	Currently Unfunded	EMPATF; HMGP; PDM Program	1/21/2026	7/17/2024	Tatiana Childress
902	Oldsmar/Public Works	Dougls Road Improvements	Douglas Road is a narrow, high traffic volume, two lane commercial collector street that does not meet current collector road standards for commercial vehicles. This Project will improve the roadway and drainage of the right-of-way. This road is a necessary route during an emergency for City field staff to physically connect with the EOC. The project is to widen the road and to improve drainage facilities, and provide landscaping and sidewalks. /1,4	4	$6,200,000	Currently Funded	EMPATF; HMGP; PDM Program	1/21/2026	7/17/2024	Tatiana Childress
1076	Oldsmar/Public Works	Trailer Mounted Generator (#402)	Mounted Generator (#402) is essential for continuing services of Lift Stations during power failure. /4	4	$75,000	Funded in 25/26 CIP	Local	1/21/2026	7/17/2024	Tatiana Childress
1076	Oldsmar/Public Works	Trailer Mounted Bypass 6" Mobile Pump (#410)	Mobile pump is necessary to maintain and fix lift stations during emergency events. /4	4	$55,000	Funded in 24/25 CIP	Local	1/21/2026	7/17/2024	Tatiana Childress
1038	Oldsmar/Public Works	Moccasin Creek Bank Stabilization	Moccasin Creek between Peppertree Ct. and Oakleaf Blvd. has ongoing erosion. This project would be to stabilize the banks in order to stop the continued degredation. Gabion Baskets or another sustainable option, would be utilized in order to armor the river banks. Ongoing erosion causes sediment to be transported downstream. This leads to reduced capactiy in the channel which causes increased frequency of flooding. Additionally if erosion continues, it will threaten the integrity of structures closest to the creek./3	3	$325,000	Currently Funded	Local; TBEP	1/21/2026	7/17/2024	Ashlee Painter

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1070	Oldsmar/Public Works	Stormwater Master Plan	Develop a 10-year Stormwater Master Plan that will serve as the guidance for the stormwater utility's capital improvement and maintenance programs. The plan should encompass the city's history of stormwater management, provide a path forward for improvement, and be clear and concise. /4	4	$500,000	Currently Funded	Local	1/21/2026	7/17/2024	Ashlee Painter
930	PARC / St. Petersburg	Disabilities Registration	Provide computerized pre-registration for individuals with severe developmental disabilities. Estimated completion time: less than 12 months. / 4	4	$25,000	Currently Unfunded	HMGP, Local	1/21/2026		
920	PARC / St. Petersburg	Special Needs Shelter Retrofit	Harden PARC building to serve as a safe multi-hazard shelter including an emergency operation center. Estimated completion time: more than 12 months. / 2	2	$9,500,000	Currently Unfunded	HMGP, BRIC, Local	1/21/2026		
920	Pinellas County / Parks & Conservation Resources	Alligator Lake Habitat Restoration (845)	Comprehensive ecosystem restoration project for wetland and upland creation and enhancement and stormwater polishing. /2 (Project on schedule in monitoring/maintenance phase)	2	$1,300,000	FY2012 - FY2018	Grant; Local funds; SWFWMD	1/21/2026	10/30/2017	Steve Harper
680	Pinellas County / Parks & Conservation Resources	Mobbly Bay Habitat Restoration (656)	Comprehensive ecosystem restoration project for wetland and upland creation and enhancement and stormwater polishing. /2 (Project to be completed by SWFWMD)	2	$1,100,000	FY2012 - FY2018	Grant; Local funds; SWFWMD	1/21/2026	10/30/2017	Steve Harper
1255	Pinellas County / Public Works Environmental Mgmt Division	Sea Level Rise Vulnerability Assessment	Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment. Will perform vulerability risk assessments of tidal flooding & storm surge impacts at multiple SLR scnarios & time horizons for critical County infrastructure assets / 2	2	$450,000	FY18-FY21 / Digital Elevation Model and asset geodatabase complete, Storm Surge modeling ongoing.	U.S. Treasury	1/21/2026	10/27/2017	Andy Squires
1140	Pinellas County / Public Works	South Creek Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$750,000	FY2019 - FY2021 / In Progress	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1140	Pinellas County / Public Works	Klosterman Bayou Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$300,000	FY2020 - FY2021 / In Progress (Scoping)	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1140	Pinellas County / Public Works	Roosevelt Creek Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$800,000	FY2020 - FY2023 / In Progress (Scoping)	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1140	Pinellas County / Public Works	Coastal Zone 5 Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$575,000	FY2021- FY2024 (Procurement)	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1140	Pinellas County / Public Works	Starkey Road Watershed Management Plan Update	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$500,000	FY2021- FY2024 (Procurement)	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1140	Pinellas County / Public Works	Sutherland Bayou Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$300,000	FY2022-FY2025 (CFI)	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	11/30/2020	Rob Burnes
1200	Pinellas County / Public Works	Cross Bayou Improvements Phase 2	Cross Bayou Improvements Segment 2 (002124B): This project will improve conveyance through Cross Bayou Canal and reduce duration of flooding. The banks of the canal will be stabilized as needed to reduce future sediment buildup. Property rights will be acquired and maintenance berms furnished to provide access for future maintenance. This project also undertakes a number of secondary goals via the Envision Sustainable Infrastructure process to include habitat and floodplain storage, water quality and explores recreational trail and blueway opportunities.	4	$16,002,851	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	10/28/2025	Amber Hauser
1035	Pinellas County / Public Works	Cross Bayou Estates Drainage Phase 2	Cross Bayou Estates Drainage 2 (001328B): Drainage improvements to alleviate residential structural and street flooding in the vicinity of Cross Bayou Estates. / 1	1	$4,454,000	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser

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1076	Pinellas County / Public Works	Stormwater Infrastructure Program PIV	Stormwater Infrastructure Program PIV (004207A): Annually funded program to rehabilitate stormwater infrastructure to address flooding. / 1, 3	4	$397,000	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
932	Pinellas County / Public Works	Starkey Road Channel 5 Bank Stabilization Improvements	Starkey Road Channel 5 Bank Stabilization Improvements (004135A): Bank stabilization and erosion control measures for approximately 2,100' of Starkey Road Channel 5 from Starkey Road northeasterly to the CSX railroad crossing. / 3	3	$10,520,715	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1181	Pinellas County / Public Works	Joe's Creek Restoration and Greenway Trail	Joe's Creek Restoration and Greenway Trail (004116A): This project is for preliminary engineering, design and construction of the Joe's Creek Greenway Trail, adjacent main channel improvements and implement projects identified by the watershed management plan for watershed wide flood protection, erosion control, and water quality improvements. These efforts are highly interdependent and will benefit from a coordinated single project approach, at least through the preliminary engineering phase. Projects include the Joe's Creek Greenway Trail, culvert upgrades, main channel improvements, treatment swales, and dry retention (at Joe's Creek Greenway Park) the and improvements affecting main channel tributary systems. / 1, 3	4	$61,708,170	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1172	Pinellas County / Public Works	Starkey Road Channel 8 Drainage Improvements	Starkey Road Channel 8 Drainage Improvements (004119A): Implementation of the recommended capital improvement projects contained in the Starkey Road Watershed Management Plan (WMP) to provide an increased level of flood protection and improve water quality. / 1, 3	4	$3,874,180	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1148	Pinellas County / Public Works	Implementation of the Allen's Creek Watershed Management Plan Recommendations	Implementation of the Allen's Creek Watershed Management Plan Recommendations (004124A) Implementation of the recommended capital improvement projects contained in the Allen's Creek Watershed Management Plan (WMP) to provide an increased level of flood protection and improve water quality. The County will undertake highly ranked projects that primarily benefit unincorporated Pinellas County and will seek partnership opportunities with municipalities for other high priority recommended projects. WMP identified projects include culvert and channel upgrades on Belleair Road, Nursery Road and nearby streets.	4	$1,963,640	Not Started	State / Local Grants	1/21/2026	8/9/2024	Amber Hauser
1170	Pinellas County / Public Works	Implementation of the Brooker Creek Watershed Management Plan Recommendations	Implementation of the Brooker Creek Watershed Management Plan Recommendations (004099A) Implementation of the recommended capital improvement projects contained in the Brooker Creek Watershed Management Plan (WMP), including culvert and channel improvements, to provide an increased level of flood protection and improve water quality. The County will undertake highly ranked projects that primarily benefit unincorporated Pinellas County and will seek partnership opportunities with municipalities for other high priority recommended projects.	4	$244,455	Not Started	State / Local Grants	1/21/2026	8/9/2024	Amber Hauser
1188	Pinellas County / Public Works	Implementation of the Cross Bayou Canal Watershed Management Plan Recommendations	Implementation of the Cross Bayou Canal Watershed Management Plan Recommendations (004118A): Implementation of the recommended capital improvement projects contained in the Cross Bayou Watershed Management Plan (WMP) to provide an increased level of flood protection and improve water quality. The County will undertake highly ranked projects that primarily benefit unincorporated Pinellas County and will seek partnership opportunities with municipalities for other high priority recommended projects.	4	$3,660,000	Not Started	State / Local Grants	1/21/2026	8/9/2024	Amber Hauser
1272	Pinellas County / Public Works	McKay Creek Operable Lake Controls and SCADA (004134A)	The 9 square-mile McKay Creek watershed is located in the western coastal portion of Pinellas County, with significant flooding along McKay Creek, Church Creek, and other locations within the watershed. The 2014 McKay Creek Watershed Management Plan (WMP) identified lake drawdown projects to provide significant flood reduction in the watershed. The project includes the design and construction of operable lake level control structures with SCADA systems for control and monitoring at Taylor Lake and at the Walsingham Reservoir.	4	$7,355,628	FY21-FY27 / In Progress	Penny for Pinellas , SWFWMD CFI, HMGP	1/21/2026	8/9/2024	Rob Burnes
1035	Pinellas County / Public Works	Cross Bayou Estates Drainage Improvements Phase 1	Cross Bayou Estates Drainage Improvements (001328A): Drainage improvements to alleviate residential structural and street flooding in the vicinity of Cross Bayou Estates. / 1	1	$12,129,624	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1035	Pinellas County / Public Works	Cherokee Drive (48th Avenue N) from 113th Street North to 112th Street North Drainage Improvements	Cherokee Drive (48th Avenue N) from 113th Street North to 112th Street North Drainage Improvements (002115A): The existing stormwater infrastructure system will be upgraded and expanded to address flooding; curbing will be installed to facilitate effective drainage. Some roads with subgrade and groundwater intrusion issues will be reconstructed and protected to extend their service lives. / 1	1	$5,114,732	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1188	Pinellas County / Public Works	Baypointe Stormwater Conservation Area	Baypointe Stormwater Conservation Area (003435A): Regional stormwater management facility providing stormwater storage, flood protection, attenuation, and treatment; habitat restoration, creation, and mitigation; and opportunities for open space, passive recreation, and public education / 1,3	4	$24,527,730	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	7/21/2025	Amber Hauser
1130	Pinellas County / Public Works	Stormwater Conveyance System Improvement Program (921321)D	Storm Sewer Pipeline Rehabilitation and CIPP (002064A): Annual program to replace/line inadequate or deteriorating stormwater conveyance systems in municipal boundaries in Pinellas County. / 1	1	$7,270,000	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
932	Pinellas County / Public Works	Bee Branch Phase 3	Bee Branch Phase 3 Erosion Control (002121C) / 1, 3- Design and construction of bank stabilization and erosion control along Bee Branch from the west side of 15th St westward to 14th St. / 3	3	$4,815,247	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1020	Pinellas County / Public Works	Roosevelt Channel 5 Improvements	Roosevelt Channel 5 Improvements (002123A): Channel dredging, restoration and stabilization, removal of salinity barrier. / 1, 3 (Construction anticipated in FY20. FY19-25 budget updated, source: FY20-25 Governmental Capital Budget)	4	$10,513,656	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser

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1187	Pinellas County/Public Works	34th St N. Box Culvert Replacement	34th St Box Culvert (PID006792A) This project is for construction/structural retrofit of existing box culvert under 34th St (US Highway 19) located within Joe's Creek watershed, specifically within the Community Redevelopment Area of Joe's Creek. This project was identified by the watershed management plan for watershed wide flood reduction and will reduce future erosion control/stabilization needs. Project will improve the main channel, which will create a more disaster resilient community and minimize inland or riverine flooding losses while protecting major infrastructure including 34th St/US 19N, structures and surrounding roads.	4	$17,820,000	FY23-FY29 / In Progress	HMGP, Penny, Resilent FI	1/21/2026	7/21/2025	Amber Hauser
1332	Pinellas County / Public Works	Cross Bayou Improvements	Watershed project to improve conveyance through Cross Bayou Canal, which has a history of significant and widespread flooding. This project which will help alleviate some of this flooding as well as reduce the duration, in both Cross Bayou and the contributing tributaries. The project scope will include channel dredging, restoration, and bank stabilization to aid in becoming a more disaster resilient community and minimize inland or Riverine flooding losses.	4	$5,493,334	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	7/21/2025	Amber Hauser
990 -	Pinellas County / Public Works	Surface Water Pipe Lining/Remove & Replace	Surface Water Pipe Lining/Remove & Replace (002625A): Annual program to replace/line inadequate or deteriorating stormwater conveyance systems in unincorporated areas of Pinellas County. / 1	1	$9,204,000	FY23-FY29 / In Progress	Surface Water Utility Fee	1/21/2026	8/9/2024	Amber Hauser
1073 -	Pinellas County / Public Works	Flood Prevention Program	Flood Prevention Program (003800A): Annual program to implement recommendations from WMPs and other studies. / 1, 3	4	$2,499,000	FY23-FY29 / In Progress	Surface Water Utility Fee	1/21/2026	8/9/2024	Amber Hauser
1091	Pinellas County / Public Works	Creek, Channel, Erosion Control Program	Creek, Channel, Erosion Control Program (003810A): Ongoing program to address erosion and bank stabilization / 3	3	$645,000	Currently Unfunded	Penny for Pinellas	1/21/2026	8/9/2024	Amber Hauser
1026	Pinellas County / Public Works	Crystal Beach Drainage Improvements	Crystal Beach Drainage Improvements (003896A): Improve the stormwater collection system and add green infrastructure to alleviate frequent street flooding, improve water quality and enhance the Crystal Beach community between Crystal Beach Ave and Florida Blvd. / 1, 3	4	$18,490,108	FY23-FY29 / In Progress	Penny for Pinellas	1/21/2026	8/9/2024	Amber Hauser
1170	Pinellas County / Public Works	Anclote Road Roadway and Stormwater Improvements	Anclote Road Roadway and Stormwater Improvements (003897A): Drainage and Roadway Improvements to address flooding hot spots; includes sidewalks and multi-modal transportation options along Anclote Road. / 1, 3	4	$36,353,295	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1116	Pinellas County / Public Works	Lakeview and Keene Rd Drainage Improvements	Lakeview and Keene Rd Drainage Improvements (003898A): Drainage improvements to address structural and yard flooding near Lakeview Rd and Keene Rd. Intersection improvements include extending the E-W left turn storage capacity and Mast Arm installation. / 1	1	$4,202,778	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1076	Pinellas County / Public Works	98th Way - 100th Way Drainage Improvements	98th Way - 100th Way Drainage Improvements (003899A): Improve the stormwater collection system and outfall to Long Bayou to address flooding in the vicinity of 98th Way - 100th Way. Improve drainage along Pinellas Trail to include replacement of deep ditches. / 1, 3	4	$13,724,095	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/9/2024	Amber Hauser
1137	Pinellas County / Public Works	Acquisiton of Repetitive Loss Area Properties for Flood Mitigation within Smith Bayou and Cross Bayou Watersheds	This project is designed to remove repetitive loss properties from the flood hazard area and to increase the flooding Level of Service to roads and other properties within two target watersheds, Smith Bayou and Cross Bayou. This project includes recommendations from the Pinellas County Repetitive Loss Area Analysis (RLAA) and Local Mitigation Strategy (LMS). Both watersheds are listed as impaired waterbodies and will benefit from increased water quality level of service (LOS). The Smith Bayou watershed, including the 6-mile Bee Branch creek, is located in the northwestern part of Pinellas County and discharges to Sutherland Bayou north of Tampa Road. The watershed is 1,835 acres within the City of Dunedin and Unincorporated Pinellas County. Land use is mostly residential with a mix of commercial and light industrial areas and recreational open space. Most of the terrain in the Bee Branch watershed is steep and sloping, except for the flatter northwest areas. Model results indicate that portions of Alt-19 between Tampa Road and Virginia Avenue experience flooding during events equal to and greater than the 10-year storm event and Tampa Road east of Alt-19 experiences flooding during the 50-year storm. Because Alt-19 and Tampa Road are classified as Evacuation Routes the prescribed level of service is to remain passable during a 100-year and 24-hour storm event, therefore, acquisition can provide additional flood mitigation opportunity to meet service objectives. The Cross Bayou watershed encompasses approximately 7,697 acres in the central portion of Pinellas County within the cities of Pinellas Park, Largo, Seminole, and Unincorporated Pinellas County. The watershed contains closed-conduit drainage features leading to many open-channel drainage features, including the tidally influenced 7.9-mile Cross Bayou Canal, which extends across the county from Boca Ciega Bay to Tampa Bay. The majority of the watershed consists of high-density residential, industrial, and commercial areas. Because of the range of NAD88 elevations from 22 ft and below, there are significant flooding concerns within the watershed and especially along the Cross Bayou Canal. Flood damages in this area are associated with major rain events and/or higher than normal tides. Floodplain land acquisition along with the ongoing canal dredging project will improve flood level of service, remove repetitive loss area properties, and eliminate the hurricane evacuation zone A category. Acquisition of four target properties within repetitive loss areas within these watersheds is requested for this project. The acquired properties will be incorporated into proposed and ongoing flood and water quality mitigation within these watersheds to further increase flooding level of service in vulnerable, low income, and underserved communities./1	1	$12,816,090	Currently Unfunded	RESTORE Act Spill Component - Gulf Consortium, Hazard Mitigation Grant Program (FDEM), General Fund	1/21/2026	7/17/2024	Natasha Dickrell
1097	Pinellas County/Housing and Community Development	Acquisition of repetative loss properties for flood mitigation within Tinney Creek Swamp	The proposed project involves the restoration of the Tinney Creek Swamp Watershed. This floodplain restoration and mitigation project includes the acquisition of a mobile home community in a low area and the restoration of over 8 acres back to its natural state. The property has been subject to repetitive flooding and experienced significant flooding during Hurricane Idalia. This project will allow the restoration of the property and will provide areas for natural floodplain functions, including additional floodplain storage, water quality treatment, addition of habitat, and recreational features./1	1	$7,700,000	Currently Unfunded	Local, HMGP	1/21/2026	3/22/2024	Scott Swearengen/Glenn Bailey
960	Pinellas County / Public Works	Repetitive Loss Area Analysis and Mitigation Projects Evaluation	Develop a detailed mitigation plan for repetitive loss areas and identify potential mitigation projects, develop scopes of work, budgets, and cost-benefit analyses for each. Estimated completion time: less than one year	1	$25,000	Currently Unfunded	Surface Water Assessment and HMGP	1/21/2026	8/20/2024	Maxine Moore
1205	Pinellas County / Public Works	Floodplain models for extreme events	Develop a simplified rain-on-grid family of storms flood models to see predicted inundation from severe rain events (exceeding standard 100 year event) for improved flood warning and response.	1	$225,000	Currently Unfunded	Surface Water Assessment and HMGP	1/21/2026	8/20/2024	Maxine Moore
1197	Pinellas County / Public Works	Real-time flood forecasting	Develop a real-time flood forecasting model to predict flooding from NWS rainfall and NOAA tide predictions for improved flood warning and response.	1	$500,000	Currently Unfunded	Surface Water Assessment and HMGP	1/21/2026	8/20/2024	Maxine Moore
1205	Pinellas County / Public Works	Rain and stream gage data correlation with flooding	Develop rain and stream gage data correlation to predict flooding in vicinity of existing stream gages and develop response procedures for gage levels at each location for improved flood warning and response.	1	$150,000	Currently Unfunded	Surface Water Assessment and HMGP	1/21/2026	8/20/2024	Maxine Moore
1080	Pinellas County / Public Works	Regional Stormwater Facilities (004126A)	Regional Stormwater Facilities (004126A) - Design and construction of regional stormwater management facility to provide stormwater storage, attenuation and treatment.	1	$3,378,494	FY23-FY29 / In Progress	Penny for Pinellas	1/21/2026	8/9/2024	Amber Hauser
1080	Pinellas County / Public Works	Lealman Regional Stormwater Facility (003001C)	Lealman Regional Stormwater Facility (003001C) - Design and construct regional stormwater facilities in the Lealman Community Redevelopment Area (CRA) / 1	1	$12,222,114	FY23-FY29 / In Progress	Penny for Pinellas, ARPA	1/21/2026	8/9/2024	Amber Hauser
1112	Pinellas County / Utilities	Back Up Power and Pumping Equipment for Sewer Pumping Stations	Improve infrastructure resiliency to natural hazards by installing back up power and/or permanent bypass pumping at sewer pumping stations to maintain sewer transmission during emergency events. /4	4	$3,000,000	FY18 – FY20 / Unfunded	HMGP, PDM	1/21/2026	12/15/2017	Nory Hancock

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978	Pinellas County / Utilities	Force Main Sampling Equipment to Improve Sanitary Sewage Collection Process	The South Cross Bayou Water Reclamation Facility (SCBWRF) treats sanitary sewage collected from (4) different and independent collection system basins located in southern Pinellas County. There have been occurrences of monitored parameters exceeding the allowable limits in the influent ('hits'). Most recently these have included lead and copper, and other unknown compounds that have caused upsets in the treatment process. Although the County's IPP group is notified, there is no effective mechanism in-place that can quickly help identify the source(s) of these 'hits'. This equipment will help track those sources and potentially prevent them from causing a negative effect on the quality of the treatment process, reclaimed water and surface water discharge. /1	1	$450,000	FY19 – FY20 / Unfunded	HMGP	1/21/2026	12/15/2017	Nory Hancock
1112	Pinellas County / Utilities	Back Up Power and Pumping Equipment for Sewer Pumping Stations	Improve infrastructure resiliency to natural hazards by installing back up power and/or permanent bypass pumping at sewer pumping stations to maintain sewer transmission during emergency events. /4	4	$3,000,000	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1118	Pinellas County / Utilities	Drinking Water Facility Security Equipment	Installing additional pan and zoom cameras at drinking water facilities to cover blank areas. Provide remote gate control and install perimeter fencing. /1, 2	4	$250,000	FY19 – FY20 / Unfunded	HMGP	1/21/2026	12/15/2017	Nory Hancock
1377	Pinellas County/Utilities	North Booster Station Rehab and Hardening	Hardening the North Water Booster Station against Category 5 storm winds. The recommendation is to encapsulate the building with a new structure that includes hardened openings (entry doors, windows, roll up garage door, etc.).	2	$11,500,000	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1202	Pinellas County / Utilities	Hardening of Logan Utilities Operations Center Building (Safe Room)	Construct a safe room Cat 5 building to house Utilities emergency mgmt. team and first response field staff during storms. The proposed Pinellas County Utilities (PCU) safe room structure would be 12,000 square feet of 1-story space within a structure designed to withstand category 5 hurricane winds. The structure would be built on land already owned by Pinellas County Utilities in a non-flood zone, at 69 feet of elevation above sea level. The structure would include a full-building backup generator, direct connection to a 10-million gallon water booster tank on-site, emergency camp toilets.	4	$10,682,078	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1335	Pinellas County/Utilities	Hardening and Improvements of Logan Laboratories Building	This project is a strategic resilience initiative by Pinellas County Utilities to modernize and harden its Water Quality laboratory infrastructure. The upgrades will enhance the resilience, safety, and functionality of the facility in accordance with applicable building codes and engineering standards. This will be achieved by replacing the roof, removing and replacing all windows, doors, and fenestrations with hurricane-rated assemblies, hardening exterior walls, removing and replacing existing glass block curtain walls with impact-resistant systems, and adding new structural supports to accommodate a new chiller tower installation.	2	$4,300,000	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1310	Pinellas County / Utilities	Sanitary Sewer Pump Station Electrical Improvements	Replace and elevate electrical equipment at 35 sanitary sewer pump stations located along the coast of Pinellas County. Electrical equipment to be replaced and elevated includes the meter can, junction box, disconnect switch, remote telemetry unit and control panel. This equipment will be elevated on a new aluminum platform with stairs. New conduit and wire wull feed power to theelectrical equipment. The new electrical platforms will be installed 4 to 5 feet above existing grade and rated for 145 mph wind loads. The size, height, location and orientation of the elevated platforms will be based on the individual pump station sites, right-of-way and easement limitations. Bypass pumping will also be required to maintain flow during the work.	1	$7,521,935	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1362	Pinellas County/Utilities	Keller Regional Treatment Facility Hardening and Improvements	Hardening of the Keller Regional Treatment Facility chemical pavilion to prevent damage and outages. The chemical pavilion consists multiple chemical storage tanks for hydrofluorosilic acid, ammonium sulfate, sodium hypochlorite, and sodium hydroxide. The pavilion also includes the respective chemical feed systems, programmable logic controllers (PLCs) outside separate prefabricated sheds, portable generator pad and connection, and a structural canopy to cover the tanks.	2	$1,126,106	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1313	Pinellas County / Utilities	William E. Dunn Advanced Water Reclamation Facility Backup Power and Pumping Enhancements	Enhance the disaster resilience of the William E. Dunn Advanced Water Reclamation Facility through the acquisition of one 400kW and four 60kW pump station generators and two 6-inch bypass pumps.	4	$627,045	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1232	Pinellas County/Utilities	W.E. Dunn Water Reclamation Facility Operations Building Roof Replacment	W.E. Dunn Water Reclamation Facility (WRF) serves approximately 100,000 citizens in Northern Pinellas County. Due to multiple leaks throughout the building, the existing roof will be completely removed and replaced with a new standing seam metal roof system. This upgrade will provide wind mitigation for up to 145 mph winds as well as flooding protection during wet weather events.	2	$314,161	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1037	Pinellas County / Utilities	Purchase and install of 20 smart manholes with warning system	purchase and installation of 20 smart manholes with warning systems. The smart manholes will be equipped with sensors that can detect surcharges, backups, or overflow risks during storms or heavy rainfalls	1	$150,000	FY26-FY29/Unfunded	HMGP	1/21/2026	6/12/2025	Emily Magyar
1064	Pinellas County	Palm Harbor Community Service Agency-Multi-Use Facility Replacement of Existing Facility	The Palm Harbor Community Service Agency (PHCSA) operates a community center at 1500 16th St. in Palm Harbor. The Center has two buildings which house programs that serve the needs of approximately 62,000 members of the community including senior activities, indoor youth activities, summer camps, event space, community meeting space, instructional space and administrative offices. The original building was built in 1978. It is approximately 9,000 SF and has been retrofitted numerous times to fit the ongoing demands of the community. The facility has outlived its design life and is a candidate for replacement. Currently the project is unfunded but, is programmed in the Penny IV outer years. The site is adjacent to Pinellas County School Board property for Palm Harbor University High School (a designated shelter) and is located in a non-evacuation zone for storm surge. The location of this facility makes it ideal for use as an at risk shelter for hurricanes. If constructed to ARC 4496 standards with backup generation and well capability, this site could provide an additional 800 shelter spaces for general populations during a storm event and be utilized as a step-down shelter post-event for 115 people. The County currently has a shelter deficit for category 4 and 5 storms. After Hurricane Irma it was identified that non-school facilities are needed to be able to move people that still require shelter assistance./1,2	4	$8,000,000	Currently Unfunded	Penny for Pinellas IV & HMGP	1/21/2026		Nancy McKibben, MPA, CPM Assistant to the County Administrator Representing the Communities of Unincorporated North County Direct: (727) 464-4812 Mobile: (727) 409-0762 Email: nmckibben@pinellascount
1052	Pinellas County	Palm Harbor Community Service Agency-Multi-Use Facility Hardening of Existing Facility	The PHCSA also operates a second, considered the Main building, on the same site - 1500 16th St. in Palm Harbor. The Center offers programs that serve the needs of approximately 62,000 members of the community including senior activities, indoor youth activities, summer camps, event space, community meeting space, instructional space and administrative offices. The Main building was built in 1999. It is approximately 10,000 SF. Recommendations are for the Main Building to serve as a shelter for a tropical storm for up to 300 people or as a step-down shelter for about 100 people. This facility currently has a commercial kitchen with some natural gas powered appliances but would benefit from a generator to supply the lighting, air conditioning, and the remaining kitchen appliances. The site has an irrigation well that, with the appropriate work, could serve as a backup water supply. Window and door protection would enhance the building to reduce damages during a storm and may provide for utilization during hurricanes. This site would be ideal to help support Special Needs populations with the appropriate mitigation./1,2	4	$5,500,000	Currently Unfunded	Penny for Pinellas IV & HMGP	1/21/2026		Nancy McKibben, MPA, CPM Assistant to the County Administrator Representing the Communities of Unincorporated North County Direct: (727) 464-4812 Mobile: (727) 409-0762 Email: nmckibben@pinellascount

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1335	Pinellas County / Public Works / Transportation Division	Stock Generators	A countywide benefit: To assist with the safety and welfare of citizens, the stock generators will provide a temporary, long-term power source to traffic signals throughout the county in the event of a natural disaster or emergency where there is power loss. Generators are utilized for long-term relief for larger intersections that require more power. Additionally, generators will be used as a temporary source of power supply for public works crews who are responding post-storm. 25% match funding could be acquired from Pinellas County Gas Tax. Hazards Addressed: All Hazards 50 Honda EU3000is Super Quiet Light Weight Inverter 3000W 120V Fuel Efficient Generator: http://www.electricgeneratordepot.com/honda-super-quiet-light-weight-inverter-3000w-120v-fuel-efficient-generator-with-parallel-capability-and-oil-alert-5880	4	$116,498	Currently Unfunded	HMGP	1/21/2026	5/8/2018	
1053	Pinellas County / Public Works	Cross Bayou Floodplain Restoration and Mitigation	The Cross Bayou Floodplain Restoration and Mitigation Project includes the acquisition of two properties; the removal of 94 manufactured homes, an office building, and two commercial structures; the removal of all infrastructure associated with the mobile home park and commercial property; and the restoration of over 10 acres into a green space that will provide for floodplain, stormwater, and other ecosystem services, and recreational opportunity. The PreFIRM mobile home park and commercial business to the south were developed in a low lying area along Cross Bayou, a tidally influenced creek in the Cross Bayou watershed. There are 95 structures in the park, including the manufactured homes and office. Over 85% of the mobile home park and the entire commercial lot flood with a mean annual rain event. Over 95% of the park becomes inundated with a 10 year event with depths in areas of the park reaching 3 ft and over 4 ft, respectively. The entire property is inundated with a 100 year storm with depths up to 6 feet in areas. This project will remove 97 structures from the 25, 50, and, 100 year floodplains and restoration of the property will provide areas for natural floodplain functions, including additional floodplain storage, water quality treatment, addition of habitat, and recreational features.	4	$5,000,000	Currently Unfunded	HMGP	1/21/2026	5/8/2018	Maxine Moore
1053	Pinellas County / Public Works	Lower Bee Branch Drainage Improvements and Caladesi Repetitive Loss Area Acquisition	The Lower Bee Branch Bypass Drainage Improvements and Caladesi Repetitive Loss Area Acquisition project mitigates hazards from both Inland and Coastal flooding. The project is comprised of structural drainage improvement / stream restoration component (Alternative 3) and a repetitive loss acquisition / water quality pond / natural wetland creation components (Alternative 5) of the attached Drainage Study for Lower bee Branch Bypass. The Lower Bee Branch Bypass structural drainage improvements / stream restoration component reduces flooding by as much as 2.6 feet for the 100-year/24-hour freshwater flood event. This is a capital improvement project for a double box culvert structure to bypass flood flows from Bee Branch near the north end of Hidden Brook Drive to downstream of the existing culverts under Pennsylvania Avenue. The box culvert would run under Virginia Avenue and Pennsylvania Avenue staying within existing rights-of-way where possible. The existing stream bed is ecologically restored and will continue to carry normal low-flows. Collectively, drainage system capacity is greatly increased. The estimated cost of the Lower Bee Branch Bypass Drainage Improvements is $6.5M based on estimate for Alternative 3. The Caladesi Repetitive Loss Area Acquisition component acquires the 5.5 acre Caladesi RV Park property, vacates 6 buildings and approximately 90 mobile home / recreational vehicle from the 100- floodplain and constructs an ecologically enhanced regional retention / water quality treatment pond facility in its place. The pond system will enhance water quality in the estuary through biological nutrient uptake in created wetlands and also capture sediments. The estimated cost of this repetitive loss property acquisition component is estimated as approximately $2.2M based on estimate for Alternative 5.	4	$8,700,000	Currently Unfunded	HMGP	1/21/2026	5/8/2018	Maxine Moore
1179	PC / Public Works	Re-establish Coastal Benchmarks in Pinellas County	There is approximately 23 miles of coastal beach from Pass-a-grille to Sand Key Bridge where most coastal benchmarks with elevations have been destroyed. Estimate approximately $4,500 per mile to re-establish coastal benchmarks for all 23 miles for a total of approximately $104,000 (for the survey bench run and bluebooking) plus approximately $28,000 for the monuments plus project management time. Total estimate $150k. Funding requested is to start re-establishing benchmarks for 5 to 10 miles along the coast for $40,000. Further funding would be sought to complete the project over the next several years.	4	$150,000	Currently Unfunded	HMGP, BRIC, Local Funding	1/21/2026	8/9/2024	Paul Miselis
1100	Pinellas County / Public Works	Lake Seminole Watershed Management Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	600,000	FY25-27	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	8/12/2024	Rob Burnes
1080	Pinellas County / Public Works	Palm Harbor Regional Stormwater Facility Improvements (004243A)	Palm Harbor Regional Stormwater Facility Improvements (004243A): Regional pond for stormwater management including water quality and attenuation.	1	7,168,468	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/12/2024	Amber Hauser
1073	Pinellas County / Public Works	Stormwater Quality Program PIV (004296A)	Stormwater Quality Program PIV (004296A): Preliminary engineering to identify water quality improvement project opportunities.	1	1,785,000	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/12/2024	Amber Hauser

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999	Pinellas County / Public Works	Stevensons Creek Channel Reconstruction (005541A)	Stevensons Creek Channel Reconstruction (005541A): Channel improvement project for flood reduction and water quality improvements.	4	4,861,000	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/12/2024	Amber Hauser
969	Pinellas County / Public Works	Spring Branch Floodplain Preservation and Habitat Improvement Area (005542A)	Spring Branch Floodplain Preservation and Habitat Improvement Area (005542A): Spring Branch watershed habitat /water quality improvement project.	4	7,847,000	Currently Unfunded	HMGP, BRIC, Local Funding	1/21/2026	8/12/2024	Amber Hauser
981	Pinellas County / Public Works	Sutherland Area Drainage Improvements (005585A)	Sutherland Area Drainage Improvements (005585A): Neighborhood drainage improvement project.	1	7,573,696	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/12/2024	Amber Hauser
1040	Pinellas County / Public Works	Bee Branch Erosion Control - Omaha to Outfall (005587A)	Bee Branch Erosion Control - Omaha to Outfall (005587A): Channel improvement project for flood reduction and water quality improvements.	1	5,177,975	FY23-FY29 / In Progress	Penny for Pinellas, Grants	1/21/2026	8/12/2024	Amber Hauser
1004	Pinellas County / Public Works	Lealman Drainage Improvements (006028A)	Lealman Drainage Improvements (006028A): Drainage improvements on and around 33rd Way N and 33rd St N in Lealman.	1	489,000	FY23-FY29 / In Progress	Partially funded, ARPA	1/21/2026	8/12/2024	Amber Hauser
1004	Pinellas County / Public Works	Riverside Dr Drng Imp (sub-project 001037B)	Riverside Dr Drng Imp (subproject 001037B)	1	1,426,257	FY23-FY29 / In Progress	Partially funded, Local	1/21/2026	8/12/2024	Amber Hauser
1062	Pinellas County / Public Works	Allen's Creek Ch 5 - Belleair (sub-project 001221A)	Allen's Creek Ch 5 - Belleair (sub-project 001221A)	1	4,614,135	FY23-FY29 / In Progress	Partially funded, Local	1/21/2026	8/12/2024	Amber Hauser
1004	Pinellas County / Public Works	Curtis Drive Drainage Improvements (sub-project 004511A)	Curtis Drive Drainage Improvements (Sub-project 004511A)	1	8,479,740	Currently Unfunded	HMGP, BRIC, Local Funding	1/21/2026	8/12/2024	Amber Hauser
1004	Pinellas County / Public Works	Imperial Point Sub Drainage Improvements (sub-project 004509A)	Imperial Point Sub Drainage Improvements (sub-project 004509A)	1	211,448	FY23-FY29 / In Progress	Partially funded, Local	1/21/2026	8/12/2024	Amber Hauser
1095	Pinellas County / Public Works	Watershed Management Plan Updates and Small Coastal Watersheds Model Creation	The updates to the existing Watershed Management Plans (WMP) will primarily be focused on refining, updating, and/or converting, to the lastest version of the H&H software, the existing models and geodatabases to ensure they have the most current and best available information. While the creation of stormwater models and associated geodatases for small coastal watersheds in Pinellas where the creation of a full WMP is not feasible. These efforts will help Pinellas County to more accurately define current condition storm scenario results and flood boundaries.	4	$700,000	FY25-28	Stormwater Assessment,Local, possible grant funded	1/21/2026	1/30/2025	Rob Burnes
948	Pinellas County / Public Works	NW Coastal Pinellas Watershed Management Plan	The Watershed Management Plan (WMP) will primarily be focused on flood control, water quality, and natural systems improvements in two small coastal watersheds located in northwest Pinellas County. The WMP will also consider future scenarios by incorporating sea level rise and climate change as part of the County's resiliency planning efforts. This WMP will be used as a tool in the planning, regulation, and management of the watershed for future development/redevelopment and for determining and prioritizing capital improvement projects. Additionally, Flood Protection Level of Service will be developed for the areas and up to 8 BMPs will be developed to help alleviate flooding and/or improve water quality in the watershed.	4	$300,000	FY26/28	HMGP (applied for),Local Funding	1/21/2026	1/30/2025	Rob Burnes
1133	PC / Transportation Division of Public Works	Dunedin Causeway Bridges Project	The bridge, located off of S.R. 586 is the sole connection of the City of Dunedin to Honeymoon Island State Park and residential living. The bridge is also an evacuation route. The bridge past its design and useful life. Needs replacing. Both bridges were constructed in 1963.	4	$112 Million	$70 Million Unfunded $49 Million Funded FY 24-FY 29	Partially funded Penny for Pinellas	1/21/2026		Joan Rice
1106	PC / Transportation Division of Public Works	San Martin Bridge	The bridge is located over Riviera Bay, from Tallahassee Drive to Weedon Drive in St. Petersburg. The project includes trail improvements to enhance travel for all modes of transportation. Bridge is past its design and useful life. Needs replacing. The bridge was constructed in 1962.	4	Design - $2M Construction - $18M	FY 24-FY 29 Funded	Penny for Pinellas	1/21/2026		Joan Rice
1146	PC / Transportation Division of Public Works	Beckett Bridge	The bridge, located over Whitcomb Bayou in the city of Tarpon Springs, connects residents to the evacuation route of alt U.S. 19. Construction and replacement of bridge that is past its useful life. Originally constructed in1956.	4	$22 Million	FY 24-FY 29 Funded	Impact Fees and Penny for Pinellas	1/21/2026		Joan Rice
1134	PC / Transportation Division of Public Works	13th Street / Sands Point Drive Bridge	The bridge, located in the unincorporated area of Tierra Verde (TV), connects the TV community to the evacuation routes of the Pinellas Bayway (State Highway 679). Bridge its past is design and useful life. Needs replacing. Built in 1957.	4	$11.7 Million	FY 24-FY 29 Funded	Funding could potentially come from the Capital Improvement Program within the Infrastructure Sales Tax (Penny for Pinellas)	1/21/2026		Joan Rice
1134	PC / Transportation Division of Public Works	Madonna Blvd Bridge over Pine Key	The bridge, located in the unincorporated area of Tierra Verde (TV), connects the TV community to the evacuation routes of the Pinellas Bayway (State Highway 679). Bridge its past is design and useful life. Needs replacing. Built in 1957.	4	$12 Million	FY 24-FY 29 Funded	Funding could potentially come from the Capital Improvement Program within the Infrastructure Sales Tax (Penny for Pinellas)	1/21/2026		Joan Rice

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1161	PC / Transportation Division of Public Works	Orange Street Bridge	The bridge, located near an evacuation route on Alt. U.S. 19 in the unincorporated area of Palm Harbor, connects Ozona community to the evacuation routes of Alt. U.S. 19 and Tampa Road. The bridge is past its design and useful life. Needs replacing. Built in 1923.	4	$2.5 Million	Currently Unfunded	Funding could potentially come from the Capital Improvement Program within the Infrastructure Sales Tax (Penny for	1/21/2026		Joan Rice
1215	PC / Transportation Division of Public Works	Shore Blvd Bridge	The bridge, located along an evacuation route on S.R. 580 in the city of Safety Harbor, connects the countryside area of the county with Oldsmar and East Lake. The bridge is past its design and useful life. Needs replacing. Built in 1923.	4	$2.5 Million	Currently Unfunded	Funding could potentially come from the Capital Improvement Program within the Infrastructure Sales Tax (Penny for	1/21/2026		Joan Rice
1415	PC / Transportation Division of Public Works	Span Wire Intersection Replacement Program/Traffic Signal Hardening (5 Locations - see project list PDF)	Replacement of existing span wire intersections with mast arms made of galvanized steel. Intersections are along major evacuation routes throughout Pinellas County. 5 intersections in need of funding, at approximately $2.06M per intersection for construction. Estimated completion time: more than 12 months. This project is a countywide benefit; by having a more robust system in place this will improve the safe, efficient flow of traffic countywide in the event of a storm or flood. Traffic signals hung by span wire are susceptible to damage or falling due to strong wind. The fall of span wire results in traffic signals becoming inoperable and potentially blocking vehicle access on the road. Mast arm signals in place of span wire at these intersections located on evacuation routes will allow for the roads to remain open and for emergency personnel to have better access to support citizen needs.	4	Estimated average cost of $2.06M per intersection for construction. (5 total intersections). Total approx. project cost estimate for these intersections that are currently prioritized for implementation -	Currently Unfunded (5 intersections)	Potential match funding from the Capital Improvement Program PID 004152A Intersection Program	1/21/2026	1/2/2025	Joan Rice
1415	PC / Transportation Division of Public Works	Signal Modifications on The Barrier Islands and Vulnerable Intersections (31 Locations - see project list PDF)	This project will include the modification of approximately 35 traffic signal control cabinets to increase resilience and mitigate flood impacts during storms. Signal cabinets on the barrier islands are extremely vulnerable to flood damage due to their location in low lying areas. The cabinets house sensitive electronic equipment to operate the traffic signals and include a UPS (Uninterruptible Power Supply) to maintain signal operations to support evacuations and emergency response during a power outage. The estimated cost to modify each signal location is $100,000. The modifications will reduce the costs associated with equipment replacement and traffic disruptions while also providing a shorter response and recovery timeline.	4	Engineer Estimated Cost $4,262,084.68	Currently Unfunded (35 intersections)	Potential match funding from the Capital Improvement Program PID 004152A Intersection Program	1/21/2026	1/2/2025	Joan Rice/Darby Bryant
1325	PC / Transportation Division of Public Works	Building 5 Upgrades at Public Works Campus	Requested funding of $3.75 million to elevate and reconstruct the building as a Category 5 facility that can provide emergency operations countywide and be habitable by staff. Elevating and reconstructing the building will alleviate future repetitive loss.	4	$3.75 Million	Currently Unfunded	Funding could potentially come from the Capital Improvement Program within the Infrastructure Sales Tax (Penny for	1/21/2026		Joan Rice
1224	Pinellas County Emergency Management	Pinellas County School Board Hurricane Shelters Generator Installs and Update	The Pinellas County School Shelter Generator Program strengthens emergency response by installing generators at 23 school-based hurricane shelters and upgrading end-of-life systems. These improvements ensure reliable backup power to support critical sheltering needs, including for vulnerable populations, during hurricanes and other disasters.	4	$1 million per school, totaling $23 million	Currently Unfunded	HMGP, BRIC, Local	1/21/2026	1/21/2025	Joe Borries
942	Pinellas Park / City of Pinellas Park Public Works Department	Stormwater Project: 60th St Roadway, Utilities & Drainage Improvements	Construction of a drainage improvement project and related infrastructure along 60th Street N. from 102nd Avenue N. to 110th Avenue N., including culverting existing ditches, installing sidewalks, widening the road, adding bike lanes, replacement of an existing asbestos concrete potable water main with a new 6" PVC main, and reconstruction of existing roadway. This project is being moved to funded in the City's upcoming budget for Fiscal Year 2023-2024. /1	1	$3,220,000	Design phase funded FY 22/23. Construction phase currently unfunded.	IST, CDBG, FDEP, Stormwater Utility Fee	1/21/2026	12/10/2018	Lizzy St. Pierre
1199	Pinellas Park /City of Pinellas Park Fire Department	Drinking Water Facility Security Equipment	Fire Station #34 at its present location cannot effectively service the geographic area which it originally serviced due to unanticipated growth and expansion. It is necessary to either relocate FS 34 or construct another station to serve the western third of the community ./4	4	$5,000,000	Currently unfunded	EMPATF, HMGP; PDM Program; & local funds	1/21/2026	10/24/2017	Lizzy St. Pierre
1199	Pinellas Park /City of Pinellas Park Fire Department	Fire Station 35	Remodel of fire station for training facility ./4	4	$3,000,000	Currently unfunded	IST, Pinellas County, HMGP, FEMA Grant, Local coffers	1/21/2026	12/10/2018	Lizzy St. Pierre
1068	Pinellas Park / City of Pinellas Park Public Works Department	Park Station Hardening and Generator	HMGP 4337-337-R (State ID #588 / Contract #H0486) Park Station is a critical asset to the community and is essential to providing continued services before, during, and after a disaster. In an effort to protect property and become a more disaster resilient community, the proposed project includes hardening of Park Station to include the roof, opening protection, and installation of a permanent generator.	4	$1,404,344	POP Extension and budget revision approved by FDEM; submitted to FEMA for approval.	HMGP, CRA, Local Funds	1/21/2026	12/10/2024	Lizzy St. Pierre
1124	Pinellas Park / City of Pinellas Park Public Works Department	Twelve Public Facilities Wind Retrofit and Generator (formerly Installation of Shutters at City Buildings) (Combined with Barbara S. Ponce Library Hardening and Generator) NOTE: Project Modification - The parameters for this grant have been reduced due to non availability of increased costs. NEW SCOPE: 3 facilities- Fire Station #34, Forbes Recreational Center, and the Community Resources Building.	HMGP 4337-503-R (State ID#589) The proposed project will consist of hardening windows and doors at twelve City-owned properties through the installation of shutters. Additionally, the Barbara S. Ponce Library (formerly a separate project) will undergo hardening to include wind mitigation to the roofing system (anchoring and fastening), water barrier activities, and the installation of a permanent generator. (Separate projects were combined following FDEM and FEMA review: HMGP-4337-589 Shutter Installation and HMGP-4337-590 Barbara S. Ponce Library Retrofit and Generator Installation into the current project HMGP-4337-503-R Twelve Public Facilities Wind Retrofit and Generator.) NOTE: For these three facilities, the City is proposing a materials substitution of impact-resistant windows/opening protection in lieu of the previously identified manual "roll-down" shutters.	2	$1,565,472	POP Extension and budget revision approved by FDEM; submitted to FEMA for approval.	HMGP, Local Funds	1/21/2026	12/10/2024	Lizzy St. Pierre
890	Pinellas Park / City of Pinellas Park Fire Department	Community Emergency Response Team (CERT).	Supply CERT Training to 60 trainees. Estimated completion time: less than 12 months. / 4 ; Project still under consideration. Time frame unknown. To be determined by funding availability and community interest.	4	$30,000	Currently Unfunded. Time frame unknown.	EMPATF, HMGP; PDM Program, and local funds (i.e., Penny for Pinellas)	1/21/2026	11/27/2018	Lizzy St. Pierre
1020	Pinellas Park / City of Pinellas Park Public Works Department	Fairlawn Subdivision Drainage Improvements	(Phase 1 & 2) Install a stormwater collection and conveyance system in a subdivision originally developed in the County in the 1960s and 70s. This would eliminate issues of localized flooding and dangerous stormwater inlets. /1	1	3,500,000	Currently unfunded / FY 21/22 to FY 25/26.	Local Funds, SWFWMD Grant, EMPATF, HMGP; PDM CDBG.	1/21/2026	12/10/2018	Lizzy St. Pierre

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816	Pinellas Park / City of Pinellas Park Public Works Department	Jan Cory Subdivision Infrastructure Improvements	Design and construct a drainage system within the subdivision which would include improving rural roads to provide curbing, culverting open conveyance systems, road improvements, sidewalk, and utility relocation and upgrades.	1	$4,580,000	Currently unfunded / FY 21/22 to FY 25/26.	Local Funds, SWFWMD Grant, EMPATF, HMGP; PDM CDBG.	1/21/2026		Lizzy St. Pierre
861	Pinellas Park / City of Pinellas Park Public Works Department	Garnett Subdivision Drainage Improvements (Phase 2)	Garnett & North Disston Subdivisions - 40 acre +/- tract situated between 82nd Avenue 86th Avenue & 46th Street, 49th Street. Phase II project will improve drainage to the Garnett Subdivision and mitigate roadway ponding and flooding that occurs within this subdivision. Project includes 46th Street, 47th Street, 87th Avenue, 87th Terrace, and 88th Avenue; mills and repave 88th Avenue; total rebuild on 46th Street, 47th Street, 87th Avenue and 87th Terrace; update sidewalks to ADA standards in project area. Construction of a drainage improvement project and related infrastructure within the Garnett subdivision. This includes new drainage, utilities, sidewalk, curb, and roadway infrastructure. This project is listed in the LMS with a total project cost of $2,035,000.00. Due to inflation and economic changes in the market, the expected cost of this project is $2,830,000.	1	$2,830,000	Project funded FY 21/22 to FY 25/26 CIP	CDBG, Stormwater fee	1/21/2026	1/3/2025	Tammy Hillier
1208	Pinellas Park / City of Pinellas Park Public Works Department	Installation of Permanent Generators for 17 Lift Stations	The City of Pinellas Park is seeking funding to install permanent standby generators at 17 critical lift stations. This infrastructure improvement project aims to significantly bolster Pinellas Park's resilience against disasters, particularly hurricanes, floods and extended power outages, which pose a recurring threat to essential public services. Currently, many of the lift stations rely on temporary power solutions during emergencies. These can be delayed, unreliable and ultimatley fail during widespread outages. Through the project, the city will: install permanently mounted generators at 17 lift stations, ensure a seamless transition to backup power during utility outages, and implement flood-prevention measures where necessary. This project aligns with the regional and national goals of improving disaster prepardness, protecting critical infrastructure and maintaining essential public health systems.	4	$3,060,000	Project funded FY 24/25 to FY 26/27 CIP	Water and Sewer Fund	1/21/2026	5/1/2025	Lizzy St. Pierre
1322	Pinellas Suncoast Fire & Rescue District	Generator power for interim EOC	Two of the District's three fire stations are in a Level A evacuation zone in Pinellas County. The fire district does not have an Emergency Operations Center (EOC) and evacuations of fire stations and fire department administration requires all district operations move to a remote site located at the Indian Rocks Christian School. While this site is rated for Category 5 hurricane winds, the site does not have back-up power. The above project will place a generator and automatic power switch will enable uninterrupted emergency operations during and after a storm, making the fire district more disaster resilient.	4	$278,978	Currently Unfunded	HMGP	1/21/2026	5/8/2018	Todd Best, District Chief, Pinellas Suncoast Fire Rescue
1223	Pinellas Suncoast Fire & Rescue District	Construction of new fire station to meet current building standards in alternate location	Current fire station does not meet building standards. Natural disasters, such as hurricanes require district personnel, i.e. firefighters and paramedics to evacuate to a safer location. Evacuation of personnel and equipment significantly delays response to emergencies during and after storms or other disasters. Construction of a fire station meeting current building standards will allow emergency personnel to remain in the fire station during and after a storm, thereby improving response times and service to four barrier island communities and unincorporated mainland area.	4	$4,000,000	Currently Unfunded	PDM	1/21/2026	5/8/2018	
1283	Pinellas Suncoast Fire & Rescue District	Station 26 Property Acquisition	Pinellas Suncoast Fire & Rescue (PSFRD) operates Fire Station 26 from a leased location on a barrier island in the Town of Indian Shores that responds to fire and EMS calls throughout Pinellas County through automatic aid agreements. The current location offers no flood mitigation and has suffered severe damage from coastal flooding. PSFRD intends to relocate the station to a flood and wind resistant structure to be built on a suitable site in the Town of Indian Shores. The new location will allow for uninterrupted rescue and recovery operations, rapid restoration of fire and EMS services in the event of coastal flooding, and reduce structural losses to the fire station.	4	$2,000,000	Currently Unfunded	HMGP/Local	1/21/2026	6/16/2025	Todd Best, District Chief, Pinellas Suncoast Fire Rescue
1292	Pinellas Suncoast Fire & Rescue District	Station 27 Property Acquisition	Pinellas Suncoast Fire & Rescue District (PSFRD) provides fire and EMS services from Fire Station 27 in the City of Indian Rocks Beach to the residents of the District and to Pinellas County through automatic aid agreements. Fire station 27 has no known hurricane rating and suffered severe flooding damage from Hurricane Helene. PSFRD seeks to acquire property on which to construct a new wind and flood resistant fire station. This new location will allow for uninterrupted recovery and rescue operations, rapid restoration of fire and EMS services in the event of coastal flooding, and reduce structural losses to the fire station.	4	$5,000,000	Currently Unfunded	HMGP/Local	1/21/2026	6/16/2025	Todd Best, District Chief, Pinellas Suncoast Fire Rescue
1311	REBUILD Northwest Florida, Innc.	Statewide Residential Wind Retrofit Project	REBUILD proposes to provide wind retrofits include protection for (1) roof-to-wall connections; (2) gable end bracing/sheathing; (3) opening protection and (4) other critical structural strengthening as determined a structural engineer for up to 3,000 homes in Pinellas County	2	$30,000,000	Currently Unfunded	HMGP	1/21/2026	7/13/2018	Chris Moore
929	Redington Beach / Public Works	Rebuild Public Works Facility	The curent Public Works facility does not meet current building codes as it was built in the 1940s. It is not rated for hurricane winds and is in a special flood hazard area. The building is not hardened and has significant space utilization issues. / 1, 2	1	$2,500,000	Currently Unfunded	EMPATF, HMGP, Local	1/21/2026		Adriana Nieves
918	Redington Beach /Clerk's Office	Mitigate Repetitive Loss Properties	Requesting funds for the mitigation of noncompliant repetitive loss properties and pre-FIRM structures that are floodprone or at high risk/exposure to being flooded or experience wave action/erosion. / 1	1	$1,500,000	Currently Unfunded	FMA	1/21/2026		Adriana Nieves
783	Redington Beach / Engineering	Underground Utilities	Place underground utilities along the west side of Gulf Boulevard from 155th Ave to 164th Ave. Estimated completion time: more than 12 months. / 2	2	$4,000,000	Currently Unfunded	Penny for Pinellas	1/21/2026		Adriana Nieves
783	Redington Beach / Engineering	Underground Utilities	Place underground utilities along all interior streets east of Gulf Blvd. Estimated completion time: more than 12 months. / 2	2	$2,000,000	Currently Unfunded	Penny for Pinellas	1/21/2026		Adriana Nieves
1146	Redington Beach / Public Works	EOC Generator	Purchase and installation of new portable generator at Redington Beach Town Hall / Emergency Operations Center. The Town of Redington Beach is seeking funds that will provide an alternate electrical power source capable of running Town Hall AC system as well as sufficient outlets to run additional equipment in the event of a power failure.1/2/4	4	$3,000	Currently Unfunded	Local	1/21/2026		Adriana Nieves
782	Redington Beach / Engineering	Road Milling / Resurfacing	Road deterioration causes safety hazards and negatively impacts the attractiveness of the neighborhood. This project includes continuation of street milling and resurfacing, and includes updating the drainage system in the areas resurfaced. / 3	1	$1,200,000	FY 23-24	SWFMD, local, FDOT	1/21/2026		Adriana Nieves
1080	Redington Beach / Public Works	Stormwater Backflow Valve	Minimize flooding in the town's flood - prone areas. These areas frequently flood during major rain events and high tide. Clean stormwater pipes in entire Town, including video and mapping of stormwater pipes. Install backflow valves in the Town's 33 outfalls. Phase 1 complete - 15 valves installed, all pipes clean and mapped.	1	$157,000	FY 24-25	TBEP Grant, Local	1/21/2026		Adriana Nieves
828	Redington Beach / Clerk's Office	Security Improvements to Town Hall	Replace exterior doors at Town Hall and install cameras for improved security. Install telelvision and cable access for increased awareness in the event of weather or security events.	2	$100,000	Currently unfunded	Local	1/21/2026		Adriana Nieves

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941	Redington Beach / Engineering	Causeway Improvements	Raise 161st Avenue between Redington Drive and 4th Street to decrease frequency of flooding	1	$2,000,000	Currently unfunded	HMGP, local	1/21/2026		Adriana Nieves
1022	Redington Beach / Public Works	GPS Inventory of Street Signs	Inventory all street and identification signs using GPS technology to facilitate replacement following a storm event. Estimated completion time: more than 12 months./ 4	4	$9,000	Currently Unfunded	Local	1/21/2026		Adriana Nieves
1175	Redington Shores / Public Works	Lift Station Portable Emergency Generators	Lift Station Portable Emergency Generators- Purchase 4 trailer mounted 90k W/3 phase portable generators. These generators would be used to maintain operation of sewer lift stations during power outages. Estimated cost of project: $150,000. Location of the 4 generators are 17595 186th Ave. E., 480 180th Ave E., 181st Ave. W/ Gulf Blvd.,178th Ave W./ Gulf Blvd. /4	4	$114,030	Partial funding from town.	Funding by the City/Town or County, HMGP	1/21/2026	7/17/2024	Mike McGlothlin
1240	Redington Shores / Flood Stormwater Planning	Create a Revised CRS program for the Town	Consultant to review/recommend program upgrades to flood management planning / 1 / 2	4	$8,000	Town Funded	Local	1/21/2026	8/30/2016	Mike McGlothlin
870	Redington Shores / Preservation / Parks area	Create a Beach (Erosion) Management plan.	Provide for plans and specifications to expand existing Dune System and Walkover use. Estimated completion time: more than 12 months. / 2	2	$150,000	Currently Unfunded	CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants; HMGP Planning	1/21/2026	8/30/2016	Mike McGlothlin
1100	Redington Shores / Public Works	Underground Utilities	This project will aim to underground electric, telephone, and cable utilities on the west side of Gulf Blvd in the town. During Hurricane Milton, all residents of the Town of Redington Shores were left without power for a number of days. This project would address the problem of reliability, mitigation, safety, and recovery. The project can allivate the problem the town faces with losing power as even regular storms cause a loss of power. Having these utilities underground would make them safer during extreme weather events. They will no longer be vulnerable to conditions brought upon by extreme storms. Having these utilities underground would also create a safer environment for citizens and those helping recovery, as there is a significantly reduced chance of electrocution due to the absence of above-ground lines and poles. Additionally, not having above-ground poles means fewer potential items that are falling into homes or the ocean because of the storm. Finally, having these utilities protected from an extreme weather event means that the town will be able to mobilize quickly and return to our standard operating procedure so that we can aid residents in a time of crisis.	2	$4,043,412	Project is funded and is a priority of the Town.	Penny 4 Pinellas, HMGP, and Town	1/21/2026	12/17/2018	Rafael Soto
960	Redington Shores / Public Works	Stomwater master improvement plan	Develop a SLR and master plan for upgrade and improvement of the town's entire stormwater system.	1	$150,000	Town funded	local	1/21/2026	11/1/2021	Mike McGlothlin
1145	Redington Shores / Public Works	Stormwater Infrastructure Improvements	This project is to improve the stormwater system. Rain and storm surge brought by Hurricane Helene led to a major flooding event in the Town of Redington Shores. The Town must make repairs to the stormwater system and lining to 107 different locations. The Town has an active contract with Atlantic Pipe Services due to constant issues with the stormwater system. Improving these systems would allow for improved runoff control during storms and to handle storm surge better. This would reduce the likelihood of severe flooding within the Town, increasing residents' safety and decreasing property damage. This project would help protect each of our nearly 2.2 thousand residents and those who may be passing through our jurisdiction. Finally, improved management of stormwater would mean less flooding which would increase the speed at which emergency responders could aid citizens. In order to protect the town from future flood events, improvements must be made to the stormwater system.	1	$3,387,612	Contractors have made assessments of the system and project is funded.	HMGP, Town of Redington Shores	1/21/2026	6/26/2025	Rafael Soto
1140	Safety Harbor / Public Works	Library Lift Station Repair	Complete renovation of Sanitary Sewer Liftstation. Failure of this lift station would not only impact the delivery of sanitary sewer service but could also lead to backup of sewage into homes and overflow into Tampa Bay.	1	$75,000	FY26/27	Local	1/21/2026		Cecilia Chen
1176	Safety Harbor / Public Works	Gulf Machinery Station Repair	Complete Renovation of Sanitary Sewer Lift Station. / 1,2	4	$85,000	FY24/25	Local	1/21/2026		Cecilia Chen
1270	Safety Harbor / Public Works	Harbor Woods Lift Station Repair	Complete Renovation of Sanitary Sewer Lift Station. / 1,2	4	$85,000	FY24/25	Local	1/21/2026		Cecilia Chen
1007	Safety Harbor / Fire Department	Fire Station Needs Analysis	Conduct a station needs analysis from a reputable third-party to identify short-, mid-, and long-term repair and maintenance plans, as well as remodeling plans, to ensure safe and resilient fire stations for the response community. Such analysis should ascertain strategies to ensure the fire station remains open and useable by response personnel during local disasters such as storms and flooding, as well as to identify code compliance issues and remedies for long term sustainability.	4	$65,000	FY25/26	Local, HMGP	1/21/2026		Cecilia Chen
1142	Safety Harbor / Fire Department	Fire Station Apparatus Bay Door Hardening	Replace all fire station apparatus bay doors with wind-load rated doors, and new components, to assist in continuity of operations for the community. The fire stations in Safety Harbor house needed emergency response units that respond to and assist at medical and fire emergencies within mid- and north-Pinellas County. This project will assist the department in hardening their structures to resist high winds during severe storms.	4	$190,000	FY23-FY28	Local	1/21/2026		Cecilia Chen
1175	Safety Harbor/Fire Department	Station Hardening – Windows	Replace all fire station windows with wind-load rated windows and new components. This will assist with the continuality of services within the community as both fire stations remained staffed during storms. FS53 is also the City EOC which houses additional storm related personnel. This project will assist the department in hardening their structures to resist high winds during severe storms.	4	$150,000	FY25-FY28	Unfunded local	1/21/2026		Cecilia Chen
1205	Safety Harbor/Fire Department	Station Hardening – FS53 New Roof	Install a new metal roof that has been updated to the new building code and meets wind ratings. This will assist with the continuality of services within the community as both fire stations remained staffed during storms. FS53 is also the City EOC which houses additional storm related personnel. This project will assist the department in hardening their structures to resist high winds during severe storms.	4	$135,000	FY26/27	Local	1/21/2026		Cecilia Chen

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989	Safety Harbor/Public Works	Drainage Operations	Pond and Creek Dredging/Maintenance – Removing heavy sediment to improve stormwater flow and alleviate ponding/flooding./1, 3	4	$50,000	FY23/24	Local	1/21/2026		Cecilia Chen
1070	Safety Harbor/Public Works	Stormwater Pipe lining	Pipe Lining: Annual program to replace/line inadequate or deteriorating stormwater conveyance systems. /4	4	$650,000	FY22-FY27	Local	1/21/2026		Cecilia Chen
1029	Safety Harbor/Public Works	Sanitary Sewer Pipe Lining	Pipe Lining: to prevent inflow of stormwater and infiltration of groundwater into infrastructure not designed to accept these flows.	4	$500,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
1070	Safety Harbor/Public Works	Stormwater Master Plan	Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	4	$250,000	FY25/26	50%CFI, 50% Local	1/21/2026		Cecilia Chen
933	Safety Harbor/Public Works	Vulnerability Assessment	Evaluate and identify critical assests that are vulnerable to flooding, develop BMP to address issues/1	1	$175,000	FY25/26	100% State	1/21/2026	11/24/2025	Cecilia Chen
1062	Safety Harbor/Engineering	6th St N at 6th Ave N Intersection Improvements:	Grade/Pave intersection to alleviate stormwater flooding and create positive drainage toward existing inlet./1	1	$92,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
948	Safety Harbor/Public Works	Huntington Lift Station Rebuild	Replace Pumps at the Huntington Lift Station.	1	$350,000	FY25/26	Local	1/21/2026	11/24/2025	Cecilia Chen
971	Safety Harbor/Engineering	9th Ave S at 2nd St S intersection drainage improvements	Grade/Pave intersection to alleviate stormwater flooding and create positive drainage toward existing inlet. / 1	1	$92,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
918	Safety Harbor/Public Works	Teal Terrace and North Bay Hills Blvd. underdrain and stormwater improvements	Teal Terrace and North Bay Hills Blvd. underdrain and stormwater improvements. During the storm events of 2024, it became evident that stormwater upgrades were required for the intersection. Proposed improvements include four (4) new storm inlets, 745 feet of RCP storm sewer pipe, 1,690 feet of underdrain pipe, and other repair work as necessary. Please see the plan and costruction estimates attached.	1	$1,900,000	FY24/25 (ASAP)	HMGP grant (Applying), Local	1/21/2026		Cecilia Chen
944	Safety Harbor/Public Works	Four (4) new Generators	Adding four (4) new generators to equipment inventory for post-disaster system recovery.	4	$500,000	FY24/25 (ASAP)	Unfunded local	1/21/2026		Cecilia Chen
831	Safety Harbor/Public Works	City Facility Study	Determining the needs of any future building projects or renovations to include any hardening of existing structures.	4	$500,000	FY25/26	Unfunded local	1/21/2026	11/24/2025	Cecilia Chen
1094	Safety Harbor/Public Works	Library and Community Center Generator Transfer Switches	Generator Transfer Switches for the Library and Community Center. These facilities could be utilized as aid stations following hurricanes or other disasters. During the storm events of 2024, buildings were not able to be used for any recovery operations due to a lack of alternate power source or a way to connect an alternate power source. The transfer switches would enable the city to utilize portable generators readily available.	4	$100,000	FY24/25	HMGP grant (Applying), Local	11/21/2026		Cecilia Chen
903	Safety Harbor/Public Works	City Hall Window Replacement	Replace windows at City Hall to improve insulation, wind mitigation, and water intrustion protection	2	$300,000	FY27/28	Unfunded local	1/21/2026	11/24/2025	Cecilia Chen
1092	Safety Harbor/Public Works	Bridge Improvements	Improving city infrastructure	5	$350,000	FY28/29	Local	1/21/2026	11/24/2025	Cecilia Chen
1214	Safety Harbor/Fire Department	Station Hardening – FS52 New Roof	Install a new metal roof that has been updated to the new building code and meets wind ratings. This will assist with the continuality of services within the community as both fire stations remained staffed during storms.	4	$224,000	FY28/29	Unfunded Local	1/21/2026	11/24/2025	Cecilia Chen
971	Safety Harbor/Public Works	Fuel Tank Replacement Design/Permitting/Install	Replacement of the Fuel Tanks that supply fuel to city vehicles, generators, and equipment.	4	$70,000 (Design/Permit) $700,000 (Install)	FY25/26 (design/permit) FY26/27 (Install)	Local	1/21/2026	11/24/2025	Cecilia Chen
1164	Safety Harbor/Recreation	Community Center Roof Replacement	Roof replacement for the community center, this facility is used as a recovery center for the community after the storm.	4	$375,000	FY25/26	Local	1/21/2026	11/24/2025	Cecilia Chen
899	Safety Harbor/Recreation	Museum Roof Replacement	Roof replacement for the Safety Harbor Museum	2	$65,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
899	Safety Harbor/Recreation	Folly Farms Admin Offices Roof Replacement	Roof replacement for Leisure Service Department's admin building	2	$65,000	FY28/29	Local	1/21/2026	11/24/2025	Cecilia Chen
1061	Safety Harbor/Public Works	Bishop and Mullet Creek Repairs and Grant Program	Repairs to city owned portions of the creek along with funding for the Stormwater Improvement Grant Program for private property owners to repair their sections of creek and other stormwater projects.	4	$680,000 in FY25/26 $100,000 in FY26/27, 27/28, 28/29, 29/30	FY25/26-29/30	Local	1/21/2026	11/24/2025	Cecilia Chen
1076	Safety Harbor/Public Works	4th St. (MLK) Pond Improvements	Improvements to the pond at the project name location to improve stormwater capacity and water quality	4	$300,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
1076	Safety Harbor/Public Works	13th Ave. S. Drainage Improvements	Stormwater improvements to the drainage system on 13th Ave S. to reduce stormwater flooding and improve water quality	4	$150,000	FY28/29	Local	1/21/2026	11/24/2025	Cecilia Chen
1076	Safety Harbor/Public Works	Bay Shore Drive Drainage Improvements	Stormwater improvements to the drainage system on Bay Shore Drive to reduce stormwater flooding and improve water quality	4	$250,000	FY25/26	Local	1/21/2026	11/24/2025	Cecilia Chen
1076	Safety Harbor/Public Works	North Bay Hills Blvd. Stormwater Upgrade	Stormwater improvements to the drainage system on North Bay Hills Blvd. to reduce stormwater flooding and improve water quality	4	$400,000	FY29/30	Local	1/21/2026	11/24/2025	Cecilia Chen
1109	Safety Harbor/Public Works	Replace Pump #655	Replace Pump to mitigate SSOs during storms and reduce stormwater pollution	4	$88,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
1112	Safety Harbor/Public Works	NE Regional Wastewater Treatment Plant Improvements	Improvements to the WWTP that the City uses in partnership with the City of Clearwater	5	$2,000,000 in FY25/26 and 26/27, $610,000 in FY27/28, $500,000 in	FY25/26 to FY29/30	Local	1/21/2026	11/24/2025	Cecilia Chen
933	Safety Harbor/Public Works	Harbor Lake Gravity Sewer Extension (Design)	Design to expand the City sewer system to reduce groundwater pollution and improve sewer system	4	$473,000	FY27/28	Local	1/21/2026	11/24/2025	Cecilia Chen
914	Safety Harbor/Public Works	Harbor Lake Gravity Sewer Extension (Construction)	Construction of the Harbor Lake Gravity Sewer extension	4	$2,500,000	FY28/29	Local	1/21/2026	11/24/2025	Cecilia Chen
1184	Safety Harbor/Public Works	Fire Station 53 Force Main Construction	Construction of Sanitary Sewer Force Main at Fire Station 53 to improve sewer system	4	$3,300,000	FY25/26	Local	1/21/2026	11/24/2025	Cecilia Chen

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1049	Safety Harbor/Public Works	Enterprise Road Bypass Force Main- Design	Design for the Bypass Force Main on Enterprise Road to improve the resilience and reliability of the Sanitary Sewer System	4	$571,000	FY26/27	Local	1/21/2026	11/24/2025	Cecilia Chen
918	Safety Harbor/Public Works	Enterprise Road Bypass Force Main- Construction	Constructing the Bypass Force Main on Enterprise Road to improve the resilience and reliability of the Sanitary Sewer System	4	$2,855,000	FY27/28	Local	1/21/2026	11/24/2025	Cecilia Chen
1154	Safety Harbor/Public Works	Bayfront Manor Lift Station Pump Upgrade	Upgrading the pumps in the Bayfront Manor Lift Station to keep up with increased wastewater volume and increase resilience during storm events	4	$30,000	FY25/26	Local	1/21/2026	11/24/2025	Cecilia Chen
1109	Seminole	Lake Pearl Option 1	Lake Pearl is a 1.8-acre open waterbody located in the eastern portion of the City, north of Park Boulevard. The lake receives direct rainfall and stormwater runoff through an aging stormwater system composed largely of historic corrugated metal pipes that have likely degraded and lost capacity over time. The lake discharges westward into the Seminole Bypass Canal through a series of open channels and short pipe crossings. During heavy rainfall events, the Lake Pearl area experiences frequent street flooding, underscoring the urgent need for stormwater infrastructure improvements. Project Description The proposed project will improve the stormwater conveyance system in the Lake Pearl watershed to address flooding, improve system functionality, and enhance public safety. Key components of the project include: • Installation of a new stormwater conveyance system along 90th Way with pipe sizes increasing from 48 inches to 54 inches, discharging directly into Lake Pearl. • Conversion of an existing open channel between Lake Pearl and Garden Drive into a 5-foot by 8-foot box culvert. The design will include inlet grates to manage lateral surface flows. • Extension of the box culvert system from Garden Drive south to Long Bayou. • Upsizing of the existing 36-inch stormwater pipe along 92nd Street to a 48-inch pipe to accommodate increased flow capacity.	1	$5,551,519	Preliminary design concepts complete	Non-ad valorem assessment and HMGP grant	1/21/2026		Vince Tenaglia
1109	Seminole	112th St North	The 112th Street North area has been identified as a high-priority flood-prone zone, experiencing regular street flooding during 25-year and larger storm events. Residential structures in the project area are particularly vulnerable during a 100-year storm, with peak flood stages measured within inches of finished floor elevations. The area is densely developed and includes a mix of residential, commercial, and institutional land uses. Originally constructed in the 1960s—before modern stormwater regulations were in place—the area's stormwater infrastructure and open water ponds are inadequate to meet current drainage demands. This has resulted in recurring localized flooding and increased risk to property and public safety. Project Description The proposed project involves the construction of a new stormwater outfall system to reduce flood risk, and improve conveyance capacity. The proposed improvements include: • Installation of a new 48-inch concrete outfall pipe beginning at 112th Street North, just north of 73rd Avenue, flowing south and then west along 73rd Avenue. • Rerouting and upsizing of stormwater infrastructure along the east side of 113th Street to increase capacity and redirect runoff. • Construction of a 54-inch stormwater pipe to collect runoff from 113th Street, running east along 70th Avenue and crossing Seminole Boulevard (SR 595). • The system discharges to a new tidal outfall into Long Bayou. • Inclusion of an in-line baffle box near the City's public works facility for water quality treatment. The baffle box (approx. 8 feet wide) will be installed within the existing 40-foot right-of-way and is designed for quarterly maintenance and inspections. • Installation of auxiliary pipework to connect a previously developed commercial site to the new 54-inch outfall system. These improvements are strategically designed to work within the existing rights-of-way and minimize disruption to surrounding properties and infrastructure.	1	$6,371,379	Preliminary design concepts complete	Non-ad valorem assessment and HMGP grant	1/21/2026		Vince Tenaglia
1109	Seminole	Lake Seminole Bypass Canal	The area located just west of the Seminole Bypass Canal is highly susceptible to flooding during both significant rainfall events and tidal surges. Recent storm surge incidents, including those from Hurricane Idalia on August 30, 2023, and an unnamed event on December 17, 2023, demonstrated the area's vulnerability. During these events, tidal elevations ranged between 3.97 and 4.54 feet NAVD88, exceeding the capacity of the existing stormwater system to function properly. Project Description Following a detailed evaluation of the existing stormwater infrastructure and hydraulic model results, it was determined that improvements to the Seminole Bypass Canal outfall system would significantly reduce upstream flooding in adjacent neighborhoods. Currently, the outfall consists of a large rectangular weir that discharges stormwater through four 7-foot by 12-foot concrete box culverts under Park Boulevard. Hydraulic modeling identified approximately 3.8 feet of head loss at this location during the 25-year, 24-hour storm event, attributed to flow restrictions between the culverts and the static tidal boundary. Increasing the outfall capacity will alleviate this bottleneck, reduce head loss, and lower upstream flood stages.	1	$1,696,203	Preliminary design concepts complete	Non-ad valorem assessment and HMGP grant	1/21/2026		Vince Tenaglia
1109	Seminole	Walsingham Park East	Walsingham Park East is located in the northwest corner of the City, immediately east of McKay Creek, in a high-density residential neighborhood interspersed with a few open water ponds. Development in the area dates back to approximately 1980, predating modern stormwater management regulations. As a result, the existing system—which consists of three historic wet ponds and a corrugated metal pipe (CMP) conveyance network—is undersized and outdated. Street runoff is currently directed to the wet ponds before discharging west through Walsingham Park Ponds. Project Description The City of Seminole is seeking funding to implement a comprehensive stormwater improvement plan for the Walsingham Park East neighborhood. The project proposes the construction of a new outfall system that will reduce dependence on backyard and subsurface infrastructure by routing flow through public rights-of-way and enhancing the downstream detention and outfall facilities.	1	$5,939,816	Preliminary design concepts complete	Non-ad valorem assessment and HMGP grant	1/21/2026		Vince Tenaglia
1097	Seminole	70th Ave Commercial Corridor	A commercial property located on the south side of 70th Avenue has been identified through stormwater modeling and public feedback as a critical flood-prone area. Developed in the 1960s, the site lacks any formal stormwater management infrastructure, and no regional or intermediate stormwater systems are available nearby for connectivity. Project Description To resolve drainage issues at the commercial site, the City of Seminole proposes a new stormwater conveyance and linear storage system.	1	$374,620	Preliminary design concepts complete	Non-ad valorem assessment and HMGP grant	1/21/2026		Vince Tenaglia
1184	South Pasadena/Fire Department	City Hall Emergency Generator with Transfer Switch and Platfrom	The City of South Pasadena City Hall Complex is currently without emergency backup power. The City Hall Complex is a two-story building with a community center on the first floor and the commission chambers, city server room, administrative offices and elected official offices on the second floor. This project would include the purchase and installation of a permanent diesel- powered emergency generator and automatic transfer switch. The generator and transfer switch would be built on an elevated platform above BFE.	4	$618,750	Application submitted HMGP Ian	Pre-Disaster Mitigation (PDM), Hurricane Program, Penny Sales Tax	1/21/2026		David Mixson
1184	South Pasadena/Public Works	Public Works Annex Emergency Generator with Tranfer Switch ad Platform	The City of South Pasadena Public Works Annex Builidng is currently without dedicated emergency backup power. The Public Works Annex Building houses machinery and equipment that is vital for road clearing, debris removal critical infrastructure assessment post storm. This project would include the purchase and installatoin of a permanent diesel powered emergency generator. The generator would be built on an elevated platform above BFE.	4	$412,850	Currently Unfunded; Project for FY 2025	Pre-Disaster Mitigation (PDM), Hurricane Program, Penny Sales Tax	1/21/2026		Teri Sullivan
1284	South Pasadena / Fire Department	Fire Station #20	The City of South Pasadena will construct a new fire station designed to withstand hazards posed by hurricanes, to include wind, storm surge and flooding, as well as threats posed by future sea-level rise. The City of South Pasadena is located in a FEMA AE-12 Flood Zone. The City of South Pasadena per city ordinance has increase the B.F.E. by 2 feet and as such the new fire station shall be constructed at 14 feet above sea level. The new fire station will house apparatus and personnel assigned to both fire suppression and emergency medical response activities. Part of the station design and scope will include an Emergency Operations Center (EOC) for the City of South Pasadena. Natural Hazards Addressed include: 1 - Flooding, 2 - Storm Wind, 4 - All Hazards.	4	$10,200,000	Certificate of Occupancy issued July 2024	Pre-Disaster Mitigation (PDM), Hurricane Program, Penny Sales Tax	1/21/2026	10/10/2017	Terri Sullivan
780	St. Anthony's Hospital / St. Petersburg	Public Education	Develop a community education program to provide a better interface between the City and its stakeholders. Estimated completion time: less than 12 months. / 4	4	$10,000	Currently Unfunded	Residential Construction Mitigation Program;	1/21/2026		
780	St. Anthony's Hospital / St. Petersburg	ER Retrofit to provide surge capacity for emergencies	Build surge capacity for St. Anthony's Hospital including a new Emergency Dept. Estimated completion time: more than 12 months. / 4	4	$2,000,000	Currently Unfunded	Residential Construction Mitigation Program;	1/21/2026		

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1330	St. Pete Beach	City EOC Retrofit	Provide shutters for the city EOC. Estimated completion time: less than 12 months. / 2	2	$40,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/3/2017	Lynn Rosetti
890	St. Pete Beach	Flood Proof Recreation Building	Flood-proof recreation building. Estimated completion time: more than 12 months. / 1	1	$350,000	Currently Unfunded	FMAP; HMGP; PDM Program; EMPATF	1/21/2026	10/3/2017	Lynn Rosetti
1000	St. Pete Beach	Acquisition of Repetitive Loss Properties	Purchase repetitive loss properties to mitigate losses. Estimated completion time: more than 12 months. / 1	1	$1,000,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/3/2017	Lynn Rosetti
1220	St. Pete Beach	Dune Creation	Create dunes where there are gaps in the system and restore those which do not meet current FDEP dune standards. This will protect the entire city against the impacts of storms and damage to lives and property. /1,3	3	$500,000	Currently Unfunded	HMGP, Local	1/21/2026	10/3/2017	Lynn Rosetti
1014	St. Pete Beach/Public Services	Watershed Management Master Plan	This Watershed Management Master Plan (WMMP) will replace the City's existing Stormwater Master Plan and is a requirement in the City's proposed Comprehensive Plan amendment, which will identify resiliency measures to mitigate the impacts of sea level rise to the City. With some localized areas under elevation 2.0 feet (NAVD88), mean sea level projections over the next several decades would result in drastic impacts to quality of life within the community. The project also includes a private seawall elevation survey. City has applied for $125,000 grant funding from the Florida Department of Emergency Management.	1	$400,000	5-Year CIP (partially funded)	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1313	St. Pete Beach	Drainage Improvements	Ongoing design, repairs, replacement, and improvements to the City's stormwater infrastructure, including pipes, outfalls, and detention/retention basins, and water quality improvements. This program also funds local stormwater flood reduction projects and Sea Level Rise mitigation and adaptation. City staff will pursue funding arrangements with SWFWMD and other agencies for financial assistance. Planned projects include Hermosita, FY 27; Vina Del Mar Blvd: FY28; 23rd & Sunset: FY29.	1	$2,300,000	5-Year CIP	Stormwater Fund, Grants,SWFWMD, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1119	St. Pete Beach	Community Center Seawall Replacement	Engineering, permitting, and construction services to replace the existing 970 linear feet of deteriorating seawalls at the Recreation Center and Horan Park. Replacement to include a resilient, sustainable shoreline solution that integrates flood protection, environmental enhancements, and public use elements. The project is cooperatively funded through the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program for design ($113,070.90) and the Florida Department of Environmental Protection Resilient Florida Program for construction ($750,000.00)	4	$3,000,000	5-Year CIP	Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1073	St. Pete Beach	Gulf Boulevard Utility Undergrounding	In 2026, the Duke Energy and Spectrum are scheduled to complete underground utility energerzation for the Phase 1 portion of the Gulf Boulevard Undergrounding project from 55th Avenue to 75th Avenue. Phase 2, which has been divided into two smaller phases (A and B) is designed and ready for construction. Phase 2A is scheduled for construction in FY25 with construction completion anticipated in 2027. Phase 2B is scheduled to begin construction in FY2027 with construction completion in 2028. The Penny for Pinellas funding is dedicated specifically to this project only	2	$7,743,000	5-Year CIP	Penny for Pinellas, Interlocal Agreement with Pinellas County	1/21/2026	9/9/2025	Gina Messenger
1091	St. Pete Beach	Dune Walkover Replacements	This program provides the design, permitting, and construction of new beach access dune walkovers to replace those damaged by storms or aging, which pose safety hazards. The improvements will include the use of composite materials, stainless steel or galvanized hardware, traction control mats, gentler inclines, and reinforced framing. The planned locations for fiscal year 2025 are at 2nd, 3rd, 4th, 6th, 7th, 51st, and 52nd Avenues. For fiscal year 2026, the locations will be 12th and 16th Avenues.	4	$709,000	5-Year CIP	Local Capital	1/21/2026	9/9/2025	Gina Messenger
1169	St. Pete Beach	Blind Pass Stormwater Basin Connections	The Blind Pass Road stormwater system is designed to connect 7 flood control basins. This project will connect the first basin to the new twin 60' stormwater pipes. Anticipated project schedule includes one basin per year for the next 7 years until the project is complete. /1	1	$1,400,000	7 years	Stormwater Fund, SWFWMD	1/21/2026	10/3/2017	Lynn Rosetti
1080	St. Pete Beach	Boca Ciega Drive Reconstruction	The pavement on Boca Ciega Drive is in poor condition, and the current reclaimed water services often break down, leading to leaks. The infrastructure is aging and has exceeded its useful life. This project will involve reconstructing the roadway, which includes restoring the base, paving with asphalt, replacing curbs, adding sidewalks, replacing utility services, and installing signage and striping. Additionally, the project will incorporate improvements to the stormwater system to reduce flooding. Design completion pending update based on City Commission direction. Estimated project cost for permitting, construction, and engineering inspection is $7,000,000	1	$7,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1152	St. Pete Beach	Asset Management Updates	Asset Management may include GIS projects such as valve, lateral, and grease trap mapping updates, as well as updates to the asset management report, to include the City's stormwater and roadway infrastructure. The 2023 wastewater asset management plan recommended that GIS inventory be updated annually, and asset management report be updated every 5 years	1	$525,000	5-Year CIP	Local Capital	1/21/2026	9/9/2025	Gina Messenger
1047	St. Pete Beach	Pump & Lift Station Pumps Overhaul	This program provides for the as-needed and scheduled repairs and replacements to the City's 45 Flygt pump fixed assets. The 2023 wastewater asset management plan recommends the following schedule for service repairs and overhauls: FY 26 Lift stations 2, 3, 6, 9. FY 27 Lift stations 8 and 16. FY 29 Lift station 13. FY 30 Lift stations 14, 15, 17. FY 31 Lift stations 4, 7, 10, 11, 18, 19, 20, 21	4	$200,000	5-Year CIP	Local Capital	1/21/2026	9/9/2025	Gina Messenger
966	St. Pete Beach	Wastewater Collection System Improvements	This program provides the as-needed and systematic improvements to lateral service lines, gravity mains, manholes, and cleanouts. The sanitary sewer system is made up of multiple sizes of pipes connected through a network of manholes to a single pump station, from which the flow is discharged off the island for treatment. An inflow and infiltration study conducted in 2016 found that most of the collection system's pipes and manholes are compromised and need repairs. Based on the average cost of repairs over the past three years, it is estimated that the entire system will require more than $16,000,000 to reduce inflow and infiltration (I&I) flows to acceptable industry standards.	1	$16,000,000	Unfunded	Wastewater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1004	St. Pete Beach	E Maritana Living Shoreline Design & Construction	Public/Private partnership with grant funding for 3 properties /1,3	4	$47,000	1 year	Stormwater Fund	1/21/2026		Mike Clarke
909	St. Pete Beach	80th Avenue Living Shoreline	Construction of design previously completed in FY20 for the installation of a living shoreline seawall project at the eastern end of the 80th Avenue Park. The existing seawall is rated at 4 out of 9, poor condition and has a cap elevation of 3.5 feet NAVD 88 which is below the City Code elevation of 5 feet. This elevation poses a threat of flooding the Boca Ceiga neighborhood as high tides continue to increase and sea level rise advances. In addition to the disrepair project.	4	$325,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger

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959	St. Pete Beach	36th Avenue street end living shoreline and street drainage improvements	Living shoreline and drainage improvements /1,3	4	$850,000	1 year	Stormwater Fund, General Fund	1/21/2026		Mike Clarke
842	St. Pete Beach	Gulf Winds Drive Reconstruction	The pavement conditions on Gulf Winds Drive are poor, and the existing reclaimed water services frequently break, causing leaks. The aging infrastructure has surpassed its useful life. The project will involve roadway reconstruction, including base restoration, asphalt paving, curb replacement, sidewalks, signage, and striping. This work will be coordinated with Duke Energy's electrical undergrounding as well as improvements to Pinellas County's water and reclaimed water mains. Design completion is pending update based on City Commission direction. Estimated project cost for permitting, construction, and engineering inspection is $7,000,000.	1	$7,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
869	St. Pete Beach	Gulf Way Rehabilitation	Design-build project delivery utilizing roadway resurfacing plans from FY 24 as a resource. Gulf Way right-of-way including beach wall, sidewalk, curb, and pavement were damaged by Hurricane Helene. The project scope of work includes reconstruction of the Gulf Way roadway from 1st Avenue to 22nd Avenue. This project includes new beach wall, road base, pavement, sidewalks, curbing, crosswalks, and ADA ramps where applicable. Mitigation measures will be considered for long-term resilience	1	$3,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1001	St. Pete Beach	Bayway rehabilitation of 3 stormwater outfalls	Design phase underway by FDOT w/City Share	1	$100,000	1 Year	Stormwater Fund	1/21/2026		Mike Clarke
933	St. Pete Beach	Don CeSar Boat Ramp Replacement	The current boat ramp allows for storm surge flooding impacting the neighborhood and impacting vehicle movement. In FY25, the City completed grant funded project for an alternatives analysis and feasibility study to determine a location for the boat ramp, including rehabilitation of the existing boat ramp and an alternative location on Cabrillo Ave. The existing location was selected. Engineering design is planned for fiscal year 2026 with construction in fiscal year 2027. Disrepair.	1	$2,200,000	5-Year CIP	Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
878	St. Pete Beach	Lido Neighborhood/45th Ave Stormwater Pump Station	The Stormwater Pump Station project in the Lido neighborhood (45th Avenue) is a critical infrastructure initiative aimed at addressing chronic flooding issues caused by an undersized and outdated stormwater management system. Due to the neighborhood's low elevation and lack of viable outfall locations, a pump station is necessary to efficiently move stormwater into Boca Ciega Bay. As part of the City's Water Threats Analysis (2021, updated in 2023), the project includes the design of a quadplex pump station capable of managing a 100-year, 24-hour storm event. The design phase, estimated at $191,000, will produce detailed plans that enable construction of a resilient system to manage both heavy rainfall and tidal flooding for the next 30 to 50 years. This project directly supports the City's commitment to long-term resiliency by minimizing flood risk, protecting property, and maintaining accessibility during storms. Environmental and logistical factors—such as proximity to seagrass beds and optimal pump station siting—will be thoughtfully addressed in coordination with regional agencies to ensure sustainable, climate-adaptive infrastructure.	1	$191,000	1 Year	Stormwater Fund	1/21/2026		Mike Clarke
1119	St. Pete Beach	City Hall Generator	The City Hall Generator Project in St. Pete Beach is a vital infrastructure upgrade designed to ensure uninterrupted government operations during storm-related power outages. As a designated critical facility, City Hall plays a central role in municipal governance and emergency coordination, making it essential to install a reliable backup power system. This project includes the installation of a new emergency generator on an elevated platform at 12.5 feet above NAVD, meeting the 500-year storm elevation standard to protect against potential flood damage. With a total estimated cost of $550,000, the project covers design services, equipment, installation, and elevation work. These improvements will ensure continuity of services, safeguard public records, and support effective communication and emergency response efforts, ultimately strengthening the City's resilience in the face of future disasters.	4	$550,000	1 Year	HMGP,Capital Project Funds	1/21/2026	6/25/2025	Gina Messenger
1119	St. Pete Beach	Public Services Generator	The Public Services facility in St. Pete Beach is a designated critical facility responsible for maintaining essential infrastructure and supporting emergency response efforts during disasters. To ensure continuous operation during storm-related power outages, the City plans to install a new emergency backup generator on an elevated platform at 12.5 feet above NAVD, meeting the 500-year storm elevation standard to protect against flood damage. With a total estimated cost of $550,000—including design, equipment, installation, and elevation—this project will ensure service continuity, safeguard vital systems, and strengthen the City's ability to respond to and recover from emergencies, ultimately enhancing long-term community resilience.	4	$550,000	1 Year	HMGP,Capital Project Funds	1/21/2026	6/25/2025	Gina Messenger
878	St. Pete Beach	Don CeSar & Boca Ciega Area Resiliency Adaptation	The City of St. Pete Beach is seeking funding for the design phase of critical stormwater infrastructure improvements in the Don CeSar neighborhood, as part of a broader effort identified in the Water Threats Analysis and Mitigation Study. This study outlines long-term, climate-adaptive strategies to address sea level rise and recurring stormwater flooding in four high-risk neighborhoods: Don CeSar, Belle Vista, Lido, and Boca Ciega Isle. Recommended improvements include elevating seawall crests to 5 feet NAVD88, installing backflow preventers, reconstructing local streets, and implementing stormwater pumping systems—engineered to provide protection against a 100-year/24-hour storm event based on a projected sea level rise of 0.95 feet by 2050. Each neighborhood will receive a customized system of stormwater basins, perimeter defenses, and enhanced drainage infrastructure. The estimated construction cost for all four areas totals $124.9 million over a 10-year implementation schedule. This funding request supports the first step in that plan: design work scheduled to begin in FY 2026, which will lay the groundwork for resilient infrastructure that protects homes, enhances mobility, and ensures long-term neighborhood adaptability to future climate conditions.	1	$800,000	1 Year	HMGP,Capital Project Funds	1/21/2026	6/25/2025	Gina Messenger
1299	St. Pete Beach / Fire	Generator at Station 22	Provide and install 40-kilowatt natural gas-fired generator to be located on the roof in order to meet FEMA regulations at Fire Station 22, including roof engineering and construction as well as running TECO natural gas line to the building in order to ensure Continuity of Operations./4	4	$150,000	2 years	HMGP,Capital Project Funds	1/21/2026	10/23/2017	K.Intzes
1299	St. Pete Beach/Fire	Fire Station 23 Generator	As critical infrastructure the City of St. Pete Beach Fire Station 23 requires an emergency generator to ensure continuous operation of all building and emergency facilities through power outages without interruption. The capability of maintaining uninterrupted operations is critical for the safety and security of both the firefighters and the community they serve. The project will install a lOOkW Gas Generator, elevated to 12.5' above NAVD, at Fire Station 23 that supports the entire building loads and ensures the critical power supply. Mitigation actions include going to gas from diesel, increasing capacity from 70kW to lOOkW, and elevation of the entire unit to the 500Yr storm elevation height of 12.5' above NAVD.	4	$625,000	2 years	HMGP, Capital Project Funds	1/21/2026	6/24/2025	K.Intzes

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1001	St. Pete Beach	Hurricane Damage Seawall Repairs	Construction services for as-needed repairs. Post-storm engineering inspections identified deficiencies caused by the hurricanes. The seawalls observed consisted of concrete sheet piles with steel tie back rods and a reinforced concrete pile cap. One observed typical damage was soil wash out on the land side of the seawall due to leakage in the walls' joints. A second typical damage was soil washout on the landside of the wall due to wave action and storm surge. Repairs include soil backfill, flowable fill backfill, tie back rod replacement, sidewalk replacement. Locations include: 14th Ave, 18th Ave, 75th Ave, 78th Ave, 80th Ave, Fisherman's Park, Recreation Center, Boca Ciega Mini Park	4	4,000,000	5-Year CIP	Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1041	St. Pete Beach	Hurricane Damage Right-of-Way Rehabilitation	This project provides for the rehabilitation of right-of-way infrastructure including pavement, sidewalks, signage, striping, and lighting due to hurricane damage. Pavement damage was mainly found in areas affected by wave action and water intrusion, particularly in the Pass-a-Grille beach area, where sidewalks and paver installations suffered. The concrete there experienced heave and subsoil deterioration. Sunset Park also faced significant wave impact, leading to near-total pavement failure in the parking lot as the wave action compromised shore protection. On the east side of the island, 55th Street saw multiple damage points due to seawall failures, which further weakened the sub-base and caused pavement collapse. Throughout the city, sidewalks, signage, and lighting were also damaged, with effects worsened by storm surge near the shorelines.	4	2,755,000	5-Year CIP	Grants, Local Capital, FEMA	1/21/2026	9/9/2025	Gina Messenger
1035	St. Pete Beach	Roadway Rehabilitation	The City has approximately 40 miles of paved roadways as well as commercial, recreational, and park area parking lots. This Citywide program provides for the continued re-investment into maintaining the City's roadways at an overall level of service pavement condition index of satisfactory or better. The program provides for the milling, paving, replacement of curb and gutters, re-striping, and minor drainage improvements. The street paving will be coordinated with repairs to sanitary sewers, reclaimed water systems, and other subsurface utilities	4	8,145,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1076	St. Pete Beach	Pump & Lift Station Rehabilitations	Hurricane storm damage repairs to Pump Stations 2 and 3, Lift Stations 4 through 21, and 35. Additional mitigation measures to critical Lift Stations 4, 7, and 10 to include elevated controls and a backup generator. Design FY 25, construction FY 26.	4	3,160,000	5-Year CIP	Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
998	St. Pete Beach	Stormwater System Cleaning & Inspection	Due to Hurricane Helene, large amounts of debris were deposited into the stormwater system, necessitating a thorough cleaning. The City plans to issue requests for bids from qualified contractors to perform cleaning and CCTV inspection of the stormwater system. The primary goal of this initiative is to remove the debris accumulation caused by the hurricane. Additionally, the project aims to conduct a comprehensive inspection of pipes and structures in accordance with NASSCO certification standards. This will help prioritize any necessary repairs and rehabilitation of the system. The program will provide citywide services in FY 26 and will be systematic thereafter, ensuring that the entire stormwater system is cleaned at least once every five years	1	1,800,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1035	St. Pete Beach	Northeast Region Resiliency Adaptation	The Northeast Region Water Threats Analysis evaluates flood risks from rainfall, tidal events, and projected 2050 sea level rise across the area spanning from Punta Vista Drive to 73rd Avenue. Modeling indicates that up to 64% of roadway intersections may experience flooding under future conditions, particularly in low-lying neighborhoods and along Corey Avenue, Bay Street, and Gulf Boulevard. Recommended mitigation strategies include stormwater pump stations, drainage improvements, and elevation of vulnerable infrastructure. These improvements aim to protect critical assets, ensure roadway accessibility, and increase neighborhood resiliency. The total project is estimated at $42,000,000 over 10 years with 7 phases. Punta Vista area FY 27, 55th Avenue FY 28, 59th Avenue FY 29, 64th Avenue FY 30, Gulf Winds Drive FY 31, Sunset Way FY 33, Upham Beach FY 35.	4	24,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1062	St. Pete Beach	Northwest Region Resiliency Adaptation	The Northwest Region Water Threats Analysis identifies major flood vulnerabilities and recommends infrastructure improvements across four sub-basin clusters: 90th Ave & Gulf Blvd (FY 27-29), 82nd Ave & Boca Ciega (FY 30), 75th Ave & Sunset Way (FY 31-32), and 78th Ave & Boca Ciega Dr (FY 33-35). The study proposes upgrades to approximately 14,500 linear feet of seawalls, installation of 35 tidal check valves, and select living shorelines to protect against sea level rise and King Tides up to 5 ft. NAVD88. To address inland stormwater flooding during 100-year rain events, four high-capacity pump stations and 25,000+ linear feet of drainage piping are recommended to convey stormwater out of the low-lying basins. The conceptual total construction costs for these improvements are estimated at $37.6 million over 10 years, depending on design criteria. These projects aim to preserve property, maintain access and mobility, and improve resiliency across the City's northwest community.	4	6,600,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1044	St. Pete Beach	Pass-a-Grille & Vina Del Mar Resiliency Adaptation	The Pass-a-Grille and Vina Del Mar Water Threats Analysis recommends $18.2 million in flood mitigation improvements over the next 10 years to protect against sea level rise and major storm events. Key strategies include raising 1.86 miles of seawall to 5' NAVD88, installing six tidal check valves, and constructing six stormwater pump stations to reduce tidal and rainfall-driven flooding. In Vina Del Mar, 2.4 miles of residential streets are recommended to be elevated to improve drainage and meet level-of-service targets. The plan consolidates stormwater outfalls to reduce costs and improve system efficiency. These improvements are designed to safeguard mobility, property, and critical infrastructure in both neighborhoods. Pass-a-Grille FY 28-33. Vina Del Mar FY 34-35	4	7,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1058	St. Pete Beach	Shoreline Protection Improvements	The City owns 58 properties with artificial shoreline protection totaling approximately 8,589 linear feet. many of which have failed or are significantly degraded and no longer function properly. The Seawall Master Plan, completed in 2022, provides a prioritized schedule of repair and replacement locations. This program provides for the systematic replacement and/or upgrade of shoreline protection that has been determined to be below a satisfactory rating in its overall condition. New seawalls will be constructed at the new 5' above Mean Sea Level height requirement. Priority project locations include: 16th, 18th, 19th, 20th, 22nd, 27th, 28th, 30th Ave, S Debazan Ave, Belle Vista Mini Park, Boca Ciega Isle Mini Park, 50th, 55th, 59th, 77th, 78th, 79th, 83rd, 86th, 87th Ave, Egan Park FY 26 request includes improvements scheduled in asset management plan for FY 23, 24, and 25 that weren't budgeted/completed. Also includes FY 26 planned improvements	4	3,350,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1031	St. Pete Beach	Pass-a-Grille Way Seawall Replacement	Design, permitting and construction for the replacement of the existing 2,500 linear foot seawall and subsurface pressure grouting. The replacement seawall would be driven directly waterward of the existing wall. The area between the existing and proposed walls would be filled with flowable fill and the proposed concrete cap would be tied into the existing concrete cap. It is recommended the proposed wall be constructed using steel sheet piles to accommodate the increased height of 6 foot NAVD88 and applied surcharge loads from the sidewalk and roadway. It is also recommended the steel sheet piles have a Larssen knuckle system to help prevent intrusion through the wall joints. As part of this project, subsurface pressure grouting should be performed in areas where voids were encountered based on the March 2025 GPR scanning.	4	4,000,000	5-Year CIP	Stormwater Fund, Grants, Local Capital	1/21/2026	9/9/2025	Gina Messenger
1025	St. Petersburg / Baycare, Inc.	Hospital EOC	Construct new EOC. Estimated completion time: more than 12 months. / 4	4	$1,100,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	St. Petersburg / Bayfront Medical Center	Harden Window and Roof - Building C Center	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$2,789,889	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	St. Petersburg / Bayfront Medical Center	Harden Window and Roof - Building C South	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$4,575,295	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1150	St. Petersburg / Bayfront Medical Center	Harden Window and Roof - Building C North	Harden the exterior including hurricane-rated windows and roofing system to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$4,646,281	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1090	St. Petersburg / Bayfront Medical Center	Harden Cancer Care Center	Harden the exterior including the roof, windows and walls to ensure continuity of operations. Estimated completion time: more than 12 months. / 2	2	$430,003	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1070	St. Petersburg / Bayfront Medical Center	Harden West Lobby	Harden the roof and curtainwall window assembly to protect against high wind velocity events. Estimated completion time: more than 12 months. / 2	2	$1,250,200	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		

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1000	St. Petersburg / Bayfront Medical Center	Harden Mechanical Room & Medical Gas Enclosure - Building B/C	The Mechanical Room and a fenced lean to will be hardened. Estimated completion time: more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
995	St. Petersburg / Bayfront Medical Center	Building C Boiler / Chiller Plant Hardening & Rooftop Equipment Mitigation	The hospital's boiler & chiller plant needs hardening for severe weather mitigation. Estimated completion time; More than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
995	St. Petersburg / Bayfront Medical Center	Tank Farm Enclosure	On the South side of Building C, the Oxygen Tank Farm will be hardened. Estimated completion time; more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
995	St. Petersburg / Bayfront Medical Center	Life Services Building Window, Door & Wall Hardening	The Life Services Building needs windows, doors and walls hardened for protection against high wind velocity and severe weather events. Estimated completion time; more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
990	St. Petersburg / Bayfront Medical Center	Child Development Center Wind, Door & Roof Hardening	Harden windows, doors and roof for hurricane and severe weather mitigation. Estimated completion time: more than 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund, HMGP; PDM Program	1/21/2026		
980	St. Petersburg / Bayfront Medical Center	Family Health Center Structural Hardening	Harden walls and roof to mitigate high wind velocity. Estimated time of completion: 12 months. / 2	2	$1,000,000	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund,	1/21/2026		
980	St. Petersburg / Bayfront Medical Center	Haden Exterior - Building C East - Area 4	Harden the exterior of Building C East - including hurricane-rated windows, walls, doors and roofing system to protect against high wind velocity events. / 2	2	$3,070,827	Currently Unfunded	Emergency Management, Preparedness and Assistance Trust Fund,	1/21/2026		
1150	St. Petersburg / Bayfront Medical Center	Harden Window Openings - Building A	Harden the exterior of Building A and install new hurricane-rated windows. Estimated completion time: more than 12 months. / 2	2	$1,217,370	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
845	St. Petersburg / City of St. Petersburg/ City Development Department - Planning & Development Services	Acquisition of Repetitive Loss Properties	Acquire repetitive loss properties to mitigate real property vulnerabilities. Estimated completion time: more than 12 months. / 1	1	$1,000,000	Currently Unfunded	Residential Construction Mitigation Program; EMPATF, HMGP; PDM Program	1/21/2026	9/26/2016	Noah Taylor
1107	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Stormwater, Pavement and Traffic Operations Facility	This Project involves replacement of existing Stormwater, Pavement, and Traffic Operations facilities located at 1744 9th Avenue North which serve for pre- and post emergency operations to repair, service, traffic signals, roadway signage, Right of Way Repairs (including seawalls, roads, etc). The existing system is structurally deficient and may not be operatipnal following a major storm event risking the City's ability to be responsive for emergency response.	4	$30,000,000	Currently Unfunded	Local funding, HMGP	1/21/2026		Raul Quintana
1098	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Shore Acres and Riviera Bay Backflow Prevention Vaults	Hurricane Idalia subjected various communities throughout St. Petersburg to major storm surge particularly in the Shore Acres and Riviera Bay Neighborhoods. Residential housing was not only flooded, but due to the inability of fire and safety officials to enter the areas, were then subjected to electrical fires that destroyed two homes. Residents were displaced from their homes for months due to this storm, as well as other high tide wet weather events throughout the next few months which impacted approximately 70% of the homes in this area. Due to these low lying areas, the continued potential for severe wet weather damage is iminent. These low-lying elevation areas experience frequent flooding due to sea level rise and tidal inundation which is exacerbated during rain events. There are approximately 218 outfalls within these areas that discharge to tidally influenced canals that ultimately discharge to Tampa Bay. Of these, only one-fourth contain some form of backflow prevention measures; most of which are beyond their useful life. During high tide and storm surges, saltwater often inundates through the storm sewers and floods streets and homes. This project will support the installation of various stormwater backflow prevention devices throughout these areas. Devices previously used and planned to be installed as part of this project include concrete vaults with trash racks and WaStop® Inline Check Valves. Other means of preventing backflow of salt water into the stormwater system, such as gates and valves, may also be implemented as part of this project. Approximately 162 outfall locations will be utilized for backflow preventers to be installed. Vaults will be installed strategically throughout Shore Acres and Riviera Bay Areas in order to provide the most protection to areas with the highest risk of tidal flooding. Installation of new backflow prevention vaults will significantly reduce the frequency and severity of flooding caused by tidal inundation. In addition, this project will support the daily local and regional commercial and private vehicular traffic as well as the Pinellas Suncoast Transit Authority's (PSTA) Bus services connecting downtown St Petersburg to downtown Tampa and activity centers in between. This includes potential inoperability of PSTA's 12th most popular route carrying approximately 370k bus riders per year (serving our low income and vulnerable populations), and 5,900 traffic vehicles on average per day. When these roadways become inoperable due to wet weather events, the corridor would have inaccessibility to Goodwill Industries /Gateway Mall/Koger Office Center/Certegy/FIS Merchant Services/ Gandy Boulevard/Britton Plaza Tampa and more areas in downtown Tampa. This is the only route operated by PSTA from this area. Additionally, this roadway service is used as a biking connection from the Pinellas Trail to Gandy Blvd/Tampa.	1	$14,353,080	Currently Unfunded	Local funding, HMGP	1/21/2026	5/20/2024	Hannah J. Rebholz, CFM
1070	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Backflow Prevention Valves for Tidal Flood Mitigation	Several neighborhoods in the City of St. Petersburg, including but not limited to Shore Acres and Riviera Bay, are particularly prone to flooding. Over the last few years, additional areas citywide have also begun to experience localized flooding due to increased wet weather events and tidal surges. These areas have suffered numerous repetitive loss events per the National Flood Insurance Program (NFIP) standards. Their low-lying elevation and location along Tampa Bay make them susceptible to extreme weather and flooding conditions, including hurricanes and storm surges. Recent events like Hurricane Idalia caused significant damage, with hundreds of structures in these neighborhoods experiencing minor or major damage. Flooding in these neighborhoods occurs frequently, even outside of major storm events. High water events, which are becoming more common, cause widespread flooding and damage. These events impact citizen safety and accessibility, inundating major thoroughfares and hindering emergency response and public transportation. For instance, during a December 2023 flood event, all routes into and out of Shore Acres were flooded for about eight hours, preventing residents from accessing or leaving their homes. Flooded roadways also impede emergency vehicles and public transportation, as seen after Hurricane Idalia when emergency services couldn't reach homes due to inundated roads. The City of St. Petersburg plans to install backflow preventers across the city in a strategic and programmatic approach to mitigate frequent flooding.	1	$14,000,000	Currently Unfunded	Local funding, HMGP	1/21/2026	9/23/2024	Angela Miller
1044	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Shore Acres Flood Mitigation Project: Backflow Preventers and Pump Stations	This project is in the lowest-lying hydraulically constrained area of the City Of St. Petersburg and is currently impacted by stormwater outfalls which are tidally impacted and capacity-constrained. As a result, residents of this area experience frequent flooding, compounded by sea level rise and the increased intensity of rain events. The extent of flooding is intensified when rain events occur during high tide. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$52,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1044	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Perry Bayview and Vicinity Improvements	This location is currently impacted by stormwater outfalls which are tidally impacted and capacity constrained. As a result, residents of this area experience frequent flooding, compounded by sea level rise and the increased intensity of rain events. The extent of flooding is intensified when rain events occur during high tide. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$26,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	

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1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Lake Maggiore Secondary Outfall	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. The watershed draining to Lake Maggiore is extensive and discharges through one, hydraulically constrained conveyance. This project provides funding for developing and implementing infrastructure improvements to provide a secondary outfall from Lake Maggiore, reducing flood stage and duration to the surrounding area.	1	$34,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Bear Creek Wet Weather Stormwater Treatment Area and Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to provide additional water quality and flood protection benefits.	1	$24,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Jorgensen Lake Wet Weather Stormwater Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$4,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Lake Maggiore Wet Weather Stormwater Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$8,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Northwest Wet Weather Stormwater Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$7,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Edgemoor Wet Weather Stormwater Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$7,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1086	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Emerald Lake Wet Weather Stormwater Infrastructure	This project is in a low-lying hydraulically constrained area of the City Of St. Petersburg's Stormwater floodplain. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts.	1	$7,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1022	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	62nd Ave N Stormwater System Resiliency Imps	This project provides funding for Stormwater System Resiliency Improvements on 62nd Avenue North, an area with frequent flooding and modeling results to confirm level of servie and structure vulnerability challenges. The proposed improvements will focus on providing optimal roadway alignment and stormwater conveyance; Reducing flood stages and providing for a more resilient system.	1	$11,500,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
965	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Shore Acres Flood Gate System	Due to sea level rise and the increased intensity of rain events, the surge results in street flooding within the Shore Acres neighborhood. Furthermore, due to the elevated tides, this prohibits stormwater from being conveyed from the streets, further exacerbating the impacts. This project provides funding for developing and implementing infrastructure to mitigate the impacts of elevated tides and storm surge in the form of tidal gates.	1	$23,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1044	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Shore Acres Arizona SDI	This location is currently impacted by a stormwater outfall which is tidally impacted and as a result of sea level rise and the increased intensity of rain events, residents are often impacted by frequent street flooding. The extent of flooding is intensified when rain events occur during high tide. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts. This project is identified in the draft Stormwater Master Plan and will result in removing approximately 45 properties from the 100-year floodplain.	1	$9,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1044	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	88th Avenue North SDI	This location is currently impacted by a stormwater outfall which is tidally impacted and as a result of sea level rise and the increased intensity of rain events, residents are often impacted by frequent street flooding. The extent of flooding is intensified when rain events occur during high tide. This project provides funding for developing and implementing infrastructure improvements to mitigate these impacts. This project is identified in the draft Stormwater Master Plan and will result in removing approximately 46 properties from the 100-year floodplain.	1	$10,000,000	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	12/5/2024	
1370	St. Petersburg / City of St. Petersburg/ Fire Rescue Department - Operations Division	Generator for St. Petersburg Fire Rescue Headquarters	This project would fund the replacement of the current generator at Fire Headquarters. The funding would provide for a new 200kw diesel generator as well as a fuel tank, generator enclosure and ATS with freight to the location, a crane to off load new equipment, removal of the old generator and start up. Funds would also provide for a rental generator for the duration of the installation. The St. Petersburg Fire Rescue headquarters building is a critical facility at all times and especially during disasters and emergency events as it is home to the sub-Emergency Operations Center for the City. During Hurricane Irma, headquarters had to utilize the current generator to fully power the building for over two weeks. During this time, power constantly flickered to the building as the generator was overloaded. A review of the current generator was recently completed by Paramount Power which stated that "with the unit being so heavily loaded and having been in service for so long, it is only a matter of time before this condition causes damage and possible catastrophic failure to the tail section or whole unit." Replacement of the current generator would ensure that the building is fully powered and able to function as normal during any hazard that would cause a potential loss of power.	4	$185,100	Currently Unfunded	HMGP	1/21/2026	5/8/2018	
1289	St. Petersburg / City of St. Petersburg/ Leisure Services Department - Libraries	James Weldon Johnson Library Generator	The aim of this project is to strengthen this building's infrastructure where the Library systems technological hub is located. It will fortify the building's ability to serve as a Disaster Recovery Center as well as an alternate Emergency Operations Center. This will also ensure the Libraries ability to serve the public system wide provided there aren't any extenuating circumstances with the local power company. This project will also protect the Libraries collections from damage from humidity as well as component damage to servers due to partial power.	4	$250,000	Planning	CIP	1/21/2026	Matthew	Matthew Holthusen
1340	City of St. Petersburg/Parks and Recreation	Parks & Recreation Administration Building Hardening	This project provides funding for design, permitting, and construction to strengthen the Parks & Recreation facility. The building is home for our Department Disaster Operation Plan (DDOP) and the department oversees the debris removal process for the City. While looking for ways of hardening the facility with impact resistant windows, we were informed that a direct hit from a category 2 hurricane would result in roof failure. This could create issues in the overall deployment of the DDOP. This project enhances infrastructure resilience through significant improvements to our Administration building, which serves as the command center for our Disaster Operations. This project would also include the addition of a generator to serve as a backup power option.The Parks & Recreation Department manages debris removal for the City by coordinating the deployment of our debris removal and monitoring contractors, while also offering essential support to ensure the program's success and facilitate FEMA reimbursement. Strengthening this facility will ensure our capacity to effectively serve our citizens, while also providing a secure environment for our emergency critical and essential personnel while sequestered.	4	$950,000	Currently Unfunded	HMGP	1/21/2026	5/8/2018	Jolie Patterson
1223	St. Petersburg / City of St. Petersburg/ Water Resources Department	SW Water Reclamation Facility Building Replacements	This project provides for the replacement of operation/lab/maintenance buildings located in an Evacuation Zone A with buildings constructed to meet latest hurricane and flood codes. The existing buildings are not structurally sufficient to provide shelter of emergency critical staff during, and remain operational after, a hurricane.	4	$20,000,000	Currently Unfunded	Bond CIP Funded	1/21/2026	10/24/2017	Ivy Drexler

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1223	St. Petersburg / City of St. Petersburg/ Water Resources Department	NE Water Reclamation Facility Building Replacements	This project provides for the replacement of operation/lab/maintenance buildings to meet latest hurricane and flood codes. The existing buildings are not structurally sufficient to provide shelter of emergency critical staff during, and remain operational after, a hurricane.	4	$14,000,000	Currently Unfunded	Bond CIP Funded	1/21/2026	10/24/2017	Ivy Drexler
1223	St. Petersburg / City of St. Petersburg/ Water Resources Department	NW Water Reclamation Facility Building Replacements	This project provides for the replacement of operation/lab/maintenance buildings to meet latest hurricane and flood codes. The existing buildings are not structurally sufficient to provide shelter of emergency critical staff during, and remain operational after, a hurricane.	4	$14,000,000	Currently Unfunded	Bond CIP Funded	1/21/2026	10/24/2017	Ivy Drexler
1368	St. Petersburg / City of St. Petersburg/ Water Resources Department	Sanitary Sewer Inflow and Infiltration Reduction Improvements	This project includes construction projects that will reduce inflow and infiltration (rain and ground water) into the City's sanitary sewer system by repairing and replacing old sewer collection system infrastructure. Inflow and Infiltration during wet weather periods has increased flow rates above the capacities of the collection system and treatment plants resulting in sewage discharges into the bay.	1	$25,000,000	Currently Unfunded	Penny for Pinellas Local Option Sales Tax	1/21/2026	10/24/2017	Ivy Drexler
1200	St. Petersburg / City of St. Petersburg/ Water Resources Department	City of St. Petersburg Infrastructure Resilience - Lift Station Hardening	The City of St Petersburg proposes to enhance the resilience of critical lift stations within the City, specifically focusing on the hardening of lift stations and the implementation of flood damage mitigation measures. This project will be implemented in accordance with FEMA Hazard Mitigation Assistance Guidance, where the City completes the project design and permitting and constructs the solution within the 36 month period of performance. This project will allow us to implement critical upgrades to 8-10 lift stations, such as waterproofing electrical systems, elevating key mechanical and electrical equipment, installing backup power generators, tightening wet wells, and improving flood defenses. The City has identified vulnerable lift stations from historical experience, data collected (such as pump run times), and a survey recently conducted to find the low-lying stations. The project will bring the last out-of-compliance lift station in line with Class I Reliability, and upgrade others to the same standard. Flood protection measures and elevation of mechanical and electrical infrastructure will be designed to meet Federal Flood Risk Management Standards at each site, including considerations for future conditions, where site constraints allow.	1	$12,000,000	Currently Unfunded	FEMA - BRIC, HGMP	1/21/2026	9/23/2024	Ivy Drexler
1340	St. Petersburg / City of St. Petersburg/ Water Resources Department	Cosme Water Treatment Plant Emergency Operations Center Code Plus Project	The City of St. Petersburg (City) proposes to implement a Code Plus project through construction of a new emergency operations center building at the Cosme Water Treatment Plant (WTP). The WTP was originally constructed in 1930 and has an operating permit for production up to 68 million gallons per day (MGD) but normal operations have a throughput of 28-33 MGD. The City purchases water from Tampa Bay Water, which is supplied from the Cosme-Odessa well field. Water supply enters the plant from Tampa Bay Water through three individual lines, is treated, and potable water is distributed to the entire City of St Petersburg plus the City of Gulfport, a total of 273,673 people according to 2019 census data. As the only occupied parcel the City owns outside of the City limits, this site provides a geographically higher location less vulnerable to potential storm events, and provides an opportunity to enhance City emergency operations functions. The Code Plus project will design the new structure to harden the facility against hurricanes, severe storms, and power outages to ensure continuity of City emergency response operations at the Cosme WTP during and after such events. This will be achieved by incorporating higher standards above Florida Building Code and ASCE-7 minimum requirements and designing the facility to withstand 150 mile-per-hour wind speeds. The City will consider the following elements from FEMA 453 - Design Guide for Improving Critical Facility Safety from Flooding and High Winds and FEMA P-1019 Emergency Power Systems for Critical Facilities that are eligible under a Code Plus project: hurricane doors and windows with impact-resistant glass, exterior wall protection from water infiltration, weatherstripping, roof and truss system including gravity-support brackets for gutters, and an on-site permanent generator as a redundant power source. The permanent generator will specifically provide redundancy to the WTP's service lines that pump water from Tampa Bay Water's well fields, which currently operate on grid power only with no backup. If the well fields are not powered due to grid failure from a severe storm or hurricane, potable water storage will provide adequate supply for a few days until they are depleted. If the power grid is disrupted for more than a few days and the City's stored water supply is depleted, potable water service would be lost throughout the entire City and Gulfport. Therefore, the proposed Code Plus project will not only ensure continued emergency operational capacity for the City during and after a severe storm or hurricane, but will also secure access to potable water through short and long-term power outages that affect the Cosme WTP. Additionally, during the City will design safe rooms, as part of the EOC, that provide near-absolute life-safety protection during a hurricane to the critical and essential services personnel that must remain in the EOC during a hazard event (approximately 30 staff members). This will be achieved by ensuring the room is designed to withstand at least 180 mph winds as outlined in ICC 500. The City will follow all guidelines and standards laid out in FEMA P-361, Safe Rooms for Tornadoes and Hurricanes (2021) and ICC 500 Standard for the Design and Construction of Storm Shelters (2020) in the design of the room. This includes the following eligible activities: Foundation and safe room anchoring, access and egress, emergency escape openings, latching, safe room signage, fire safety features, protection of critical support systems, lavatories, ventilation, and standby power and lighting.	4	$4,399,429.75	The HMGP grant was awarded on January 11, 2023 to the city. Funds are being disbursed in partial amounts as the project progresses. To date, the city has received $ 443,650.00 for the design stage of the project.	HMGP	1/21/2026		Kira Barrera
1196	St. Petersburg / City of St. Petersburg/ Water Resources Department	City of St. Petersburg Infrastructure Resilience - Wet Weather Storage Tank	The City of St. Petersburg (City) owns and operates wastewater collection facilities for the entire city, much of which was initially designed and constructed in the early 1900s. The wastewater collection system collects wastewater throughout the city and conveys it to one of three Water Reclamation Facilities for treatment through a series of force mains and lift stations. The increasing frequency and intensity of precipitation events, coupled with population growth, has taxed the collection and treatment system resulting in wastewater flow volumes that can exceed system capacity during wet weather events. When system capacity is exceeded, some areas of the city experience overflowing manholes and surcharged sewers that can potentially inundate connected buildings. Existing wet weather flow equalization (emergency storage) capabilities are not sufficient to collect and store excess flows currently received during precipitation events. The City of St. Petersburg proposes to implement two emergency wet weather storage tanks at the decommissioned Albert Whitted Water Reclamation Facility to permanently manage up to 15 million gallons of raw wastewater during peak flows when the Southwest Water Reclamation Facility is at its capacity. This will be implemented as a phased project, in accordance with FEMA Hazard Mitigation Assistance Guidance, where the City completes the project design and permitting in Phase 1 and constructs the solution in Phase 2. The proposed infrastructure resilience improvements will increase the overall capacity of the wastewater conveyance and treatment system to handle peak flows during tropical storms and severe precipitation events. This will not only reduce the likelihood of overflows due to overflowing manholes and surcharged sewers, but it will also increase operational efficiency during severe storms and allow operations and maintenance staff to focus on emergency repairs that may be needed in other areas of the wastewater system.	4	$26,900,000	Currently Unfunded	HMGP	1/21/2026		Ivy Drexler
1032	St. Petersburg / City of St. Petersburg/ Water Resources Department	WRD EOC Emergency Power Consolidation Generator (FY2025)	Generator: This project provides funding for increased capacity, redundancy, and distribution grid for emergency power at the WRD Campus in conjunction with the construction of new facilities as part of the Facilities Master plan. In order to accommodate the increased complexity of infrastructure as outlined in the Facilities Master Plan, hardening, consolidation, and improvement for emergency power distribution should be reviewed and improved.	4	$5,500,000	Currently Unfunded	Local funding, HMGP	1/21/2026		R. Quintana/L. Denzer
1196	St. Petersburg / City of St. Petersburg/ Water Resources Department	WRD Lift Station Engineering Upgrades	Structure Elevation & Mitigation UPgrades: The City owns and operates over 80 lift stations which pump wastewater to the water reclamation facilities. Upgrades are necessary to keep the lift stations in good working condition. The lift stations are prioritized based on condition assessments and tracked in the asset management system. The plan to touch every lift station during a 20 year cycle which coincides with each system's useful life. Funding includes cost assessments to account for the planning, design and delivery of sustainable, long-term infrastructure. Implementation and execution of the city's sustainability and resiliency initiatives will align with the Envision sustainable infrastructure framework, including third-party verification of completed projects.	4	$29,450,000	Crrently Unfunded	Local funding, HMGP	1/21/2026		Ivy Drexler
1271	St. Petersburg / City of St. Petersburg/ Water Resources Department	Install or Replace Lift Station Stationary Generators	Generators: This project provides funding to replace four stationary lift station generators. They are used to power up the wastewater pump stations during power outages. This project is recommended by the master plan based on the results of the LST R&R Model (FP Table 5-6). Funding would be used to bring one lift station that does not currently have a stationary generator into compliance with 62-604.400(2)(a)(1) "Pump stations that receive flow from one or more pump stations through a force main or pump stations discharging through pipes 12 inches or larger shall provide for uninterrupted pumping capabilities, including an in-place emergency generator.four	4	$1,250,000	Crrently Unfunded	Local funding, HMGP	1/21/2026		Ivy Drexler

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959	St. Petersburg / City of St. Petersburg/ Water Resources Department	FAC WRD Main Campus Reconfiguration	Structure Elevation: This project provides funding for the next phase of the Integrated campus master plan. The goal is to provide centralized hurricane rated facilities for emergency critical operations as well as parking for the complex. This project proposes to construct a new parking structure for the WRD Main Campus on the area currently occupied by the lab building. We would also like to include a photovoltaic electrical generation system and additional charging stations for our growing fleet of electric vehicles. In order to build a parking structure in this location, there post be coordinated efforts with Duke to relocate the power structure located next to the current lab building. The funding is spread to first cover design, then cover relocation of existing assets in conflict with the needed footprint, then cover construction. The Funding indicates WRD Contribution of 50%.	4	$20,500,000	Currently Unfunded	Local funding, HMGP	1/21/2026		Raul Quintana
1149	St. Petersburg / City of St. Petersburg/ Water Resources Department	Northeast Water Reclamation Facility Sludge Pumping Station Hardening	This project will provide funding for the replacement of NEWRF clarifiers 3 & 4 pump station components. The existing pump station has reached its useful life. The pump station conveys flow from two clarifiers to the filters. Fill dirt will elevate the pump station to raise vulnerable mechanical and electrical equipment to two feet above the Base Flood Elevation. Buried isolation valves will be raised above grade for easier operation and maintenance and longer equipment longevity. This project is recommended by the master plan based upon the results of the NEWRF Renewal and Replacement model (Final FP Table 7-28), labeled project NEFP-25 in the Facility Plan.	4	$5,308,341	Currently Unfunded	HMGP,Capital Project Funds	1/21/2026	5/12/2025	Ivy Drexler
1175	St. Petersburg / City of St. Petersburg/ Water Resources Department	LS 85 Operations Bldg	The proposed infrastructure resilience improvements include the construction of an administration building built to Category 5 flooding and wind impacts to house operations and maintenance staff in emergency situations. The new safer building will increase operational efficiency during severe storms and allow operations and maintenance staff to focus on emergency repairs that may be needed in other areas of the wastewater system.	4	$10,000,000	Currently Unfunded	HMGP,Capital Project Funds	1/21/2026		
1215	St. Petersburg / City of St. Petersburg/ Water Resources Department	SW Inplant LS Improvements	The City of St Petersburg proposes to replace existing pumps in Lift Station number one and have the wet well recoated. This project was recommended by the master plan based on the results of the SWWRF R&R Model. The two pumps in service are already 10 years old and service process drains from multiple structures as well as the deep sand bed filters. The pumps have reached the end of their useful life and the wet well needs to be recoated to protect the structural integrity of the vault. During the rehabilitation, electrical and mechanical equipment will be raised, at minimum 2', above base flood elevation.	4	$1,500,000	Crrently Unfunded	Local funding, HMGP	1/21/2026		Ivy Drexler
1263	St. Petersburg / City of St. Petersburg/ Water Resources Department	SW Thickening Improvements	This project provides for the upgrade to the SWWRF Gravity Belt Thickners (GBT). The SWWRF processes the solids from the NW and the NE WRFs. The GBTs are required to increase the solids from approximately 1% to 6% in order to limit the volume of water entereing the digester and maximize the volatile solids in biogas production. The increased solids loading from the NE and NW WRFs is challenging the existing GBTs and requiring all units to run continuously. This limits the solids dewatering capacity creating a potential single point of failure. To address this challenge, this project will add additional thickening equipment, which will be elevated 2' above base flood elevation to provide the necessary reliability and resiliency. Work will include structural, mechanical, instrumentation and electrical.	4	$13,000,000	Currently Unfunded	Local funding, HMGP	1/21/2026		
1271	St. Petersburg / City of St. Petersburg/ Water Resources Department	SW Resiliency Improvements	This project provides for upgrades to protect critically vulnerabe assets at the SWWRF from flooding from storm events. Hardening for critical buildings includes replacing doors with flood proof doors, deployable flood barriers, using concrete sealant to harden buildings, protecting conduit feeds to MCCs, and raising other vulnerable equipment (control panels, motors, etc.).	4	$4,500,000	Currently Unfunded	Local funding, HMGP	1/21/2026		
1220	St. Petersburg / City of St. Petersburg/ Water Resources Department	NE Resiliency Improvements	This project provides for upgrades to protect critically vulnerable assests at the NEWRF from flooding from storm events. Currently, two large projects are underway that the NEWRF, one to upgrade the distribution pump station and another project to replace existing powr distribution and electrical equipment plantwide. This project may include providing back up power to critcal plant MCCs until the new electrical equipment, including new generators, are online. Additional hardening for critical buildings includes replacing doors with flood proof doors, deployable flood barriers, using concrete sealant to harden buildings, protecting conduit feeds to MCCs, and raising other vulnerable equipment (control panels, motors, etc.).	4	$2,000,000	Currently Unfunded	Local funding, HMGP	1/21/2026		
1110	St. Petersburg / City of St. Petersburg	WET WEATHER DATA ANALYSIS, LOS DETERMINATION, & FLOW MANAGEMENT	Problem: During Hurricane Milton (Oct 9, 2024), the city required an emergency shut off of power at the Northeast and Southwest Wastewater treatment plants to protect staff from dangerous storm surge risk and triggering major service impacts well beyond evacuation zones. Solution: A pre-disaster wet-weather flow diversion / operational redundancy plan that uses flood + surge risk (incl. FEMA flood maps/VE zones and evacuation zones) to pre-identify triggers and route flow from coastal-risk facilities to inland capacity before conditions become unsafe. The project will serve to avoid outage, avoid uncontrolled discharge, maintain continuity of critical services and uninterrupted wastewater service to keep the community functioning during disasters. This project qualifies as pre-disaster mitigation because it is designed to maintain uninterrupted wastewater service during storm surge and extreme wet-weather events, while preventing uncontrolled discharges that threaten public health, environmental resources, and economic stability. By identifying surge-vulnerable wastewater assets, evaluating system-wide wet-weather flows, and pre-planning operational diversion to inland facilities with available capacity, the City reduces the likelihood of, full or partial wastewater service outages, emergency plant shutdowns that place staff at risk, wastewater releases to estuaries and bays during flood events, and cascading impacts to evacuated and non-evacuated service areas alike. The proposed work supports continuity of critical infrastructure operations, reduces disaster response costs, and strengthens system resilience through proactive planning rather than reactive emergency response. The scope is structurd so that it is eligible as an FDEM watershed/stormwater master planning effort to incorporate other aspects of the plan already developed that address Level of Service and so the resulting adopted plan and documentation are CRS-supportive—especially under floodplain management planning and stormwater management activities.	4	$400,000	Currently Unfunded	HMGP Watershed Master Planning Initiative	1/21/2026	1/19/2026	Jolie Patterson
1151	St. Petersburg / City of St. Petersburg	Rain Derived Inflow & Infiltration (RDII) / Sanitary Sewer Hydraulic Model Recalibration	The City's current collection system model was developed under Phase 1 of the Wet Weather Overflow Mitigation Program (WWOMP). The scope of work will include short term flow monitoring in FY26 and a subsequent model update in FY27 that incorporates the new flow monitoring data. The model and data will be used to reprioritize sanitary sewer improvements and reduce rainfall derived inflow & infiltration to the sewer system. The planning work will lead to improvements to prevent sanitary sewer overflows and improve water quality. The current model was built using the City's sewer system GIS data in 2018 and was calibrated to flow monitoring data collected in 2016 and 2017. The model updates to be performed under this project are intended to resolve discrepancies in the modeled sewer infrastructure, bring the model up to more recent data, and represent a more typical flow condition.	4	$840,00	Currently Unfunded	HMGP Watershed Master Planning Initiative	1/21/2026	1/20/2026	Jolie Patterson

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1166	City of St. Petersburg/Fleet Management	City of St. Petersburg Fleet Facility Resilience - Emergency Generator	The City of St. Petersburg (City) proposes to implement an emergency generator at the Fleet Management Facility. The St. Petersburg Fleet Management Facility is a critical services facility that encompasses approximately eight acres within an industrially zoned area in the center of the City. The facility provides for the maintenance and repair of the City's fleet of over 3,300 vehicles including public safety, light and heavy duty trucks, trailers, emergency vehicles, public works vehicles and other equipment necessary to support the City's response to disasters and emergencies. Crucially, the facility provides fuel services to fuel the ground fleet and back-up generators in preparation for, and during the recovery from, emergency events. This is the only city facility that is capable of dispensing unleaded fuel, which is the fuel source for most of the police and rescue vehicles in the City. Without power to ensure these vehicles are fueled, these vital rescue services will be hindered during and after an emergency event. In addition to these services, the Fleet facility also includes the repair and maintenance of radio communication equipment for public and non-public safety which are crucial to maintain emergency services. While a generator is not needed to run the radios, the generator does run the back-up encryption for the system in case the radio should go out. Finally, the facility also serves as a sub-emergency operations center (EOC) for the City. Fleet staff use the facility building as an EOC to maintain operations until wind reaches a sustained speed of 45 mph when they must evacuate. In addition to the City of St. Petersburg, the facility also provides services to the University of South Florida, St. Petersburg (University) and the City of Gulfport. The facility maintains the University's vehicle fleet. The facility also provides services for the City of Gulfport during emergency situations, including sharing fuel. During disaster events, the Fleet Facility requires functional operations to continue without outside assistance for at least seven days. This includes back-up power generation. The current generator at the facility is unreliable during an emergency, and does not have an invertor. This renders the generator incapable of working with the site's electronics or sensitive components. These issues were made evident during Hurricane Ian when storm damages required the use of the site's current generator. When the generator worked it damaged computer boards for the electronic fuel station and the facility. This generator failed after the first day on generator power and the City was forced to rent an additional generator for 10 days before power was restored at the site. Additionally, the current generator is not big enough to serve the entire Fleet Facility. In order to ensure that the Fleet Facility has the necessary electrical power to maintain continuity of emergency operations, the City proposes to install a 600-kW diesel fueled emergency generator that will serve as a source of redundant power in the event of a power failure. The generator will be able to directly connect to the existing systems so that when power is lost, the generator can immediately and directly provide power to necessary elements within the facility. Additionally, the proposed generator will be larger than the current model, ensuring the entire facility, and any future updates, can maintain power during emergencies. The proposed project is expected to cost $750,000, based on preliminary estimates. This activity directly addresses "become a more disaster resilient community" goal in the Pinellas County Local Mitigation Strategy. Installation of an emergency generator will	4	$691,599	Currently Unfunded	HMGP	1/21/2026		Dr. Shrimatee Ojah Maharaj, AICP, Grants Officer City of St Petersburg Tel: 727-892-5180
1010	St. Petersburg / City of St. Petersburg/ Fleet Management	Fleet Facility and Emergency Operations Center	This Project involves replacement of existing Fleet buildings which serve for pre- and post emergency operations to repair, service, fuel police, fire, and other emergency response vehicles. This location also administers the radio communications and repairs. The esiting system is structurally deficient and may not be operatiponal following a major storm event risking the City's ability to be responsive for emergency response	4	$50,000,000	Currently Unfunded	Local funding, HMGP	1/21/2026		Raul Qı Raul Quintana
1290	St. Petersburg / City of St. Petersburg/ Fleet Management	Fleet Management EOC Site - Fueling and Maintenance Shops	As a coastal city vulnerable to hurricanes, severe weather, and power outages, St. Petersburg must strengthen its resilience infrastructure to support emergency response operations. During Hurricane Milton, fuel access emerged as a critical weakness, with existing fueling infrastructure provided inadequate and outdated. The city currently operates two aging fueling stations—the East and West fuel islands—both located at the Fleet Management facility. The East fuel island lacks any backup power and becomes unusable during outages, while the West fuel island, though connected to a backup generator, failed during Hurricane Milton due to a lack of cooling water, rendering fuel inaccessible. Both stations are beyond their useful life, lack storm hardening, and do not meet the demands of modern emergency response. These fueling sites are also used by outside agencies during storm events, including the University of South Florida Police Department, other local government partners, and federal agencies such as FEMA, making their reliability critical to a coordinated regional response. Additionally, the Tire Shop and Specialty Equipment Shop—essential for maintaining the readiness of police, fire, and utility vehicles—lack backup generators, leaving them inoperable during power disruptions. To address these vulnerabilities, the city has designed a new, storm-hardened fueling station to replace the East island, consolidating both current stations into one resilient facility with increased fuel capacity and a dedicated backup generator. The project also includes installing permanent generators at the Tire Shop and Specialty Equipment Shop, ensuring continued maintenance and support for first responders during emergencies. In addition to improving emergency readiness, this project will have a positive environmental impact by decommissioning and removing the outdated fueling infrastructure, reducing the risk of leaks, contamination, and environmental degradation associated with aging fuel systems.	4	$9,851,266	Currently Unfunded	Local funding, HMGP	1/21/2026	7/17/2025	Aubrey Phillips
1121	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Shore Acres Flood Mitigation Project: Backflow Preventers and Pump Stations	The City of St. Petersburg, and particularly the Shore Acres neighborhood, faces persistent and severe flooding risks due to its coastal location and proximity to Tampa Bay. Flooding occurs regularly from rainfall, storm surges, and high water events, often inundating roadways and damaging homes. To address these challenges, the City is implementing a comprehensive flood mitigation project in Shore Acres. This includes installing four backflow preventers (BFPs) on stormwater outfalls to prevent reverse flow during high water events, and two stormwater pump stations along Alabama Avenue and Bayshore Boulevard to manage pluvial flooding.	1	$26,024,297	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	6/17/2025	Jolie Patterson
1091	St. Petersburg / City of St. Petersburg/ Engineering and Capital Improvements Department	Basin C Flood Mitigation Measures	The Basin C Stormwater Flood Protection and Mitigation Improvements focuses on a flood-prone area located in the southeast part of St. Petersburg, Florida. The proposed project area faces several challenges, primarily related to flooding and inadequate stormwater infrastructure. Frequent roadway and structural flooding occurs, particularly along Dr. Martin Luther King Jr. Street S and 26th Avenue. Salt Creek, the only outfall for Lake Maggiore, lacks the capacity to manage runoff during major storm events, such as the 100-year storm. To address these issues, the City proposes a series of phased infrastructure improvements targeting culverts, roadway elevation, and other structures.	1	$30,313,966	Currently Unfunded	CIP,Local funding, HMGP, Federal	1/21/2026	7/17/2025	Jolie Patterson
1149	St. Petersburg / City of St. Petersburg/ Water Resources Department	City of St. Petersburg, Wastewater Lift Station Resilience and Hardening Project	The City of St Petersburg proposes to enhance the resilience of critical lift stations within the City, specifically focusing on the hardening of lift stations and the implementation of flood damage mitigation measures. This project will be implemented in accordance with FEMA Hazard Mitigation Assistance Guidance, where the City completes the project design and permitting and constructs the solution within the 36 month period of performance. This project will allow us to implement critical upgrades to 8-10 lift stations, such as waterproofing electrical systems, elevating key mechanical and electrical equipment, installing backup power generators, tightening wet wells, and improving flood defenses. The City has identified vulnerable lift stations from historical experience, data collected (such as pump run times), and a survey recently conducted to find the low-lying stations. The project will bring the last out-of-compliance lift station in line with Class I Reliability, and upgrade others to the same standard. Flood protection measures and elevation of mechanical and electrical infrastructure will be designed to meet Federal Flood Risk Management Standards at each site, including considerations for future conditions, where site constraints allow.	1	$16.260.859	Currently Unfunded	Local funding, HGMP	1/21/2026	6/17/2025	Jolie Patterson
1149	St. Petersburg / City of St. Petersburg/ Water Resources Department	Northeast Wastewater Reclamation Facility Critical Asset Hardening Project	The City of St. Petersburg (City) proposes to reduce flooding risk at the Northeast Water Reclamation Facility (NEWRF) by hardening key equipment throughout the facility. The NEWRF provides essential wastewater and reclaimed water services to 87,814 individuals in the City and has experienced significant flooding and damage during the 2024 storm season. Damage to assets in the facility would compromise the City's ability to maintain continuous and effective wastewater service, potentially leading to service disruptions for the entire service area.	4	$5,570,145	Currently Unfunded	Local funding, HMGP	1/21/2026	7/17/2025	Jolie Patterson
1317	St. Petersburg / City of St. Petersburg/ Water Resources Department	Gulf to Bay Electrical Hardening Project	The City of St. Petersburg (the City) is proposing a critical infrastructure project to enhance the resilience of the Gulf to Bay booster by hardening essential electrical components at the facility. As a vital node within the City's water management system, the Gulf to Bay Pump Station plays a pivotal role in maintaining reliable water service not only for the residents of St. Petersburg but also for neighboring communities, including Gulfport, South Pasadena, portions of Lealman, and unincorporated areas of Pinellas County. The project will involve the design and implementation of key resilience measures at the facility. These enhancements include, but are not limited to, installing remote-control access for pumps, structurally hardening key infrastructure, elevating electrical equipment, and adding a generator plug-in.	4	$6,042,750		Local funding, HMGP	1/21/2026	7/17/2025	Jolie Patterson

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1310	St. Petersburg / City of St. Petersburg/ Fire Rescue Department - Operations Division	Fire Rescue HQ and Master Fire Station Water Intrusion Mitigation and Resilience	Due to Hurricane Helene and Hurricane Milton, large water intrusion issues throughout Fire HQ and the Master Fire Station were brought to light including but not limited to leaking through the walls and all windows including the floor to ceiling windows in the foyer. The City of St. Petersburg's Engineering Department has contracted a third party forensic architectural firm to conduct an in-depth investigation of the sources of the water intrusion issues through the Fire Headquarters' envelope systems. This project will provide funding for design, permitting, and construction to strengthen the Master Fire Station and Fire Rescue Headquarters. Increasing the buildings resilience to future water damages would provide necessary protection for the Master Fire Station and Fire Rescue Headquarters which serves as an Emergency Operations Center for the City.	4	$4,982,820	Currently Unfunded	Local funding, HMGP	1/21/2026	7/17/2025	Aubrey Phillips
1347	City of St. Petersburg / Police Department	St. Petersburg Police Department Headquarters, Emergency Operations Center (EOC) Mitigation	Project involves the installation of (3) new Automatic Transfer Switches (ATS) to support the chilled water supply for the City's Police Department headquarters. Essentially, allowing the chillers to switch to generator power to prevent the threat of surges or spikes and significant damage in the event of extreme weather activity. There is an urgent need to take mitigation measures to reduce longer-term risk to the chillers and reduce long-term disaster costs. The PD HQ is high-utilization, high-volume, and operational 24/7 with over 800 officers and civilian staff. As the City's EOC, main data center, and backup 911 center for Pinellas County, it is critically important that the PD HQ facility be completely operationally and fully climate controlled.	4	$1,420,631		Local funding, HMGP	1/21/2026	7/17/2025	Aubrey Phillips
1287	City of St. Petersburg / Police Department	St. Petersburg Police Department Critical Computer Room Air Conditioning (CRAC) unit replacments	The replacement of the failed CRAC Unit 3 and replcement of two addiitonal aging units is urgently needed to maintain reliable cooling for the critical infastructure for the City's Emergency Operations Center (EOC), where uninterrupted operation of servers and communications systems is essential during hurricanes and other disasters. SPPD is also the back up 911 center for Pinellas County, increasing the urgency of this request and the multi-jurisdicational need. Engineering has confirmed the technical feasibility and provided design and cost options, including replacing only failed CRAC 3 at an estimated $467,300 plus construction management (total estimated $500K), or completing a bundled replacement of the failed unit and two additional aging units for approximately $1.55 million. While approximatley $367K may be available as local match, additional support is needed to cover remaining costs. Investing in these replacements protects mission-critical technology from overheating, restores necessary redundancy, avoids cascading infrastructure failures, and reduces long-term emergency repair costs—directly supporting community safety, continuity of government, and a favorable Benefit-Cost Analysis. If the EOC loses functionality due to cooling failure, it threatens the city's ability to coordinate life-safety operations, public information, resource distribution, and interagency support. Cooling reliability is therefore a core component of continuity planning.	4	$1,550,000		Local funding, HMGP	1/21/2026	11/26/2025	Megan McGee, St. Petersburg Police Department, ASB /Ethan P. Rogers
970	St. Petersburg / Eckerd College	Building Flood/Wind Retrofit	Retrofit priority support building to address vulnerabilities to high winds and/or flooding based on engineering evaluation. Estimated completion time: more than 12 months. / 1, 2	4	$50,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/24/2016	Lisa Mets
940	St. Petersburg / Eckerd College	Building Flood/Wind Retrofit	Retrofit academic building to address vulnerabilities to high winds and/or flooding based on engineering evaluation. Estimated completion time: more than 12 months. / 1, 2	4	$250,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026	10/24/2016	Lisa Mets
780	St. Petersburg / St. Anthony's Hospital	Public Education	Develop a community education program to provide a better interface between the City and its stakeholders. Estimated completion time: less than 12 months. / 4	4	$10,000	Currently Unfunded	Residential Construction Mitigation Program; EMPATF, HMGP; PDM	1/21/2026		
780	St. Petersburg / St. Anthony's Hospital	ER Retrofit to provide surge capacity for emergencies	Build surge capacity for St. Anthony's Hospital including a new Emergency Dept. Estimated completion time: more than 12 months. / 4	4	$2,000,000	Currently Unfunded	Residential Construction Mitigation Program; EMPATF, HMGP; PDM	1/21/2026		
1130	Tampa Bay Regional Planning Council / Pinellas County	Regional Public Education Initiative	With Pinellas County Emergency Management develop a county-wide public education program to address preparation and mitigation actions for all hazards related to hurricanes. All jurisdictions will benefit from this effort. Estimated completion time: less than 12 months. / 4	4	$75,000	Currently Unfunded	EMPATF, HMGP, PDM Program	1/21/2026		
940	Tampa Bay Regional Planning Council / Pinellas County	Post-Storm Evaluation of the Regional Evacuation Study	Evaluate the evacuation study to identify any discrepancies in the predicted and observed elements of the Regional Plan. Estimated completion time: less than 12 months. / 4	4	$90,000	Currently Unfunded	EMPATF, HMGP; PDM Program	1/21/2026		
1166	Tarpon Springs Housing Authority	Emergency Operations Generator	Emergency generator to allow operations during state of emergency, power outages or other events of power loss. 1 & 2	4	$64,200	Currently Unfunded	CDBG, HUD	1/21/2026		Michael Denehy
800	Tarpon Springs Housing Authority	Landscape Restoration	Trimming of Palm, Planting of Sod & Shrubs, Repair of Erosion and Control of Runoff	3	$56,640	Currently Unfunded	CDBG, HUD	1/21/2026		Michael Denehy
1160	Tarpon Springs / Housing Authority	Door & Window Upgrades	Replacement of all original doors and windows to meet Forida building codes, Miami-Dade wind codes, and impact resistant ratings.	2	$96	Currently Unfunded	CDBG, HUD	1/21/2026		Michael Denehy
850	Tarpon Springs / IT Division	Fiber	Run fiber from City Hall to Dixie Highway then to Reverse Osmosis Plant	4	$300,000	Currently Unfunded	General funds	1/21/2026		Thomas Kiger
1017	Tarpon Springs / Public Services Department	Reverse Osmosis Water Facility 2nd Generator	Project to provide full power back up for the City's water supply facility to support public water supply treatment and distribution in the event of a power outage or interruption in service	4	$2,000,000	Currently Unfunded	Water and Sewer Enterprise Fund	1/21/2026		Thomas Kiger
1170	Tarpon Springs / Streets & Stormwater Division	Spruce Street flood abatement SAP 29	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$151,230	Currently Funded & Included in the Pent/Grosse Project	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Renea Vincent
1260	Tarpon Springs / Streets & Stormwater Division	Pent/Grosse flood abatement SAP 5	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$2,183,614	Construction Contract Awareded/ Estimated Completion Jan 2022	Stormwater Tax Assessment, SWFWMD Cooperative Funding Initiative (50% Match)	1/21/2026		Bob Robertson
1190	Tarpon Springs / Streets & Stormwater Division	Jasmine/Highland flood abatement SAP 5 & 33	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$993,382	Proposed 2064	Stormwater Tax Assessment, SWFWMD Cooperative Funding Initiative (50% Match) - Not resubmitted for CFI at this time???	1/21/2026		Renea Vincent
1170	Tarpon Springs / Streets & Stormwater Division	Avokca Drive flood abatement SAP 74	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$255,600	Currently Unfunded	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Renea Vincent
1058	Tarpon Springs / Streets & Stormwater Division	Grandview Dr - Drainage Improvements	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	Design WIP Estimated $63,000	Pending Construction FY2026	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Anthony "Tony" Mannello - CTS - Public Works - Streets & Stormwater Supervisor

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1068	Tarpon Springs / Streets & Stormwater Division	Pinellas Trail Culvert at Meres Crossing - Drainage Improvements	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	Design WIP Estimated $43,000	Design Phase Alternatives being considered	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Anthony "Tony" Mannello - CTS - Public Works - Streets & Stormwater Supervisor
1194	Tarpon Springs / Streets & Stormwater Division	Roosevelt Blvd & Canal St - Drainage Improvements	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	Design $52,000	Design Phase	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Anthony "Tony" Mannello - CTS - Public Works - Streets & Stormwater Supervisor
1160	Tarpon Springs / Streets & Stormwater Division	Coburn Drive flood abatement SAP 39	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$210,040	Currently Unfunded	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Renea Vincent
1160	Tarpon Springs / Streets & Stormwater Division	Levis between Lime & Oakwood flood abatement SAP 25	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$248,638	Currently Unfunded	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Renea Vincent
1190	Tarpon Springs / Streets & Stormwater Division	Kenneth Way & Seaside flood abatement SAP 57	Project to reduce/eliminate localized flooding and emergency vehicle access.	1	$91,000	Currently Unfunded	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026		Renea Vincent
950	Tarpon Springs/Streets & Stormwater Division	Whitcomb Bayou Coastal Resiliency Project (DESIGN ONLY)	Project to reduce/eliminate localized flooding and to stabilize the shoreline by raising the shoreline elvation with combination of T-walls, Berms, and Seawalls. Multi-jurisdictional project will require coordination with Pinellas County.	1	$605,000	Preliminary Design and Grant Funding Evaluation and Applications	HMGP for Phase 1 (design and permitting)	1/21/2026		Bob Robertson
740	Tarpon Springs/Streets & Stormwater Division	Whitcomb Bayou Coastal Resiliency Project (CONSTRUCTION ONLY0	Project to reduce/eliminate localized flooding and to stabilize the shoreline by raising the shoreline elvation with combination of T-walls, Berms, and Seawalls. Multi-jurisdictional project will require coordination with Pinellas County.	1	$15,000,000	Currently Unfunded	BRIC, HMGP, other	1/21/2026		Bob Robertson
963	Tarpon Springs / Utilities	Afraras Lift Station Replacement	Project to replace aging wastewater lift station that is a pumping station to Sponge Docks.	1	$1,250,000	Currently Unfunded	CDBG Mitigation Grant; Water Sewer Enterprise Fund	1/21/2026		Megan Araya / Thomas Kiger
1071	Tarpon Springs / Utilities	Dewatering Building Hardening	Project to harden the dewatering buiding at Advanced Wastewater Treatment Facility against windstorm damage for continued operations during hurricanes.	2	$2,400,000	Currently Unfunded	CDBG Mitigation Grant; Water Sewer Enterprise Fund	1/21/2026		Megan Araya / Thomas Kiger
1112	Tarpon Springs / Utilities	Operations Building Hardening	Project to harden the operations building at the CTS Advanced Waterwater Treatment Facility against flooding damage to ensure continued operations during hurricanes.	2	$3,060,000	Partially funded at $1.2M / Design to begin in FY2023	CDBG Mitigation Grant; Water Sewer Enterprise Fund	1/21/2026		Megan Araya / Thomas Kiger
993	Tarpon Springs / Utilities	Lime and Huey Lift Station Replacement	Project to replace the aging Lime and Huey wastewater lift station which provides a low-income area of TS with wastewater service.	1	$1,900,000	30% Design Complete / Construction start in CY 2023	CDBG Mitigation Grant; Water Sewer Enterprise Fund; Water Sewer Impact Fees	1/21/2026		Megan Araya / Thomas Kiger
1149	Tarpon Springs / Utilities	RO Plant Generator Capacity	Project to install permanent generators at the water production wells for the TS RO Plant. Currently have 7 wells w/ no funded plan for permanent backup power supply.	4	$210,000	Funded / award 9-2020 / completion 7-2021	CDBG Mitigation Grant; Water Sewer Enterprise Fund	1/21/2026		Megan Araya / Thomas Kiger
897	Tarpon Springs / Utilities	Wastewater Treatment Facility Nutrient Removal Process Improvements	Project to upgrade the nutrient removal process at the CTS Advanced Wastewater Treatment Facility to improve nutrient removal and energy efficiency.	1	$3,300,000	Currently Unfunded	CDBG Mitigation Grant; Water Sewer Enterprise Fund	1/21/2026		Megan Araya / Thomas Kiger
1154	Tarpon Springs / Utilities	Tarpon Springs Sponge Docks Flooding Abatement	Tarpon Springs wishes to implement a stormwater flood and water quality improvement project to mitigate flooding in the Sponge Docks area of the City. The City operates with an undersized stormwater collection system with a normal high tide tailwater that is exacerbated during high tide events. This project allows for an updated systm to significantly reduce the amount of flooding taking place in these areas as well as treatment of stormwater prior to discharge into the Anclote River. Essentially, it will implement a new stormwater pump station and check valve system to prevent tidal backflow and landward rainwater flooding during high tide events. During Hurricane Idalia, this area flooded excessively making the area unable to be traveled. With the level of flooding that occurred during Idalia, it was impossible to safely navigate the Sponge Docks area whatsoever. As the financial center of Tarpon Springs economy through the tourism industry, having that area inaccessible created a financial hardship on the approximately 115 businesses located in the Sponge Docks. Until the Sponge Docks can be fitted with a new stormwater collection system to account for high tide events, especially those occuring during hurricanes such as Idalia, this area will continue to flood immensely, creating both safety hazards and financial hardships in a City that has been unable to financially and adequately keep up with the rising sea levels and flooding./1	1	$4,881,230	Currently Unfunded (local match available)	Local, HMGP	1/21/2026	2/2/2024	Bob Robertson
771	Tarpon Springs / Streets & Stormwater Division	Craig Park/Spring Bayou Seawall and Sidewalk Repair and Resiliency Upgrade Phase 2	This project is phase 2 of a resiliency project at Craig Park and Spring Bayou in the City of Tarpon Springs. Phase 2 will continue the repair and resiliency of the sidewalks in Craig Park and by raising the seawall to protect the park and bayou. Phase 2 will extend from the observation deck north along North Spring Boulevard. The Craig Park/Spring Bayou Seawall and Sidewalk Repair and Resiliency Upgrade Project will repair or replace approximately 2,000 linear feet of deteriorating historic seawalls, waterfront sidewalk, and surrounding topography in Tarpon Springs, Florida. It is expected that upon completion of this project that structural deficiencies to the seawall will be minimized and/or eliminated. This will be accomplished by installing a combination of new seawall, new sidewalk, and earthen berms to set a finished elevation of equal to or greater than 5-feet above mean sea level (approximately two feet higher than the existing elevation, on average) to address sea level rise. Hurricane Helene resulted in substantial flooding created additional damage to an already eroding seawall.	4	$3,168,010	Currently Unfunded (local match available)	City of Tarpon Springs/HMGP/Pinellas County	1/21/2026	1/121/2026	P.J. Harbert
1014	Tarpon Springs/Streets & Stormwater Division	City of Tarpon Springs Watershed Management Plan	The City of Tarpon Springs Watershed Management Planning project is the development of a City-wide Watershed Management Plan for the various drainage basins (Lake Tarpon, Anclote River and St. Joseph Sound) and sub-basins located in the City of Tarpon Springs. The watershed management plans for Lake Tarpon and the Anclote River were recently completed. The purpose of this project is to begin planning and designing stormwater system improvements based on the Best Management Practices (BMPs) identified in the Watershed Plans to address flooding, water quality, infrastructure rehabilitation, and meet regulatory requirements. This project will contribute to compliance with the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit and pending Total Maximum Daily Loads (TMDL's) regulations which are administered by the Florida Department of Environmental Protection.	5	$287,282.00.	Currently Unfunded (local match available)	City of Tarpon Springs/FDEM/Pinellas County, BRIC	1/21/2026	3/26/2025	P.J. Harbert
1032	Tarpon Springs/Utilities	City of Tarpon Springs/Wastewater Treatment Facility Mitigation Project	This project proposes to raise the influent wetwell and existing transformers as well as floodproof the operation and biosolids buildings and the reclaimed water and golf course pumping stations.	4	$4,725,000	Currently Unfunded	HMGP, Local Match	1/21/2026	9/18/2025	P.J. Harbert

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Total Score	Jurisdiction and Department/ Organization	Project Name	Project Description	Hazards Mitigated - Natural Hazard Addressed (Key: 1=Flooding; 2=Storm Wind; 3=Erosion; 4=Combination of 1, 2 and/or 3 Hazard Types; 5 - Other Hazards)	Est. Cost	Timeframe / Status	Possible Funding Sources	Date Last Reviewed	Date Last Updated	Updated By
1167	Tarpon Springs/Utilities	City of Tarpon Springs/Reverse Osmosis Facility Mitigation Project	This project will assist in mitigating future flooding at the City's Reverse Osmosis Facility by installing main power transformers, generator fuel tanks, compressors, chemical feed equipment and pumping stations, and a system to monitor conditions at remote operated wells. This will also elevate the facility's PLC's and will flood proof the main building.	4	1,600,00	Currently Unfunded	HMGP, Local Match	1/21/2026	9/18/2025	P.J. Harbert
1083	Tarpon Springs/Utilities	City of Tarpon Springs/Lift Station Upgrades	This project proposes upgrades to 13 lift stations across the City to mitigate potential flooding during catastrophic weather events.	4	$2,850,000	Currently Unfunded	HMGP, Local Match	1/21/2026	9/18/2025	P.J. Harbert
975	Tarpon Springs/Utilities	City of Tarpon Springs/Solid Waste Facility Hardening	This project proposes to reconstruct and harden the Solid Waste facility to allow it to withstand current windload standards and elevating it to address future sea level rise. This will assist to ensure compliance with FEMA requirements for buildings located in a Special Flood Hazard Area.	4	$1,200,000	Currently Unfunded	HMGP, Local Match	1/21/2026	9/18/2025	P.J. Harbert
1127	Tarpon Springs/Fleet Management	City of Tarpon Springs/Fleet Facility-Emergency Generators	This project proposes to implement two (2) emergency generators at the Fleet Management Facility. The City of Tarpon Springs Fleet Management Facility is a critical services facility that provides for the servicing and maintenance of 446 citywide vehicles, including public safety, light and heavy duty trucks, emergency vehicles, public works vehicles, and all critical equipment necessary to support the City's response to disasters and emergencies. The facility is also the sole provider of fuel for City vehicles. Residents and staff would potentially be hindered without these backup generators to provide for the maintenance and fueling of citywide vehicles to be able to respond appropriately to emergencies.	4	$300,000	Currently Unfunded	HMGP, Local Match	1/21/2026	9/18/2025	P.J. Harbert
1077	The Pinellas Suncoast Transit Authority (PSTA)	Solar and battery energy storage system infrastructure	The Pinellas Suncoast Transit Authority (PSTA) seeks to purchase and install the solar and battery energy storage system infrastructure required to support 100% of PSTA's power needs during an outage in Pinellas County from a hazard event such as flooding or a hurricane. This solar and battery infrastructure would allow PSTA operations to function autonomously "off-the-grid", as well as power their electric bus fleet for any power-outage event. This would mitigate the risk of any fuel shortage that could impact The Authority during emergency times, as well as allow any number of the electric bus fleet to be energized and dispatched throughout the county to serve as power generators for electrical infrastructure deemed critical in Pinellas during a power outage.	4	$22,439,312	Currently Unfunded	HMGP	1/21/2026		Robert J. Gavin, PE
834	Treasure Island / Public Works	Reconstruct Public Works Garage and Yard	Rebuild the public works service facility, hardening it to withstand modern windload standards and elevate it to address sea level rise and meet FEMA standards for structures in a Special Flood Hazard Area. /4	4	$6.1 Million	Funded FY26 by General Fund	HMGP; HMGP Planning, local funds	1/21/2026	12/1/2025	Jesse Miller
1086	Treasure Island / Public Works	Treasure Island City Seawall Hardening-Resiliency Project	The City of Treasure Island maintains nearly 4,600 linear feet of City-owned seawalls, that provide critical support and functionality of other associated citywide infrastructure components including adjoining network of streets, sidewalks, boat ramps, marinas, restaurants, and other commercial establishments. Although these seawall structures have seen increasing demands for maintenance, the damaging 2024 storm season has created unsafe conditions in numerous locations throughout the City. In order to continue to safely serve the City properties with this critical infrastructure and counter the impacts of sea level rise, the City as of May 1, 2025, passed an ordinance that now allows these damaged seawalls to be replaced with elevation 5.0 seawalls. This project will help to minimize coastal flooding and vulnerability in the following Treasure Island areas and neighborhoods including: 90-93-95-99-101-102-122-124-127 Avenues at Bay Termini	4	$4,616,027	Funded 2.9M FY26 - FY29 by annual appropriation / Penny for Pinella and 650k FY27 with General Fund	EMPATF, HMGP; PDM Program; CDBG, Local Funds (Penny for Pinellas)	1/21/2026	12/1/2025	Jesse Miller
1060	Treasure Island / Public Works	Public Works Seawall Replacement	Replace and elevate the seawall adjacent to the new Public Works facility: Estimated completion time: less than 12 months (2025). / 3	3	$460,000	Funded FY25 by City	EMPATF, HMGP; PDM Program; CDBG	1/21/2026	12/1/2025	Jesse Miller
970	Treasure Island / Public Works	Kingfish Park Seawall Rehabilitation	Repair/replace seawall and failing infrastructure: Estimated completion time: less than 12 months. / 3	4	$500,000	Funded FY24 by City for emergency design and repair efforts	EMPATF, HMGP; PDM Program; CDBG	1/21/2026	12/1/2025	Jesse Miller
1137	Treasure Island / Public Works	Treasure Island Resonstruction of Wastewater Master Pump Station	The Master Pump Station is critical to provide safe and continuous wastewater service to Treasure Island's 6,500 residents and hundreds of thousands of visitors and festival goers to the City. It was originally constructed in 1981 and has undergone renovations over the years. The existing Master Pump Station operating floor is at an elevation of 11 feet and needs to be elevated to at least 13 feet as the building is in the AE-11 flood zone. For additional resiliency, it is recommended that the electrical control panels and emergency generator be elevated to 14 feet, which would accommodate storm surges associated with Category 3 hurricanes. The final design grades will be checked to ensure a flood elevation that can withstand the 500-year flood elevation (the 0.2 percent annual chance flood) for the site. The proposed Master Pump Station improvements will reduce the likelihood of sewage spills into surrounding waterways during unexpected incidents or storm events. Goal 1 Objectives 1.7, 1.13, and 1.22 Goal 2 Objectives 2.8	4	$6,000,000	Funded FY26 by FDEP and General Fund.	HMGP, FDEP, Local Funds (City General Fund)	1/21/2026	12/1/2025	Jesse Miller
1133	Treasure Island / Public Works	West Causeway Evacuation Route Roadway Hardening & Improvements	The West Causeway (located on Paradise Island) in the City of Treasure Island serves as the only east-west ingress/egress to the barrier island community and is designated as the primary evacuation route for the City and serves as a secondary evacuation route for adjacent barrier island communities to the north and south. It is an extension of 107th Avenue from downtown Treasure Island and serves as a direct connection to St. Petersburg's Central Avenue. The roadway is located on a low-lying strip of land, which presents increased drainage challenges associated with sea level rise. In addition, the damaging 2024 storm season has caused roadway deterioration resulting in prioritization for hazard mitigation and resiliency improvements for the road. The City intends to elevate and harden the roadway and incorporate associated drainage improvements to minimize stormwater impacts to this critical piece of City infrastructure. The West Causeway Evacuation Route Roadway Hardening and Improvements will ensure this primary evacuation route's accessibility and resiliency is improved. Goal 1 Objectives 1.7, 1.13, and 1.22 Goal 2 Objectives 2.8	4	$9,200,000	Currently Unfunded, part of the CIP plan for FY28	HMGP, Local Funds (City General Fund), Penny for Pinellas	1/21/2026	12/1/2025	Jesse Miller
1013	Treasure Island / Public Works	Treasure Island City Center Hardening Project	The City of Treasure Island's City Center (City Hall) faces the Gulf without impediments. This resiliency project takes the next step in facility hardening to ensure continuity of government services. During the 2024 Storm Season, the City had several critical municipal buildings (Police, Fire, Public Works Administration-Garage-Yard, Community Center) destroyed thus prioritizing the protection of its remaining government center. This project will replace more than 1,000 windows in the 5-story all glass building, improve floodproofing of the first floor, and provide for a full-building generator to provide for operational resiliency. The City Center serves nearly 7,000 residents and hundreds of businesses while also supporting functions that provide assistance to 278,000+ of people who stay on Treasure Island and visit for events and festivals.Additionally, the City Center hosts government meetings, educational classes and workshops, civic group activities and gatherings. Since Hurricanes Helene and Milton, it also serves as the Police Department's secured area for equipment, evidence and property while the Department remains in post-storm portables facilities. Goal 4 Objectives 4.2 and 4.7 Goal 1 Objective 1.7	4	$5,795,765	Currently Unfunded	HMGP, Local Funds (City General Fund)	1/21/2026	12/1/2025	Jesse Miller

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Total Score	Jurisdiction and Department/ Organization	Project Name	Project Description	Hazards Mitigated - Natural Hazard Addressed (Key: 1=Flooding; 2=Storm Wind; 3=Erosion; 4=Combination of 1, 2 and/or 3 Hazard Types; 5 - Other Hazards)	Est. Cost	Timeframe / Status	Possible Funding Sources	Date Last Reviewed	Date Last Updated	Updated By
1145	Treasure Island / Public Works	Utilities Undergrounding Near Critical Municipal Services & City Center (107-108th Ave. and 104-105 Ave./Park Place)	Following Hurricane Helene, the entire city lost power up to 15 days with some lift stations operating at half capacity and residents living in multi-floor structures without elevators. Undergrounding of utilities can minimize the impact of severe weather events, reducing the likelihood of power outages and expediting restoration efforts. Treasure Island has benefited from utility undergrounding along Gulf Boulevard and seeks to build more resiliency and reduced vulnerability by continuing these efforts along 108th Avenue where critical municipal facilities such as the community's master water pump station is located. Undergrounding of utilities is also needed near the City Center (104-105 Avenue and Park Place), the community's remaining government center from the devastating 2024 storm season. This hazard mitigation investment would increase safety, reliability, resiliency, and protection from cyber threats providing an additional layer of protection for critical government communication systems and services. Undergounding the utilites on our side streets will help homes restore power more quickly, and make the entire island more resilient. Today, Treasure Island serves nearly 7,000 residents and hundreds of businesses while also supporting functions that provide assistance to 278,000+ people who stay on Treasure Island annually and hundreds of thousands of people who visit annually for events and festivals. Goal 1 Objective 1.23; Goal 4 Objective 4.6	4	$3,177,541	Currently Unfunded	HMGP, Local Funds (City General Funds)	1/21/2026	12/1/2025	Jesse Miller
1292	City of Treasure Island/Public Works	Public Safety Complex & EOC	New Police and Fire Building with an Emergency Operations Center to be reconstructed in the new downtown City Center area for enhanced presence. Facility will be elevated and constructed for resiliency. The existing Public Safety building has been rendered inoperable due to hurricane damage. Fire and Police departments are operating out of mobile offices.	4	$12,000,000	Funded 1.5M with State funds. City funding design and partial construction, seeking grants and/or debt for remaining construction cost.	HMGP, Local Funding	1/21/2026	12/1/2025	Jesse Miller
New Projects										
Projects Related to HMGP-Idalia										
Projects Related to HMGP-Ian										
Projects Related to HMGP-Debby										
Projects Related to HMGP-Helene										
Projects Related to HMGP-Milton										

TABLE D-2 ACCOMPLISHMENTS

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Municipality / Entity	Project	Est. Cost	Status	Funding	Date Last Reviewed	Date Last Updated	Updated By
Belleair Beach	Master Stormwater Plan for city-wide stormwater improvements and flood prevention	$55,000	Completed 2016	Currently Budgeted Local	1/21/2026	8/17/2017	Lynn Rives
Belleair Beach	Harbor Dr. & 1st Street	$381,000	Completed	Local	1/21/2026	9/5/2019	Lynn Rives
Belleair Beach	Harrison Avenue Bridge Repair	$160,000	Completed	Local	1/21/2026	11/8/2018	Lynn Rives
Belleair Beach	Belle Isle Stormwater Improvement	$122,000	Completed	Local	1/21/2026	12/6/2018	Lynn Rives
Belleair Beach	Belle Isle Avenue Seawall Repair	$329,000	Completed	Local	1/21/2026	12/6/2018	Lynn Rives
Belleair Beach	Harbor Drive & 2nd Street	$185,000	Completed	Local	1/21/2026	11/8/2018	Lynn Rives
Belleair Beach	Harrison Avenue Seawall	$105,000	Completed	Local	1/21/2026	11/8/2018	Lynn Rives
Belleair Beach	Master Drainage Plan	$50,000	Completed	Local	1/21/2026	9/5/2019	Lynn Rives
Belleair Beach	Traffic Light Mitigation	$447,000	Completed	EMPATF, HMGP; PDM Program Penny for Pinellas	1/21/2026	9/5/2019	Lynn Rives
Belleair Beach	3rd-6th St - Drainage Improvement Plan - to prevent High Tide Flooding 3rd-6th Street	$356,000	Completed	Local	1/21/2026	11/9/2020	Lynn Rives
Belleair Beach	7th-8th Street Drainage Improvement Plan	$305,000	Completed	Local	1/21/2026	9/27/2021	Kyle Riefler
Belleair Beach	Stormwater Management - Stormwater repairs, improvements, and replacing curb work. Replace valley curbs Estimated completion time: more than 12 months. / 1	$172,292	Completed	Local Funds	1/21/2026	9/27/2021	Kyle Riefler
Belleair Beach	Gulf Blvd. Utility Undergrounding Phase 0 - Undergrounded overhead utilities and equipment to build resiliency and improve aesthetics in Belleair Beach. Phase included west side of Gulf Blvd. with crosswires and City Marina.	$1,727,398	Completed	Penny IV, Local Funds	1/21/2026	9/11/2022	Kyle Riefler
Belleair Beach	12th St., 13th St., and Bay Dr. (BMP 7 & 8) Stormwater Drainage Improvement Project - Prevent high tide flooding on these roads.	$717,350	Completed	Local Funds	1/21/2026	11/19/2023	Kyle Riefler
Belleair Beach	Renovate 7th and 16th seawalls.	$159,500	Completed	Local Funds	1/21/2026	11/19/2023	Kyle Riefler
Belleair Bluffs	City Hall Generator Replacement - A fully operational gas line operated building generator for use during any outages, storms, storm preparations. It is imperative that the public works facility be ready to mitigate storm risks at all times for residents, businesses, major street clearance. There is currently NO generator at the facility; therefore all preparations have to be prepared Prior to the storm as well as getting all vehicles, machinery, tools ready. This would be a replacement generator from the one that was installed when the building was completed in 2002. The maintenance costs are becoming insurmountable and the need is urgent.	100000 (Actual Cost =$100,826.41)	Completed	Local - City funds that have been reserved or/and reallocated from the Capital Fund	1/21/2026	11/26/2024	Russ Schmader
Clearwater	Former Clearwater Christian College Property Acquisition	$1,300,000	Project complete (2016)	Local	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Fire Station 45 and EOC	$10,500,000	Construction complete (2016)	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Fire Station 50	$3,814,740	Completed (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Gas Complex	$13,000,000	Completed	EMPATF, HMGP; PDM Program	1/21/2026	10/23/2019	Sarah Kessler
Clearwater	Police Shooting Range	$2,382,819	Complete (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Public Works Complex – Phase I Street Sweeping Facility	$1,975,349	Design Complete	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Berkley Place Drainage Improvements	$360,000	Project complete in 2016	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Lower Spring Branch Stormwater Improvements	$1,800,000	Currently in Design (2016)	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Byram Ditch Bank Stablization	$330,000	Project complete in 2015.	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Druid Road Stormwater Improvements	$2,825,000	Currently in Construction (2016)	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Mango Avenue Stormwater Improvements	$1,600,000	Completed (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Glen Oaks Stormwater Improvement Project	$2,500,000	Project completed in 2006	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Lake Bellevue Stormwater Improvements	$1,300,000	Project complete in 2007	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Woodlawn Terrace Stormwater Improvements	$800,000	Project complete in 2015	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Hillcrest Avenue Bypass Culvert	$3,900,00	Currently in Construction (2018)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	East Gateway Stormwater Improvements	$12,000,000	Currently in Construction (2018)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Solid Waste Transfer Facility	$18,000,000	Currently in Construction (2018)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Cooper's Point Master Plan	$200,000	Project complete in 2017	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Renovations to Beach Marina Buiding	$2,500,000	Project complete (2016)	Private and Local	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Purchase Friendly Village of Kapok Mobile Home Park to eliminate repetitive flood losses. A nature park was created on the site along with storm water improvements for the area to prevent flooding.	$17,000,000	Complete	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Replace seawalls throughout Clearwater Beach. Estimated completion time: more than 12 months.	$5,000,000	Ongoing	EMPATF, HMGP; PDM Program	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Develop a CERT that is trained on How to Educate Homeowners on Mitigation Techniques.	$37,000	Complete	Local and State	1/21/2026	10/4/2016	Sarah Kessler
Clearwater	Purchase 2000Kw mobile generator	$375,000	Complete (2018)	Local and State	1/21/2026	12/19/2018	Sarah Kessler

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Clearwater	Jeffords Street Outfall	$1,000,000	Complete (2018)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Magnolia Street Outfall	$4,000,000	Completed (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Woodlawn Terrace Floodplain Storage	$1,000,000	Completed (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Smallwood Circle Drainage Improvements	$1,500,000	Completed (2017)	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Clearwater Gas Complex	$23,300,000	Currently under Construction	Local and State	1/21/2026	12/19/2018	Sarah Kessler
Clearwater	Elevate 9 Clearwater Beach lift stations - This project includes elevating nine (9) lift stations on Clearwater Beach. The lift station telemetry, control, and power connections would be elevated at least two feet above the base flood elevation and storm surge height. Elevating the lift stations reduces the likelihood that they would damaged by a storm and prevents sanitary sewer overflows. This cost of preventative measure is $77,000 per elevated lift station. The estimated construction length would be 6 months.	$616,000	Complete	HMGP	1/21/2026	12/16/2022	Sarah Kessler
Clearwater	Purchase 2 mounted power stations - This project is for the purchase of two (2) portable 419KW trailer mounted power stations. Although the City's reclamation and water production facilities are on Duke Energy's critical facilities list, power outages due to storm damage can occur at Public Utilities facilities. The trailer mounted power stations allow for flexibility of redundant power supply that can be transported to any of the City's three (3) reclamation facilities. Having emergency power at facilities can prevent a sanitary sewer overflow. The cost of this preventative measure is $150,000 per power station. The estimated length of time to acquire equipment is 90 days.	$300,000	Complete	HMGP	1/21/2026	12/17/2022	Sarah Kessler
Clearwater	Purchase 7 mounted generators - This project is the purchase of seven (7) portable 90kW trailer mounted generators. These generators would only be used to maintain lift stations operations during power outages, often associated with extreme weather. The generators would allow lift station without power to temporarily pump the waste water collection system. Maintaining power at a lift station prevents sanitary sewer overflows. The cost of this preventative measure is $70,000 per generator. The estimated length of time to acquire equipment is 90 days.	$490,000	Complete	HMGP	1/21/2026	12/18/2022	Sarah Kessler
Clearwater	Fire Station 46 – Mandalay - Construction of a new fire station to meet current building standards. Added 2016 /4	$4,305,560	Complete	EMPATF, HMGP; PDM Program	1/21/2026	12/19/2022	Sarah Kessler
Clearwater	District 3 Headquarters - Rebuild Police Station to be resilient and address site flooding Added 2016 /4	$3,505,000	Complete	EMPATF, HMGP; PDM Program	1/21/2026	12/20/2022	Sarah Kessler
Dunedin	Lake Earl to Skyeloch Piping.	$35,000	Complete	State	1/21/2026		
Dunedin	Lake Sperry pipe lining.	$150,000	Complete	State	1/21/2026		
Dunedin	Elevated five (5) repetitive loss structures	$307,268	Complete	State	1/21/2026		
Dunedin	Retrofit 2 structures to reduce flood damage potential	$174,872	Underway	State	1/21/2026		
Dunedin	Rebuild 1 Structure	$119,746	Complete	State	1/21/2026		
Dunedin	Storm Shutters for Municipal Services Building, 750 Milwaukee Ave.; City Hall, 542 Main St., and the Sheriff's North County Sub-station, 737 Louden Ave.	$25,000	Municipal Services Building and Sheriff's North County Sub-statioin Projects completed with HMGP funds in 2007. City Hall Project found to be infeasible and was deleted.	HMGP and Local	1/21/2026		
Eckerd College	Project: Construction of a new Center for Molecular and Life Sciences	$25,000,000	Completed 2013	Local	1/21/2026	10/4/2016	Lisa Mets
Eckerd College	Project: Hardening envelope (roof, windows) Sheen Science Center (3 buildings)	$7,500,000	2013/14	Local	1/21/2026	10/4/2016	Lisa Mets
Eckerd College	Nielsen Center for Visual Arts. (Project entailed demolition of vulnerable arts buildings and studios, and construction of new hardened, storm-resistant Center for Visual Arts.	$17,000,000	Completed in 2018	Local	1/21/2026	12/14/2018	Lisa Mets
Eckerd College	Project: Hardening envelope of McArthur Gymnasium	$194,000	Completed in 2020	State HLMP	1/21/2026	10/29/2020	Lisa Mets
Gulfport	Retrofit City Hall: Harden skylights in City Hall to withstand hurricane force winds (2401 - 53rd Street South)	$1,000	Completed 2000/2001	Local	1/21/2026	10/27/2017	Michael Taylor
Gulfport	Thermal Imaging Camera: Purchase Thermal Imaging camera for post-storm search and rescue, and hazard abatement.	$10,000	Completed 2004	Local	1/21/2026	10/27/2017	Michael Taylor
Gulfport	Retrofit City Hall: Install window protection devices (shutters) at City Hall, Fire Station, and Community Development buildings (2401 - 53rd Street South, 5314 - 23rd Avenue South, and 5330 – 23rd Avenue South, respectively)	$25,000	Completed 2008	HMGP and Local	1/21/2026	10/27/2017	Michael Taylor

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Gulfport	Fire Station Wind Retrofit: Harden Fire Station 17 overhead apparatus bay doors, and exterior doors of Fire Administration Building to withstand 125 mph + winds (5314 – 23rd Avenue South).	$100,000	Completed 2008	Local	1/21/2026	10/27/2017	Michael Taylor
Gulfport	Thermal Imaging Camera: Purchase Thermal Imaging camera for post-storm search and rescue, and hazard abatement.	$7,000	Completed 2014	Local	1/21/2026	10/27/2017	Michael Taylor
Gulfport	Hardening of Critical Facilities: 2 lift stations - Install hurricane resistant windows, window protection devices, storm resistant exterior doors, and remove louveres in exterior walls and infill with concrete block.	$15,000	Completed 2015	Local	1/21/2026	10/27/2017	Michael Taylor
Indian Rocks Beach	Demolished ten (10) pre-FIRM non-conforming structures and replaced them with conforming structures	$2,432,000	Complete	Private	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	27th Ave. and 1st St. drainage project to mitigate local flooding and provide treatment of local storm water runnoff.	$260,000	Complete	Local and State	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Design 11th Ave. through 13th Ave. drainage project to mitigate local flooding.	$290,000	Complete	Local	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Reclamation of 1.2 acres of wetlands to act as a flood buffer.	$100,000	Complete	Local	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Dune Walkovers	$114,00	Complete	Local	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Small Basin Reconstruction	$375,000	Complete	Local	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Stormwater Reconstruction	$160,000	Complete	Local	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	20th Avenue Stormwater Improvements	$231,024	Complete	SWFWMD grant, IRB CIP	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Street Resurfacing	$420,305	Complete	CIP, SWFMD	1/21/2026	10/9/2017	Dean Scharmen
Indian Rocks Beach	Flood Mitigation Buyout - Provide a grant of up to $15,000 per structure for the removal of noncompliant repetitive loss properties and pre-FIRM structures that are floodprone or at high risk/exposure to being flooded or experience wave action/erosion. / 1	$150,000	Complete	FMAP; HMGP; PDM Program, Penny for Pinellas, CDBG, Nonpoint Source Implementation Grants, Residential Construction Mitigation Program	1/21/2026	1/6/2022	Dean Scharmen
Indian Rocks Beach	Gulf Blvd Utility Undergrounding - Phase I. To make aesthetic and safety improvements along Gulf Blvd, including the undergrounding of the Gulf Blvd overhead utilities and equipment. Phase 1 of the project, about $4 million in cost would start at the southern boundary of the City (Whitehurst) and continue north to State Road 688. /4	$4,120,180	Complete. Phase 1 Undergrounding Project is completed.		1/21/2026	11/30/2022	Dean Scharmen
Indian Rocks Beach	Gulf Blvd Utility Undergrounding - Phase II - To make aesthetic and safety improvements to Gulf Boulevard, including undergrounding of the Gulf Blvd. overhead utilities and equipment. Phase II of the project, about $5.5 million in costs, would start at the 506 Gulf Boulevard (ending point for Phase I) and continue North approximately 1 mile.	$5,696,869	Complete	Pinellas County, City of Indian Rocks Beach Capital Improvement Plan	1/21/2026	11/5/2025	Dean Scharmen
Indian Shores	Storm water management in redevelopment area to control and mitigate flooding. FY97/98	$60,000	Complete	Local and State	1/21/2026		
Indian Shores	FMAP elevation of existing repetitive loss struture. FY97/98	$22,500	Complete	Private and State	1/21/2026		
Indian Shores	FMAP acquisition and demolition of repetitive loss structure. FY97/98	$26,797	Complete	Local and State	1/21/2026		
Indian Shores	Installed new seawall to mitigate flooding. FY97/98	$16,770	Complete	Local and State	1/21/2026		
Indian Shores	Installed new seawall and replaced seawall cap. FY97/98	$5,080	Complete	Local	1/21/2026		
Indian Shores	Storm water management at 19305 Gulf Blvd. (Town Hall complex) FY97/98	$80,000	Complete	Local and State	1/21/2026		
Indian Shores	FMAP elevation of repetitive loss existing structure. FY00/01	$41,683	Complete	Local and State	1/21/2026		
Indian Shores	Development of Town master drainage plan. FY01/02	$80,000	Complete	Local and State	1/21/2026		
Indian Shores	Purchase property in redevelopment area for potential site of future retention pond. FY01/02	$40,000	Complete	Local	1/21/2026		
Indian Shores	Implement Town-wide storm water master plan. FY02/03	$300,000	Underway	Local and State	1/21/2026		
Indian Shores	Purchase and installation of an auxiliary generator for the Critical Facility, Town Hall, 19305 Gulf Blvd.	$33,455	Complete	HMGP and Local	1/21/2026		
Indian Shores	Critical Facility Rebuild - Build new town hall, police department and annex buildings. Estimated completion time: more than 12 months. / 2	$3,500,000	Complete	FMAP; HMGP; PDM Program	1/21/2026		Ashley Wagner
Indian Shores	Seawall Erosion Control - Reconstruct seawall with tiebacks at Intra Coastal Waterway and Town Street. Estimated completion time: more than 12 months. / 3	$160,000	Complete	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		Ashley Wagner
Indian Shores	Detention Pond - Create a detention pond and storm water drainage system in the community redevelopment area. Estimated completion time: more than 12 months. / 1	$100,000	Complete	Capitalization Grants for Clean Water State Revolving Funds; CDBG; FMAP; HMGP; Nonpoint Source Implementation Grants	1/21/2026		Ashley Wagner
Kenneth City	In 2015, the Town completed a $1.2M repair to a tributary of Joe's Creek, whereby a semi-collapsed open ditch was replaced with an underground culvert/CMU box culvert system.	$600,000	Completed	($600K secured through SWFWMD cooperative funding)	1/21/2026		
Kenneth City	Necessary repairs were completed to the Town's underground fuel storage tank, along with the acquisition of an emergency generator to supply back-up power in the event of an emergency in 2015				1/21/2026		
Kenneth City	Retrofit of Critical Facility/Storm shutters on PD and City Hall	$46,000	Completed	EMPATF;HMGP; PDM Program	1/21/2026		
Kenneth City	Repairs to existing stormwater lines damaged by July Rain event		Underway	Local	1/21/2026		
Kenneth City	Re-sheathing of Public Works Building with wind-loaded exterior	$400,000	Underway	Local	1/21/2026		
Largo	Initiative: Hardening the new Public Works administration building by adding storm shutters and installing emergency generators. This facility contains the Public Works Emergency Operations Center. Benefit: Averting wind damage would minimize or eliminate post-disaster disruption of municipal services. The Public Works administration structure is valued at $1.1 million.	$89,151	Completed		1/21/2026	9/16/2016	Matthew DiFiore
Largo	Initiative: Hardening the new Environmental Services (sewer) administration building by adding storm shutters and installing emergency generators. This facility contains the Environmental Services Emergency Operations Center. Benefit: Averting wind damage would minimize or eliminate post-disaster disruption of municipal services. The Environmental Services administration structure is valued at $1.8 milllion.	$89,151	Completed		1/21/2026	9/16/2016	Matthew DiFiore

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Largo	Initiative: Installing an emergency generator at the new administration building for the Wastewater Treatment Plant. The generator will insure the Plant's ability to provide continuous service during power failures. Benefit: Keeping the WWTP fully operational would help avoid sanitary sewer conveyance system backup that could cause significant damage to private properties in the event of a power failure caused by a natural or man-made disaster event.	$859,072	Completed	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Initiative: Hardening the Largo City Hall, Police, and Emergency Operations Center buildings by adding storm shutters, removing abandoned air conditioning equipment from the roof, and installing emergency generators. In addition to housing the administrations of more than half of the City's departments, this facility contains the City's centralized telephone, computer, and broadcasting systems. Benefit: Averting wind damage would minimize or eliminate post-disaster disruption of municipal services, including the EOC, police, fire, permitting, and planning operations. The Largo Municipal Complex structures are valued at $10.9 million.	$321,285	Completed		1/21/2026	9/16/2016	Matthew DiFiore
Largo	Hardening the new Environmental services (sewer) administration building by adding storm shutters and installing emergency generators. This facility contains the Environmental Services EOC	$89,151	Project Completed.	HMGP/Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Channel 1 Drainage/Infrastructure Plan	$1,919,213	Completed 2007	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Suncoast Manor Drainage//Old Valencia Blvd. Plan	$274,132	Completed 2007	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	McKay Creek Drainage Improvement Plan	$1,549,460	Completed 2006	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Purchasing and Demolition of Repetitive Loss Properties: 132 Gatewood Drive	$149,000	Completed 2003	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Purchasing and Demolition of Repetitive Loss Properties: 198 Gatewood Drive	$190,000	Completed 2003	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Purchasing and Demolition of Repetitive Loss Properties: 71 East Overbrook Drive	$177,000	Completed 2005	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Purchasing and Demolition of Repetitive Loss Properties: 2463 19th Place SW	$127,500	Completed 2005	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Rain Gauge Monitoring System Base Unit (32 units at $1800 per unit)	$57,600	Completed 1995-2007 (more added as budget permits)	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Base Level Monitoring System for Rain Gauge System, 24 hours a day service (2 units), $6,000 per unit	$12,000	Completed 1995-2007 (more added as budget permits)	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	SCADA System for remote monitoring	$1,350,000	Competed 2004	Local	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Fire Station Bay Doors	$144,710	Completed	General, (Local Fund)	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Waste Water Reclamation Facility Warehouse	$3,426,795	Completed	Wastewater (Local Fund)	1/21/2026	9/16/2016	Matthew DiFiore
Largo	IT Data Center	$3,189,569	Completed	LOST	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Community Center	$10,918,386	Completed	LOST	1/21/2026	9/16/2016	Matthew DiFiore
Largo	Stormwater Program Update	$250,000	Completed	Stormwater (Local Fund)	1/21/2026	10/25/2017	Jerald Woloszynski
Largo	Fire Station 39 Reconstruction	$9,920,595	Completed	General (Local Fund)	1/21/2026	11/10/2025	Ann Rocke
Largo	WWRF – Operations Center Reconstruction	$4,570,000	Completed	Wastewater (Local Fund)	1/21/2026	11/10/2025	Ann Rocke
Madeira Beach	13001 Boca Avenue - Mitigation of SRL Property 13001 Boca Avenue	$200,000	Completed	HMGP/Local	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Stormwater Master Plan Improvements	$218,429	Completed	Local	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Beach Groin Rehabilitation Project – Repair and maintain the City's existing beach groin system. (This system was installed in the 1950's. Because of the effectiveness of this system, Madeira Beach has not required other beach renourishment efforts.)	$275,000	Completed 2013/14	Local	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Storm Drainage and Roadway Improvements Relating to Drainage – Normandy Road	$1,180,000	Completed 2018	Local /Applied for Matching SWFWMD Cooperative Funding	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Storm Drainage and Roadway Improvements Relating to Drainage – Engineering Study – Boca Ciega Drive	$80,000	Completed 2017	Local (including a portion by Local Option Sales Tax)	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Municipal Complex Reconstruction (City Hall, Fire Station, Recreation Center and related outside activity areas)	$8,630,000	Completed - 2015	Localoldsmar	1/21/2026	11.17.2020	Tamara Harvie
Madeira Beach	Stormwater Outfall Cleaning	$180,000	Completed - 2016	Local	1/21/2026	10/5/2016	Tamara Harvie
Madeira Beach	Boca Ciega roadway and Drainage Improvement Project (Address deteriorating roads, aging drainage infrastructure, store related flooding and pollutant discharge into Boca Ciega Bay)	$3,927,000	Completed - 2017	City and SWFWMD	1/21/2026	11.17.2020	Michelle Orton
Madeira Beach	140th Ave E & Bayshore Drive North Drainage Improvement (Install a new storm grate, baffle box and a pipe outfall to Boca Ciega Bay)	$86,800	Completed - 2015	City and SFWMD	1/21/2026	11.17.2020	Michelle Orton
Madeira Beach	American Legion Drive Drainage Improvement (Construct stormwater inlets and pipes to meet the 10 year MB design standards and install a BMP treatment train.)	$600,000	On-going	City and SFWMD	1/21/2026	11.17.2020	Michelle Orton
Madeira Beach	Rex Place Drainage Improvement (Alleviate flooding problems, treat water prior to discharge)	$600,000	Complete	City and SWFMD	1/21/2026	11.17.2020	Michelle Orton
Madeira Beach	137th Avenue Circle Drainage Improvements (Upsize existing stormwater inlets and pipes to meet 10 year design standards. Installing pervious pavement, nutrient separating baffle box.)	$935,000	Complete	City and SWFMD	1/21/2026	11.17.2020	Michelle Orton
Madeira Beach	860 Bay Point (Mitigation of RL Property-Construction Plan s submitted for review and permitting)	$210,000	Complete	HMGP & Private	1/21/2026	11.16.2020	Tamara Harvie
Madeira Beach	914 Bay Point (Mitigation of RL Property- Property sold, new owners reside out of state, yet to complete paperwork for the FEMA grant)	$211,000	Complete	HMGP & Private	1/21/2026	11.16.2020	Tamara Harvie
Madeira Beach	13101 4th Street (Mitigation of SRL property - Demolition in progress construction plans being prepared)	$210,000	Complete	HMGP & Private	1/21/2026	11.16.2020	Tamara Harvie
Madeira Beach	882 Bay Point Mitigation of SRL property – Design and construction plans in progress)	$226,000	No change	HMGP & Private	1/21/2026	11.16.2020	Michelle Orton

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Madeira Beach	905 Bay Point Drive (Mitigation of SRL property – Ground floor under construction)	$200,000	Complete	HMGP & Private	1/21/2026	11.16.2020	Tamara Harvie
Madeira Beach / Administration	Emergency Operations Generator - Emergency Operations Generator at City Hall to allow operations during state of emergency, power outages or other events of power loss.	$180,000 Structure. $95,000 Generator	Under construction. Completion date estimated 11.16.2020	FEMA Grant - General Fund	1/21/2026		Tamara Harvie
Madeira Beach	Emergency Operations Generator - Emergency Operations Generator to allow operations during state of emergency, power outages or other events of power loss. (Fire)	$95,000	Funding Approved; Contract Executed	The funding will be a combination of HGMP grant and local funds.	1/21/2026	11/30/2021	Susan Portal
Madeira Beach / Community Development	Drainage Basin E- As depicted in the Stormwater Master Plan - Stormwater system upgrades to address flooding and tide control devices	$3,500,000	Competed 2016	EMPATF; HMGP; PDM Program	1/21/2026		Tamara Harvie
Madeira Beach	Portions of Drainage Basin D - D8-D19 in the Stormwater Master Plan	$12,068	Stormwater fund Proj started 3/2020 schedule complete 3/2021	EMPATF; HMGP; PDM Program	1/21/2026		Tamara Harvie
Madeira Beach/Public Works	Crystal Island Roadway & Drainage Improvement	$12,000,000	Completed June, 2021	HMGP	1/21/2026	11/30/2021	Susan Portal
Madeira Beach / Community Development	Drainage Basin A5-A6 As depicted in the Stormwater Master Plan - Stormwater system upgrades to address flooding and tide control devices	$2,142,000	Completed in 2018	EMPATF; HMGP; PDM Program	1/21/2026	1/12/2022	Susan Portal
Madeira Beach / Community Development	Drainage Basin D – As depicted in the Stormwater Master Plan - Stormwater system upgrades to address flooding and tide control devices	$4,360,000	Completed	EMPATF; HMGP; PDM Program	1/21/2026	1/12/2022	Susan Portal
Madeira Beach/Fire Department	Aerial Apparatus Replacement - Replace 2004 Pierce with new aerial 78-foot ladder truck - moved to Accomplishments sheet	$900,000	Completed		1/21/2026	12/6/2022	Susan Portal
Madeira Beach/Fire Department	Rescue Boat - Replace jet skis that are at the end of their service life with 2022 Zodiac 21-foot rescue boat - Moved to Accomplishments	$65,000	Recently purchased	Budget	1/21/2026	12/6/2022	Susan Portal
Madeira Beach/Fire Department	SCBA Air Compressor - Replace old air compressor to fill SCBA and SCUBA bottles. - Moved to Accomplishments	$30,000	Recently purchased	Budget	1/21/2026	12/6/2022	Susan Portal
Madeira Beach/Fire Department	Addition of concrete pad and aluminum cover at fire station to allow for more storage and vehicle parking	$50,000	completed	ARPA	1/21/2026	1/17/2025	Jenny Rowan
Madeira Beach/Public Works	Gulf Lane and Beach Access Roadway and drainage improvements	$2,500,000	completed	Budget	1/21/2026	1/17/2025	Jenny Rowan
Madeira Beach/Fire Department	Quick Response Vehicle	Purchase of QRV to assist with call volume.	Completed 2023	Unfunded	1/21/2026	11/30/2023	Purchased 2023
North Redington Beach	SEWER - North Redington Beach provides sewer service for Redington Shores and NRB. Raise main lift station electrical and controls above flood plain ($75,000). Raise emergency generator and fuel tank above flood plain ($50,000).	Unknown	Completed, November 2008	Local/County	1/21/2026		
North Redington Beach	Stormwater Management #1 - Install storm water sewer valve to prevent storm water/tidal backup into the streets. Estimated completion time: less than 12 months. / 1	$25,000	Completed	FMAP/HMGP/Local	1/21/2026	9/10/2019	Michelle Orton
North Redington Beach	Underground utilities throughout the side streets of NRB. This includes all streets except Gulf Boulevard.	$2,000,000	Completed	Local	1/21/2026		
Oldsmar	Hurricane Wind Hardening Retrofit of Municipal Services Facility.	$103,723	Complete	HMGP/Local	1/21/2026	10/31/2016	Steve Everitt
Oldsmar	Hurricane Wind Hardening Retrofit of City Hall windows.	$145,214	Complete	Local	1/21/2026	12/14/2017	Steve Everitt
Oldsmar / Public Works; Storm Water	Mitigation/ Response/ Recovery Equipment - Purchase vacuum excavation system for the maintenance and recovery of all storm water inlets and structures. Estimated completion time: less than 12 months. / 1	$50,000	Complete	HMGP/Local/State	1/21/2026	1/24/2019	Steven Everitt
Oldsmar / Public Works; Engineering	Storm Water Management Plan - Prepare a citywide drainage plan to minimize flooding throughout the City. Estimated completion time: more than 12 months. / 1	$100,000	Complete	FMAP; HMGP; PDM Program	1/21/2026	12/11/2019	Tatiana Childress
Oldsmar / Public Works; Facilities	Critical Facility Generator Retrofit - Replace electrical generating equipment at Water Reclamation Facility. Estimated completion time: less than 12 months. / 4	$1,200,000	Complete	State Revolving Funds, CDBGs; FMAP; HMGP; HMGP Planning	1/21/2026	12/11/2019	Tatiana Childress
Oldsmar/ Public Works	Climate Resiliency Plan	$200,000	Complete	Local, FDEP Coastal Resilience grant	1/21/2026	11/3/2022	Ashlee Painter
Oldsmar/Fire Rescue	Radio Communications System-UHF frequncy radio system consisting of two repeaters and ten handheld radios to serve as back up communications during storm events. The system will allow for EOC to field communications during emergency events should cellular and broadband communication fail.	$25,000	Completed	Local	1/21/2026	10/21/2021	Jason Schwabe
Oldsmar/Public Works	Portable solar variable message board. Message board necessary to communicate with drivers during an emergency, and to alert changing road conditions	$15,000	Complete	Local	1/21/2026	11/8/2023	Ashlee Painter

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Oldsmar/Public Works	Skid Loader. This machine is highly useful in emergency clean-up situations to quickly clean the city. Also, due to its compact design, this is the machine of choice to access rear easements in residential lots. The city has a brush attachment and can use this to clear debris off of streets after hurricane	$60,000	Complete	Local	1/21/2026	11/8/2023	Ashlee Painter
Oldsmar/ Public Works	Wind Mitigation Study	$60,000	Completed	Local	1/21/2026	9/29/2023	Ashlee Painter
Oldsmar/Public Works	Crane Truck with hydraulic outrigger - As the Reverse Osmosis Plant ages there is greater demand for repair equipment. A second crane trucks for will provide some redundancy as much of the equipment at LS's and treatment facilities requires mechanical lifting capabilities. This will also provide backup for extreme weather events. Crane trucks are necessary for replacement of heavy components in lift stations	$100,000	Completed	Local	1/21/2026	11/8/2023	Ashlee Painter
Oldsmar/Fire Rescue	Aerial Fire Apparatus Replacement - Current response of City assets includes fire pumper apparatus only. Replacement of current response with an aerial fire apparatus will include additional option of aerial component providing ability to access elevated structures such as hotels and commercial buildings. The additional option of an aerial master stream for large fire attack will also be available. /4	$1,150,000	Completed	EMPATF; HMGP; PDM Program	1/21/2026	9/22/2025	Mandi Clark
Pinellas County	Sediment/erosion control, sediment removal, and/or stream bank/ channel stabilization for flood control purposes		Ongoing and completed	State and Local	1/21/2026	10/26/2017	David Talhouk
Pinellas County	1) Bee Branch	$6,570,900	Phase 2 complete, phase 1 in progress	Penny for Pinellas; SWFWMD; Grant	1/21/2026	10/26/2017	David Talhouk
Pinellas County	2) Bear Creek Channel Improvements	$8,301,120	FY2014 Complete	Penny for Pinellas; SWFWMD	1/21/2026	10/26/2017	David Talhouk (corrected funding)
Pinellas County	3) Curlew Creek Channel A Improvements	$7,115,800	Completed	Penny for Pinellas; SWFWMD	1/21/2026	10/26/2017	David Talhouk
Pinellas County	Animal Services Building Storm Hardening	$256,670	Completed	HM Allocation/Local	1/21/2026	10/26/2016	
Pinellas County	Belleair Elementary School Storm Retrofit; new classroom will gain 783 shelter spaces	$44,100	Completed	Local	1/21/2026	10/26/2016	
Pinellas County	Emergency Communications upgrade of radio system to SmartZone technology.	$17,500,000	Complete	CIP/grants	1/21/2026	10/26/2016	
Pinellas County	EMS hardening of Sunstar Communications Center north wall and south alleyway enclosed.	$310,000	Complete	General Fund	1/21/2026	10/26/2016	
Pinellas County	EMS A/C replacement for the radio and server room.	$300,000	Complete	General Fund	1/21/2026	10/26/2016	
Pinellas County	EMS Sunstar Communications Center and radio room roof replacement.	$150,000	Complete	General Fund	1/21/2026	10/26/2016	
Pinellas County	EMS Building Storm Hardening	$272,294	Completed	HM Allocation/Local	1/21/2026	10/26/2016	
Pinellas County	High Point Elementary School Retrofit	$6,002	Project Completed	Local	1/21/2026	10/26/2016	
Pinellas County	Medical Examiner/Forensics Building Storm Hardening	$347,607	Completed	HM Allocation/Local	1/21/2026	10/26/2016	
Pinellas County	New Heights Elementary School Door Replacements in Building 2	$33,927	Project Completed	Local	1/21/2026	10/26/2016	
Pinellas County	Public Works Storm Hardening - Generator Bldg., Traffic Bldg, Survey Bldg.	$49,422	Completed	HM Allocation/Local	1/21/2026	10/26/2016	
Pinellas County	Ross Norton Community Center - Generator	$70,322	Project Completed	Local	1/21/2026	10/26/2016	
Pinellas County	Skycrest Elementary School Storm Retrofit; new classroom will gain 783 shelter spaces	$44,100	Completed	Local	1/21/2026	10/26/2016	
Pinellas County	Supervisor of Elections Building Storm Hardening (Starkey Rd)	$98,271	Completed	HM Allocation/Local	1/21/2026	10/26/2016	
Pinellas County	Post-Disaster Redevelopment Plan, including Health/Human Services Component	$120,000	Project completed; to be reviewed by BCC	CPI/Local	1/21/2026	10/26/2016	
Pinellas County	Post-Disaster Redevelopment Plan - Health/Human Services Component	$40,000	Project completed; to be reviewed by BCC	HMGP/Local	1/21/2026	10/26/2016	
Pinellas County	Comprehensive Land Development Regulations Update - includes updating floodplain management regulations		Project in progress		1/21/2026	10/26/2016	
Pinellas County	Homeless Emergency Project was awarded for 4 single-family home roof replacements	$38,000.00	Roof replaced with current building code standards	CDBG	1/21/2026	10/26/2016	
Pinellas County	Religious Community Services, Inc. (RCS) was awarded for roof replacement at the Food Bank.	$40,000.00	Roof replaced with current building code standards.	CDBG	1/21/2026	10/26/2016	
Pinellas County	Pinellas County Community Development Low Interest Loan	$1.4M	81 Single family homes received a Low Interest Loan from Pinellas County for hurricane mitigation.	CDBG; State Housing Initiatives Partners (SHIP); Housing Trust Fund (HFT)	1/21/2026	10/26/2016	
Pinellas County	Neighborhood Stabilization Program NSP	$20,400 (est.)	10 homes remodeled, 2 with impact windows, 4 with metal storm panels	NSP 1	1/21/2026	10/26/2016	
Pinellas County	Neighborhood Stabilization Program NSP2	$43,300 (est.)	13 homes remodeled, 4 with impact windows, 9 with metal storm	NSP2	1/21/2026	10/26/2016	
Pinellas County	Neighborhood-based education and outreach on County issues of concern (i.e. hurricane preparedness, mosquito prevention, surface water quality, etc.).		Ongoing project in progress	CDBG	1/21/2026	10/26/2016	
Pinellas County	The Glades Drainage Assessment	$1,089,200	Completed	Penny for Pinellas/ Local	1/21/2026	10/26/2016	
Pinellas County	Cross Bayou Watershed Plan (132A)	$514,600	Completed FY2013	Penny for Pinellas	1/21/2026	10/26/2017	Reviewed by: David Talhouk
Pinellas County	Keystone Road Reconstruction	$16,805,900	Completed FY2013	Penny for Pinellas	1/21/2026	10/26/2016	
Pinellas County	Bryan Dairy Road - Starkey to 72nd St.	$9,275,400	Completed FY2013	Penny for Pinellas; Grants	1/21/2026	10/26/2016	
Pinellas County	Cross Bayou Watershed Plan	$252,310	Completed FY2013	Penny for Pinellas; SWFWMD; Grant	1/21/2026	10/26/2016	
Pinellas County	Starkey Basin Watershed Mgt. Plan	$607,200	Completed FY2013	Penny for Pinellas; SWFWMD; Gov't Reimbursement	1/21/2026	10/26/2016	

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Municipality / Entity	Project	Est. Cost	Status	Funding	Date Last Reviewed	Date Last Updated	Updated By
Pinellas County	Public Safety Facilities & Centralized Communications Center	$72,981,800	Completed	Penny for Pinellas	1/21/2026	10/26/2016	
Pinellas County	Sea Level Rise: Implemented mulit-departmental County Climate Team; joined efforts with TBRPC; contracted with UF/Sea Grant Program to initiate sea level rise conversations with municipalities	$15,000	Ongoing	General Fund	1/21/2026	10/26/2016	
Pinellas County	Lealman Area Drainage Improvements (1628)	$881,930	FY2012 to FY2014 Completed	Penny for Pinellas	1/21/2026	10/26/2016	
Pinellas County	Lealman Central Area Drainage Improvements (2027) Preliminary engineering for master drainage plan.	$150,000	Completed	CDBG	1/21/2026	10/26/2016	
Pinellas County	Government Facilities Remodel & Renovation (1633)	12,275,500	Completed	Penny for Pinellas	1/21/2026	10/26/2016	
Pinellas County	Community Buildings Emergency Shelter Project (1843)	6,950,000	Completed	Penny for Pinellas	1/21/2026	10/26/2016	
Pinellas County	Allens Creek Watershed Management Plan	$575,000	Complete	Surface Water Assessement Fee	1/21/2026	10/27/2016	Added by Rahim Harji
Pinellas County	McKay Creek Watershed Management Plan	$730,000	Complete	Surface Water Assessment Fee	1/21/2026	10/27/2016	Added by Rahim Harji
Pinellas County	Joe's Creek Watershed Management Plan (WMP)	$500,000	Complete	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	10/1/2019	Rhonda Bowman
Pinellas County	118th Avenue Expressway (1618). Built east-west evacuation route parallel to Ulmerton Rd.	$55,750,000	Complete	Penny for Pinellas	1/21/2026	11/8/2017	Added by Gina Harvey
Pinellas County	Antilles/Oakhurst Drainage Improvements (1820). Improvements to alleviate street flooding.	$3,160,000	Complete	Penny for Pinellas	1/21/2026	10/27/2017	Added by David Talhouk
Pinellas County Public Works	Mast Arm Hardening: Installation and/or upgrade of Mast Arms at 16 locations throughout the county located on hurricane evacuation routes.This will help improve the safe, efficient flow of traffic countywide in the event of an emergency event or hurricane. During Hurricane Irma in September 2017, traffic signals hung by span wire fell or became damaged from storm force winds. The fall of span wire could result in traffic signals becoming inoperable, potentially blocking access on the roadway and creating what could be a dangerous situation; even more so when located on an evacuation route that is used by hundreds of thousands of citizens seeking safety. Mast Arm signals in place of span wire at these evacuation route locations will ensure that these evacuation routes remain open and emergency personnel have access to the main roadways post-storm.	$6,000,000	In Design	HMGP	1/21/2026		
PC Public Works	Pinellas Trail - 54th Ave Drainage	$3,297,000	FY21 Complete	Penny for Pinellas, SWFWMD CFI Grant	1/21/2026	12/30/2021	Anita Wang
PC Public Works	McKay Creek Water Quality Improvement Project	$1,097,000	FY21 Complete	Penny for Pinellas, SWFMWD CFI Grant, FDOT Grant	1/21/2026	12/30/2021	Anita Wang
PC Public Works	22nd Avenue S Drainage Improvements from 51st Street to 55th Street (002508A): Drainage system modification to eliminate street flooding on 22nd Avenue South between 51st Street and 55th Street South. / 1	$1,750,000	Construction Completed FY18-FY19	Penny for Pinellas	1/21/2026		Rhonda Bowman
PC Public Works	Highland Avenue Pipe Replacement from Jeffords Street to Pine Street (002308A): Pipe replacement to address flooding / 1	$2,273,500	Construction Completed FY19-FY20	Penny for Pinellas	1/21/2026		Rhonda Bowman
PC Public Works	Bee Branch Drainage Improvements Phase I (002121A): Bank stabilization, erosion control, and drainage structure replacement. / 3	$1,135,600	Construction Completed	Penny for Pinellas; SWFWMD CFI Grant	1/21/2026		Rhonda Bowman
PC Public Works	Georgia Avenue Drainage from Seaford Avenue to Disston Street (002116A): Drainage improvement to alleviate street, yard, and structural flooding. / 1	$833,000	Construction Completed FY19-FY20	Penny for Pinellas	1/21/2026		Rhonda Bowman
PC Public Works	Pinellas County Stormwater Facilities (Countywide) - Stormwater Infrastructure Program (000207A): Annually funded program to rehabilitate stormwater infrastructure to address flooding. / 1, 3	$2,492,000	Program ends FY19. New program begins FY20	Penny for Pinellas	1/21/2026		Rhonda Bowman
PC Public Works	Drainage Pond Compliance Program (1629) - Drainage Pond Compliance Program (000969A) Annually funded program to improve existing stormwater management facilities. / 1, 3	$299,500	Program ends FY19.	Penny for Pinellas, Possible SWFWMD CFI Grant	1/21/2026		Rhonda Bowman
PC Public Works	Curlew Creek and Smith Bayou Watershed Mangement Plan	$ 850,000	Complete	Surface Water Utility Fund, SWFWMD CFI Grar	1/21/2026	11/30/2020	Rhonda Bowman

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PC Public Works	Lakeshore Estates Phase I	$ 3,038,000	Complete	Penny for Pinellas	1/21/2026	11/30/2020	Rhonda Bowman
PC Public Works	Replace Radio Shelters - Replace seven (7) existing radio shelters housing the infrastructure of Pinellas County's 800 MHz Intergovernmental Public Safety Radio System serving over 10,000 responders to meet national standards and practices as defined by the Association of Public Safety Communication Officials (APCO) and local building codes. Shelter structures must be constructed to eliminate the threat of flooding with elevated platforms and drainage, while protecting against hurricane force winds. The hardening of sites is one of the most critical elements in the construction of a reliable communications system to prevent radio communication failure and better serve public safety responders and the public during routine incidents and major disasters. Public safety grade shelters are imperative to ensure the ability of public safety users to communicate at all times.	$15,130,000	COMPLETED 10/31/2022	Penny for Pinellas	1/21/2026	10/4/2022	Donna Beim
PC Public Works	N Highland Drainage Improvements - N Highland Ave Drainage Improvements (1333A) / 1, 3	$2,260,000	CONSTRUCTION COMPLETE	Penny for Pinellas	1/21/2026	12/14/2023	Anita Wang
PC Public Works	South Myrtle Avenue Drainage Improvements from Clearwater Largo Road to Belleair Road - South Myrtle Avenue Drainage Improvements from Clearwater Largo Road to Belleair Road (002434A): Inadequate roadway drainage results in ponding of stormwater on the road. / 1	$1,410,000	COMPLETED FY23	Penny for Pinellas	1/21/2026	12/14/2023	Anita Wang
PC Public Works	MSTU Crystal Beach Paving & Drainage Improvements (002932A)	$1,500,000	COMPLETED FY23	Penny for Pinellas	1/21/2026	12/14/2023	Anita Wang
PC Public Works	Lakeshore Estates Phase 2 Roadway and Drainage Improvements (001177B): Improvements to the existing stormwater system and road are required to alleviate flooding in portions of Lakeshore Estates. / 1	$4,517,000	COMPLETED FY23	Penny for Pinellas	1/21/2026	12/14/2023	Anita Wang
Pinellas County / Public Works	Curlew Creek and Smith Bayou Watershed Management Plan - Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	$850,000	COMPLETED 2024	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	10/28/2024	Paul Miselis
Pinellas County / Public Works	Anclote River Watershed Management Plan - Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	$800,000	COMPLETED 2024	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	10/28/2024	Paul Miselis
Pinellas County / Public Works	Lake Tarpon Watershed Management Plan (Floodplain Mapping) - Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	$500,000	COMPLETED 2024	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	10/28/2024	Paul Miselis
Pinellas County / Public Works	Brooker Creek Watershed Management Plan - Evaluate drainage patterns within watershed; identify flooding locations; develop BMPs to address the issues. / 1, 3	$1,050,000	COMPLETED 2024	Surface Water Utility Fund and SWFWMD CFI Grant	1/21/2026	10/28/2024	Paul Miselis
Pinellas County / Public Works	Taylor Lake Seawall Replacement - Taylor Lake Seawall Replacement (002228A): Replace failing seawall along the south side of 8th Avenue SW, repair and replace pedestrian facilities, provide drainage improvements and erosion control measures along roadway and in the vicinity of the weir structure. / 1, 3, 4	$4,496,400	COMPLETED 2024	Penny for Pinellas, Grants	1/21/2026	10/28/2024	Amber Hauser

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Pinellas County / Public Works	Curlew Creek (Channel A Oro Dr to Wilshire Dr) and Smith Bayou (Lower Bee Branch Channel Restoration near Tampa Rd) Stormwater Conveyance Improvements - Curlew Creek and Smith Bayou Stormwater Conveyance Improvements (004121A): Implementation of the recommended capital improvement projects contained in the Curlew Creek Watershed Management Plan (WMP) to provide an increased level of flood protection and improve water quality. The County will undertake highly ranked projects that primarily benefit unincorporated Pinellas County and will seek partnership opportunities with municipalities for other high priority recommended projects.	$925,919	COMPLETED 2025	Penny for Pinellas, Grants	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	McKay Creek Watershed-wide Flood Reduction - McKay Creek Watershed-wide Flood Reduction (004117A): Implementation of the recommended capital improvement projects contained in the McKay Creek Watershed Management Plan (WMP) to provide an increased level of flood protection and improve water quality. / 1, 3	$7,402,000	COMPLETED 2025	Penny for Pinellas, Grants	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Oakwood Drive over Stephanie's Channel Bridge Replacement (001035A)	$3,177,000	IN CONSTRUCTION 2025	Penny for Pinellas	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Granger Drive Drainage Improvements (001638A)	$701,000	COMPLETED 2025	Penny for Pinellas, Grants	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Mullet Creek - Mullet Creek Channel B Bank Stabilization (003894A): Repair and stabilize creek banks, install erosion control measures along Mullet Creek near McMullen Booth Road and Cypress Trace Drive. This project will improve the conveyance capacity of the creek and protect the infrastructure from future erosive damage.	$3,958,000	COMPLETED 2025	Penny for Pinellas	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Chenango Ave - Sedeeva Street Drainage Improvements - (003895A). Drainage improvements to address flooding in the vicinity of Chenango Ave and Sedeeva Cir.	$763,000	COMPLETED 2025	HMGP, BRIC, Local Funding	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Whitney Road and Wolford Road intersection and Roadway Improvements (002109A) - The existing stormwater infrastructure system will be upgraded and expanded to address flooding.	$10,978,000	IN CONSTRUCTION 2025	Penny for Pinellas, MIF, ARPA	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Drainage Improvements on Pinebrook Canal between 142nd Avenue and Ulmerton Road (002119A) - Reduce flooding at Pinewood Villas through conveyance improvements.	$729,000	COMPLETED 2025	HMGP, BRIC, Local Funding	1/21/2026	12/24/2025	Amber Hauser
Pinellas County / Public Works	Wayfair Court Drainage Improvements (Florida Ave) (sub-project 004510A)	$400,000	COMPLETED 2025	HMGP, BRIC, Local Funding	1/21/2026	12/24/2025	Amber Hauser
Pinellas Park	Basin 4A Drainage Improvement - Culvert replacements and ditch regrading within the Channel 4A area from 58th Street to a point upstream of the 53rd Street Culvert. This would be done after the Pinellas Poark Water Management District upgrades Channel 41 from 58th Street to a proposed pond south of 62nd Avenue.	$487,250	Completed in 2004	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Park Blvd Drainage Improvement Phase I, Basin B - Improve drainage along Park Boulevard corridor between US 19 and 66th Street. Improve each drainage network in the area as recommended by the 1998 Park Boulevard Master Drainage Plan. Basin B is located between the CSX Railroad line and 49th Street.	$5,364,000	Completed in 2006	Local, State, and Federal	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Park Blvd Drainage Improvement Phase II, Basin A - Improve drainage along Park Boulevard corridor between US 19 and 66th Street. Improve each drainage network in the area as recommended by the 1998 Park Boulevard Master Drainage Plan. Basin A is located between 65th Way to the CSX Railroad line.	$10,000,000	Completed in 2008	Local, State, and Federal	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Park Blvd Drainage Improvement Phase III, Basin C - Improve drainage along Park Boulevard corridor between US 19 and 66th Street. Improve each drainage network in the area as recommended by the 1998 Park Boulevard Master Drainage Plan. Basin C is located between US 19 and east of 49th Street.	$14,530,000	The drainage project was completed in FY10/11	Local, County, State, and Federal	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Helen Howarth Park Drainage Basin Evaluation - Provide survey, conceptual-level modeling, data collection, and preparation of report to recommend possible improvements in drainage basin.	$32,500	Study completed in 2005	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Homeland Drainage Improvement District Drainage Study - Determine improvement area through completion of a drainage study, including surveying, modeling and laternative evaluation.	$55,000	Study completed in 2005	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Stormwater Rehabilitation Program - Install and line galvanized culvert pipe through the City.	$500,000	This is an annual ongoing project.	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	NFIP Map Update - This project involved an outreach to property owners of potential changes and included use of websites, a TV show, public service announcements through the Government Affairs Department, and displays at the Library, City Hall, and at Park Station. The NFIP anticipates the maps becoming effective in September 2009.		Completed. The maps became effective August 18, 2009.	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Home Disaster Mitigation Handbook - This document is currently being produced. It is an easy to read and understand booklet that explains the basic means to protect homes and can help homeowner's mitigate from those storms events common to central Florida. This document will be produced in a CD-ROM format for other communities to replicate.	$50,000	Completed	State	1/21/2026	10/24/2017	Tiffany Menard

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Pinellas Park	Purchase of Land for Drainage Retention. The City has entered into a contract to purchase property near Park Blvd and 40th St. N. The property will be used for storm water retention at Park Blvd and 43rd St. N.	$796,000	Completed	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	94th Avenue N. widening: This is a roadway project with a drainage component. A collector road is to be widened to a two lane divided facility between 58th St. N. and 49th St. N. It has been designed to address local drainage issues and those of the surrounding neighborhoods. Completion is anticipated in FY 03/04.	$2,200,000	Completed	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	60th St. N. ditch mitigation project is to install a major box culvert system along 60th St. N. between 70th Avenue N. and the Pinellas Park Water Management District Channel 4. This project will promote a greater flow of storm water from the secondary drainage system into the primary drainage facility and reduce localized street and structure flooding and eliminate a dangerous open ditch situation that currently exists.	$1,067,000	Completed	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Park Blvd/66th St. N. intersection improvement. Florida Department of Transportation has recently completed this project which included a drainage component to address flooding up to a 25 year storm event.	$1,600,000	Completed	State and Federal	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Homeland Drainage Improvement District Drainage Study - Determine improvement area through completion of a drainage study, including surveying, modeling and alternative evaluation.	$3,750,000	Completed 2012	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Annual Sanitary Sewer Rehabilitiation & Relining - This program is an ongoing program that reduces the seepage of sewerage into the soils and water table as well as prohibit the infiltration of stormwater into the lines. This latter activity reduces the likilyhood of line surcharge, line failure, and capacity at the treatment plant.	$550,000 annually	Annual Project Ongoing	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Longhill Drive Drainage Improvements - Project included the culverting of 1,200 LF of open ditch to eliminate erosion and discharge into yards and structures. Project decreased flooding but also included water quality imiprovements prior to discharge into Cross Bayou Canal.	$1,176,680	Completed FY13-14	Local and SWFWMD Grant	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Emergency Generator Installation LS 27 to maintain service	$70,000	Completed FY13-14	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	Emergency Generator Installation LS1 to maintain service	$115,000	Completed FY13-14	Local	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	(Phase 1) Garnett & North Disston Subdivisions - 40 acre +/- tract situated between 82nd Avenue 86th Avenue & 46th Street, 49th Street-Install a stormwater collection and conveyance system in a subdivision originally developed in the 1960's and '70's. This would eliminate issues of localized flooding and dangerous stormwater inlets.	$4,700,000	Phase 1 completed 2017. Phase 2- FY 2021-22	SWFWMD Grant, FDOT Grant, FDEP Grant, TIF, Pinellas Park Water & Sewer Fund, IST.	1/21/2026	11/28/2018	Tiffany Menard
Pinellas Park	Design and construct drainage features and sidewalks on 90th Ave to provide better drainage to Jan Cory Subdivision	$170,069	Completed 2017	IST, Utility Fee	1/21/2026	10/24/2017	Tiffany Menard
Pinellas Park	98th Avenue Pond Improvements Improvement of wet pond to increase drainage capability for several single family subdivisions and a 60 acre park	$95,000	Completed FY 2016-2017.	FDEP Grant and Pinellas Park Utility fees	1/21/2026	11/27/2018	Tiffany Menard
Pinellas Park	Technical Services Pond Improvements Restoration of a 9,095 s.f. dry pond, to improve environmental conditions (pond now wet) and increase drainage capability of an area serving mobile home parks and industrial uses	$30,445	Completed FY 2016-2017	FDEP Grant and Pinellas Park Utility fees	1/21/2026	11/27/2018	Tiffany Menard
Pinellas Park	64th Way and 70th Avenue Pond Improvements include maintenance on a dry pond to bring it back to its original site plan specifications; replacing a failed underdrain system.	$54,200	In progress. Completion FY 2018-2019.	Stormwater Fees	1/21/2026	11/27/2018	Tiffany Menard
Pinellas Park	Pinebook Estates Unit 4 and Unit 5 Pond Improvements include dredging and maintenance on a wet pond to bring it back to the original site plan specifications.	$620,000	In progress. Completion FY 2018-2019.	City general fund and FDEP grant (received)	1/21/2026	11/27/2018	Tiffany Menard
Pinellas Park	England Brothers Park Drainage and Water Quality Improvements to increase drainage capability and water quality for a 42.5 acre drainage area that flows through Channel One into Cross Bayou.	$768,125	Completed FY 2017-2018	SWFWMD Grant and Pinellas Park Utility Fees	1/21/2026	11/27/2018	Tiffany Menard

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Pinellas Park	Generator for Public Works Operations Center (PWOC). This building is hardened for a Category 3 storm and is the central location for all storm and stormwater equipment and personnel that are activated before, during and after the storm. The generator is necessary to ensure protection from flooding by providing continuity of operations.	$225,000	Completed FY 2017-2018	Local funding, HMGP.	1/21/2026	11/27/2018	Tiffany Menard
Pinellas Park	Replace Generator at Technical Services Building - Emergency Generator Installation to Maintain Service / 4	$225,000	Completed FY 18/19	Local coffers	1/21/2026	1/10/2018	Tiffany Menard
Pinellas Park	Boardwalk and Restoration of Wetlands - Performing Arts Center/England Brothers Park - Design for boardwalk and restoration of wetlands to improve drainage and natural functions of floodplain and create public passive recreation area adjacent to Performing Arts Center and England Brothers Park. Design work / 1	$100,000	Completed FY 18/19	CRA/TIF/City	1/21/2026	1/10/2018	Tiffany Menard
Pinellas Park / City of Pinellas Park Public Works Department	Pond Improvements: 58th Street & 78th AvenuePerform maintenance on a dry pond and bring it back to the original site plan specifications and replace a failed underdrain system.	$48,825	Completed March 6, 2020	Infrastructure Sales Tax	1/21/2026	9/29/2020	Tiffany Menard
Pinellas Park / City of Pinellas Park Public Works Department	Pond Improvements: 64th Way & 102nd AvenuePerform maintenance on a wet pond and bring it back to the original site plan specifications and dredge.	$134,075	Completed January 3, 2020	Infrastructure Sales Tax	1/21/2026	9/29/2020	Tiffany Menard
Pinellas Park / City of Pinellas Park Public Works Department	Pond Improvements: 46th Street & 76th Avenue.Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge.	$100,000	Project completed.	Infrastructure Sales Tax	1/21/2026	11/23/2021	Tiffany Menard
Pinellas Park / City of Pinellas Park Public Works Department	Fire Station 35 Fuel Tank Replacement - Convault Tank Installation for Emergency Generator to Maintain Service / 4	$35,000	Project Completed September 2021	Infrastructure Sales Tax	1/21/2026	11/23/2021	Tiffany Menard
Pinellas Park/Fire Department	Fire Station 36 (Mainlands/Gateway) - Construction of new 3-bay fire station to serve the Mainlands/Gateway at 4050 80th Avenue. /4	$5,000,000	Project completed May 2022	IST/Penny bond funds/Pinellas County Fire District	1/21/2026	9/5/2022	Tiffany Menard
Pinellas Park / City of Pinellas Park Public Works Department	Public Safety Complex - Police and Fire Administration and Emergency Operations Center - Design, engineer, construct and equip Fire and Police Administration Public Safety Complex and Emergency Operations and Command Center. This centralized complex would combine facilities for Police Department and Fire Administration. The structure will be built to withstand natural threats, allow for centralized communications and operations, reduce costs and increase the efficiency of coordination between these entities. The complex will also serve as the first responders Emergency Operations Center and a secondary EOC for city operations.	$23,000,000	Construction in progress; Completion estimated end of 2026.	Local	1/21/2026	9/26/2025	Brian Ellis
Redington Beach	Improvement of storm drainage to have the remainder of the Town's storm sewer system upgraded and add on to serve growth in the community.	$5,000,000	Completed 2009	SWFWMD/Local	1/21/2026	8/19/2016	Adriana Nieves
Redington Beach	Flood mitigation of town streets and roads, milling & resurfacing	$2,000,000	Completed in 2012	Local	1/21/2026	8/19/2016	Adriana Nieves
Redington Beach	Replace intracoastal causeway north side seawall	$175,000	Completed in 2015	Local	1/21/2026	8/19/2016	Adriana Nieves
Redington Beach / Engineering	Underground Utilities - Place underground utilities along the east side of Gulf Boulevard from 155th Ave to 164th Ave. Estimated completion time: more than 12 months. / 2	$1,500,000	Completed	Funded by Pinellas County; Penny for Pinellas	1/21/2026	12/19/2022	Adriana Nieves
Redington Shores	Elevated Town Hall / EOC Building. Constructed on fill to elevation 12.0 NGVD. Zone AE.	$600,000	Complete 2001	Local	1/21/2026	8/30/2016	Steve Andrews
Redington Shores	Storm water retrofit project for areas east of Gulf Blvd. Water quality improvement by filtering street rainfall run-off.	$3,100,000	Complete 2010	Local and State	1/21/2026	8/30/2016	Steve Andrews
Redington Shores	TV / Media Upgrades :CATV broadcasting equipment emergency replacement for public education & awareness to provide up to date info re:Evacuation & shelters, flood mitigation programs & projects prior to emergencies.	$35,000	Complete 2013	Local	1/21/2026	8/30/2016	Steve Andrews

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Redington Shores	Kayak Ramp : ShorelineProtection to provide erosion control of park open shore due to 4 foot change in grade within 30 feet of top of bank ACOE and FDEP approved 5 foot wide concrete ramp and planting of Red Mangroves in unstabilized areas.	$8,500	Complete 2013	Local	1/21/2026	8/30/2016	Steve Andrews
Redington Shores	T.S. Debby : Emergency response to Town Infrastructure due to wind, erosion, and flooding Re; Debris Removal, Sewer, Street, Parks and Roof Repairs.	$12,625	Complete 2013	Local and State	1/21/2026	8/30/2016	Steve Andrews
Redington Shores	Town Hall / EOC Impact Shutters revised to impact windows	$15,000	Complete	Local	1/21/2026	12/17/2018	Steve Andrews
Redington Shores	LED Warning Sign - The goal of the LED sign is to notify visitors and residents of important messages before, during and after storm. This includes evacuation orders, warnings, hazards, etc.	$40,000	Complete	Local/Federal	1/21/2026	5/8/2018	Steve Andrews
Redington Shores / Emergency Management	Impact Windows for Town Hall EOC (Critical Facility) - Town Hall /EOC updates to existing for expedited response to emergency by reducing labor commitment and with revised Wind & Impact loads per current codes, located at 17425 Gulf Blvd. Estimated completion time: less than 12 months.	$15,000	Complete	Local	1/21/2026	5/8/2018	Steve Andrews
Redington Shores / Public Works	Stormwater Backflow Valve - Minimize flodding in the town's lowest lying areas. These areas flood during major rain events and high tide	$24,000	Complete	Local	1/21/2026	10/29/2020	Cheri Zindars
Redington Shores / Emergency Management	TV - Media Upgrades - CATV broadcasting equipment emergency replacement for public education & awareness to provide up to date info re: evacuation & shelters, flood mitigation programs & projects prior to emergencies.	$35,000	Complete	Local	1/21/2026	10/29/2020	Cheri Zindars
Redington Shores / Public Works	Rebuild stormwater drainage system in the last three (3) phases. Two phases were completed early 2006.	$3,100,000	Complete	SWFWMD Grant & Town CIP	1/21/2026	10/29/2020	Steve Andrews
Safety Harbor	Public Works dewatering pump replacement	$18,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Harden Safety Harbor EOC – Impact resistant windows and doors.	$15,000	Complete	Federal, State, Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Harden Fire Station #52 – Impact resistant windows, doors, garage doors.	$110,000	Complete	Federal, State, Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Harden Fire Station #53 and upgrade EOC	$250,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	East Gate Drainage Improvements	$1,442,811	Complete	Local and State	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	South Green Springs - Improvements to minimize street flooding.	$1,500,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	11th Ave. S. Brick Street & Drainage Improvements	$701,339	Complete	Local and State	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Street and Yard Flooding - 2nd Ave. N.	$1,300,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Rigsby Center/Hurricane Shutters Installed	$1,438	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Parks & Bldg. Maintenance/Hurricane Shuitters and Wind rated Bay/Garage doors installed.	$4,021	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Street Flooding Improvements - Bailey Street	$430,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Bishop Creek Erosion and Storm Water Control, Harbor Woods	$906,857	Complete	Local and State	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Fire Station #53, Replace Ladder Truck and special Equipment	$510,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Bishop Creek Erosion and Storm Water Control, Rainbow Farms Ph 1.	$1,300,000	Complete	Local and State	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Library/Hurricane Shutters for existing building	$7,058	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Daisy Douglas Park/Wind rated garage doors installed.	$1,464	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Fire Station #53/hurricane shutters installed	$1,398	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Public Works Office Facility/Hurricane shutters installed	$1,538	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	North City Park/Wind rated garage doors installed	$1,392	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock

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Safety Harbor	Master Lift Station: new generator and pumps	$70,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Fire Station #52: New generator	$75,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Fire Station #53: New generator	$60,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Fire Station #53: Building to house new generator	$50,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Public Works replacement of a generator	$40,000	Complete	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	South Bayshore Drainage/Water Quality Improvements	$2,289,313	Completed	Federal, State, Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Cypress Trace Lift Station	$60,000	Completed	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Briar Creek Lift Station	$70,000	Completed	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Amber Glades Lift Station Repair	$90,000	Completed	Local	1/21/2026	10/21/2016	Michael Schoderbock
Safety Harbor	Highlands Lift Station	$60,000	Completed	Local	1/21/2026	12/18/2018	Brandon Henry
Safety Harbor	South Bayshore Lift Station and Generator	$125,000	Completed	Local	1/21/2026	12/18/2018	Brandon Henry
Safety Harbor	North Bayshore Lift Station	$60,000	Completed	Local	1/21/2026	11/30/2020	Brandon Henry
Safety Harbor	Cypress Hollow Lift Station Repair	$60,000	Completed	Local	1/21/2026	11/30/2020	Brandon Henry
Safety Harbor	Baytown West Lift Station	$60,000	Completed	Local	1/21/2026	11/30/2021	Bill Blair
Safety Harbor	Coventry E. Cul de Sac	$65,000	Completed	Local	1/21/2026	11/30/2021	Bill Blair
Safety Harbor	2nd St. S/6th Ave. S Improvements	$100,000	Completed	Local	1/21/2026	11/19/2024	Cecilia Chen
Safety Harbor	Portable Generator #617, protects spillage of raw sewage.	$26,300	Completed	Local	1/21/2026	11/19/2024	Cecilia Chen
Safety Harbor	Portable Generator #631, protects spillage of raw sewage.	$75,000	Completed	Local	1/21/2026	11/19/2024	Cecilia Chen
Safety Harbor	Master Lift Station Repair – Pump #2 - Replace Pump #2 at the Master Pump Station	$80,000	Completed	Local	1/21/2026	11/24/2025	Cecilia Chen
Safety Harbor	Master Lift Station Repair – Pump #1 - Replace Pump #1 at the Master Pump Station	$80,000	Completed	Local	1/21/2026	11/24/2025	Cecilia Chen
Safety Harbor	Portable Generator #608 - The generator protects spillage of raw sewage.	$110,000	Completed	Local	1/21/2026	11/24/2025	Cecilia Chen
Safety Harbor	2nd St N at 2nd Ave N drainage improvements - Grade/Pave intersection to alleviate stormwater flooding and create positive drainage toward existing inlet	$90,000	Completed	Local	1/21/2026	11/24/2025	Cecilia Chen
Seminole	Construct emergency operations center and public works garage. Estimated completion time: more than 12 months.	$6,500,000	Complete 2013	Local	1/21/2026		
South Pasadena	Storm shutters on public works building	$16,500	Complete	HMGP	1/21/2026		David Mixson
South Pasadena	Generator switch at joint EOC	$15,000	Complete	Local	1/21/2026		David Mixson
South Pasadena	Hardened fire station and construct addition	$43,000	Complete	HMGP $5,000/ Local $38,000	1/21/2026		David Mixson
South Pasadena	Purchased 80KW generator for public works building	$39,000	Complete	Local	1/21/2026		David Mixson
South Pasadena	City Hall Window Protection - Install protective window film on all windows in City Hall. Estimated completion time: less than 12 months. / 2	$50,000	Complete	Local	1/21/2026		David Mixson
South Pasadena	Finish Mast Arms on Evac Route - Install mast arms at 3 remaining locations on Pasadena Avenue. Estimated completion time: less than 12 months. / 2	$1,500,000	Complete	Local	1/21/2026		David Mixson
South Pasadena	Installed two (2) UV lights in supply duct for Fire Station 20 HVAC System	$1,500	Complete	CARES	1/21/2026		David Mixson
South Pasadena	Installed three (3) portable Smart Air Purifier units in Fire Sation 20	$1,725	Complete	CARES	1/21/2026		David Mixson
South Pasadena	Installed three (3) portable Smart Air Purifier units in City Hall	$1,725	Complete	CARES	1/21/2026		David Mixson
South Pasadena	Installed two (2) portable Smart Air Purifier units in Public Works Annex	$1,150	Complete	CARES	1/21/2026		David Mixson
South Pasadena	Installed two (2) portable Smart Air Purifier units in Community Improvement Annex	$1,150	Complete	CARES	1/21/2026		David Mixson
South Pasadena	Purchase of 2022 Freightliner M2 Wheeled Coach Transport Capable FD Rescue Unit	$224,917	Complete	EMS Authority	1/21/2026		David Mixson
South Pasadena	Purchase of 2022 Sutphen SP70 Aeriel Platform Quint Fire Apparatus	$1,022,585	Complete	Penney for Pinellas/Local	1/21/2026	9/12/2023	David Mixson

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South Pasadena	Purchase of MSA G1 Self Contained Breathing Apparatus (SCBA)	$130,060	Complete	Penney for Pinellas/Local	1/21/2026	11/21/2023	David Mixson
St. Petersburg	Mitigated 3 waterfront properties on Bayou Grande Blvd. NE to prevent damage from flooding.	$289,237	Complete	Federal and Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	1st St. N. storm water project	$5,788,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Highland St. storm water project.	$844,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Nebraska Ave. NE storm water project.	$200,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	3rd St. Bayboro storm water project.	$3,668,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	4th St. S. Bayboro storm water project.	$2,369,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Floral Lake storm water project	$308,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Mirror Lake alum injection system.	$553,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Booker Creek Maintenance at Tropicana Dome.	$203,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	8th St. drain storm water project.	$2,558,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	67th St. drain storm water project.	$681,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Lake Winston storm water project.	$2,261,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	31st St. S storm water project.	$576,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Tinney Creek rehab. project.	$194,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Ponds Ditch rehab. project.	$30,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Clam Bayou retrofit project	$286,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Ditch piping project - 4 locations throughout the city.	$3,578,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Bayou Grande Blvd. NE project.	$398,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Roser Park Creek project.	$1,000,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	King St. N. drainage improvements	$2,966,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Oak St. NE drainage improvements	$344,000	Complete	Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Riviera Bay & Snell Isle Stormwater Vaults	$1,400,000	Complete	Penney for Pinellas/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	MLK Street N. Part 2 Storm Drainage Improvements	$5,958,000	Complete	SWFWMD/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Golf Creek, 13th A/N & Vicinity Stormwater Improvements	$1,600,000	Complete	SWFWMD/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Jungle Lake Outfall Storm Drainage Improvements	$2,980,000	Complete	SWFWMD/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Jungle Lake Northeast Basin Storm drainage Improvements	$3,557,000	Complete	SWFWMD/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	94th Ave. at Tinney Creek Storm Drainage Improvements	$1,500.00	Complete	Penney for Pinellas/SWFWMD/Local	1/21/2026	9/26/2017	Noah Taylor

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St. Petersburg	Fire Station Window and Door Storm Protection. This project will retrofit nine fire stations to protect against storm impacts by providing window protection and replacing vulnerable overhead doors. Downtown Master Fire Station, 455 8th St. S.; Palmetto Park Station #3, 3101 5th Ave. S.; North Shore Station #4, 2501 4th St. N.; Fossil Park Station #7, 975 9th St. N.; Lake Maggiore Station #8, 4701 Martin Luther King St. S.; Lake Pasadena Station #9, 475 66th St. N.; Ponce de Leon Station #10, 2800 30th Ave. N.; Lakewood Station #11, 5050 31st St. S.; Gateway Station #13, 11600 Roosevelt Blvd.	$250,000	All projects completed using local funds except for Ponce de Leon Station #10. the work on that station is currently underway and is being funded by HMGP and a local share match.	HMGP/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Backflow Prevention Stormwater Vaults. Project design, permitting and construction of flood protection vaults for City repetitive loss neighborhood. 47 vaults are planned for installation.	$2,855,000	Complete	PDM Program	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Flood and Wind Retrofit of Municipal Buildings	$310,000	Complete	Federal and Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	EOC. Design construct and equip a municipal Emergency Operations Center Facility	$3,500,000	Complete	Penny for Pinellas/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	94th Ave. at Tinney Creek Storm Drainage Improvements. Project will construct large conveyance piping to reduce street and property flooding.	$1,500,000	Complete	Penny for Pinellas/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	4th St & 14th Ave N to Crescent Lake Storm Drainage Improvements. Design and construct larger conveyance piping to reduce street flooding.	$1,900,000	In Progress	Penny for Pinellas/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	8th Ave. S. & 44th St. S. Storm Drainage Improvements. Project will construct large conveyance piping to reduce street and property flooding.	$4,500,000	In Progress	Penny for Pinellas/Local	1/21/2026	9/26/2017	Noah Taylor
St. Petersburg	Stormwater Management Master Plan Update - Update 1994 Stormwater Management Master Plan utilizing SWFWMD criteria. /1	$1,800,000	Nearing Completion	SWFWMD/Local	1/21/2026	11/6/2023	Angela Miller
St. Petersburg	Main Laboratory Replacement - Replace the Water Resources Department main Laboratory Building with a modern laboratory sufficient to conduct accurate analysis of samples taken at water reclamation and potable water treatment plant and other locations throughout the city. The existing building is not structurally sufficient to provide shelter of emergency critical staff and remain operational during and after a hurricane.	$4,400,000	Nearing Completion	Bond CIP Funded	1/21/2026	11/6/2023	Angela Miller
St. Petersburg	Bartlett Park Area Storm Drainage Improvements - This project includes construction of stormwater improvements to alleviate heavy flooding along Bartlett Park area and into recreation center in the neighborhood. Existing flooding is severe enough to reduce functionality of public park and services as well as endanger public safety.	$1,400,000	Complete	Bond CIP Funded	1/21/2026	11/6/2023	Angela Miller
St. Petersburg	Broadwater at 42nd Ave S and 37th St/S Storm Drainage Improvements - This project includes construction of stormwater improvements to alleviate heavy flooding along in the Broadwater Neighborhood. Current flooding has caused repetitive loss to vehicle and encroached on house structures as well as impeding road travel evacuating the neighborhood.	$1,200,000	Complete	Bond CIP Funded	1/21/2026	11/6/2023	Angela Miller
St. Pete Beach	SCADA System / Lift Stations (Purchase a SCADA system for 17 wastewater pump/lift stations.)	$90,000	Complete	City funds	1/21/2026	11/1/2016	Chelsey Welden
St. Pete Beach	Generators for Lift Stations (Procure emergency generators and electrical equipment for lift stations #2 and #3.)	$100,000	Complete	City funds	1/21/2026	11/1/2016	Chelsey Welden
St. Pete Beach	Egan Park Improvements: Water Quality Detention Basin/1	$50,000	Complete	SWFWMD Grant	1/21/2026	10/3/2017	C.W. Porter
St. Pete Beach	GIS/ Computer Hardware and Software Enhancement: Develop work order system w/GIS enhancements./4	$35,000	Complete	Local	1/21/2026	10/3/2017	C.W. Porter
St. Pete Beach	Repairs: Wastewater Inflow and Infiltration FY2016: Priority-based improvements to wastewater system infrastructure to help reduce the possibility of SSOs/4	$500,000	Complete	Wastewater Fund	1/21/2026	10/3/2017	C.W. Porter
St. Pete Beach	Stormwater Improvements to Pass-a-Grille Way (Reconstruction Phase I)./1	$843,525	Complete	Stormwater Fund	1/21/2026	10/3/2017	C.W. Porter
St. Pete Beach	Repairs: Wastewater Inflow and Infiltration FY2017: Priority-based improvements to wastewater system infrastructure to help reduce the possibility of SSOs./4	$2,300,000	Complete	Wastewater Fund	1/21/2026	10/3/2017	C.W. Porter

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St. Pete Beach	Wastewater Improvements to Pass-a-Grille Way (Reconstruction Phase I)./4	$2,210,325	Complete	Wastewater Fund	1/21/2026	10/3/2017	C.W. Porter
St. Pete Beach / Fire	Fire Department Dock - Infrastructure improvements to the City-owned area at 7701 Boca Ciega Dr to facilitate the operation of Fire Boat 22 (100% County-funded vessel). Improvements include a dock, boat lift, and all required electrical equipment.	$35,000	Complete	Capital Projects Fund	1/21/2026	1/18/2023	Kelly Intzes
Tarpon Springs	Riverside and Hillside Drive Stormwater Improvements	$67,000	Completed	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Pent Street/Grosse Avenue Flooding Abatement Project Flooding/Drainage Improvements	$3,400,000	Construction Underway	Stormwater Utility & Approved SWFWMD CFI	1/21/2026	12/15/2018	R. Robertson
Tarpon Springs	Disston and Tarpon Ave Evac Route SW Improvements	$428,000	Design Complete	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Kenneth Way Flooding/Drainage Improvements	$91,000	Conceptual Design	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Center Street at Disston Ave Flooding/Drainage Improvements	$573,000	Alternatives Analysis Underway	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Athens St. and Dodecenase Sponge Docks Flooding/Drainage Imp.	$27,000	Phase 1 Construction Nearly Complete	Stormwater Utility	1/21/2026	12/15/2018	Anthony Mannello
Tarpon Springs	Palm Avenue Flooding/Drainage Improvements	$728,000	Complete	Stormwater Utility & CFI Application Submitted	1/21/2026	12/15/2018	Anthony Mannello
Tarpon Springs	Highland Ave. & Vista Pl./Jasmine Ave. & Lime St.Flooding/Drainage Improvements	$161,500	Permitting Complete, Pending Funding	Stormwater Utility & Approved SWFWMD CFI	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Disston Ave between Spruce and Live Oak Flooding/Drainage Imp	$581,000	Conceptual Design	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Fire Station #71 – Construct a new Fire Station to reach the community during an emergency for a more rapid response time	$2,700,000	Completed	City of Tarpon Springs and Penny for Pinellas	1/21/2026	12/15/2018	Megan Araya
Tarpon Springs	Mango Street Roadway and Stormwater Improvements	$917,000	Construction Underway	City of Tarpon Springs and Penny for Pinellas	1/21/2026	9/16/2021	R.Robertson
Tarpon Springs	Window replacement, roof replacement, pointing of the brick and waterproofing City Hall.	$2,100,000	Completed	City of Tarpon Springs and Penny for Pinellas	1/21/2026	12/15/2018	Megan Araya
Tarpon Springs	Riverside/Hillside Drive Flooding Abatement	$56,000	Completed	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Bath St./Shaddock Ave. Alley	$9,870	Completed	Stormwater Utility	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Stormwater Infrastructure (GIS) Assessment Project	$200,000	Completed	Stormwater Utility & CFI Application Submitted	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Purchase Johnson Street Sweeper for in-house removal of roadside sediment & debris that would otherwise get into our stormwater system. Estimated completion time: Ongoing. / 1,3	$240,000	Purchased	Stormwater Tax Assessment	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Purchase Aquatech VacCon for in-house removal of sediment & debris that cause blockages of our stormwater system. Estimated completion time: Ongoing. / 1,3	$350,000	Purchased	Stormwater Tax Assessment	1/21/2026	12/15/2018	Renea Vincent
Tarpon Springs	Purchase 15 new portable generators	$459,000	Purchased	City of Tarpon Springs Utilities	1/21/2026	12/15/2018	R. Robertson
Tarpon Springs	Purchase Tennant Mini Street Sweeper for removal of sidewalk and roadside sediment, fertilizer & debris that would otherwise get into our bayou system.	$16,000	Purchased	Stormwater Tax Assessment	1/21/2026	11/13/2018	Renea Vincent
Tarpon Springs	Cedar Street Roadway/Infrastructure Upgrades	$300,000	Complete	SW Utility and Penny for Pinellas	1/21/2026	9/21/2022	Bob Robertson
Tarpon Springs / Streets & Stormwater Division	Mango Street & Mango Circle flood abatement SAP 102 - Project to reduce/eliminate localized flooding and emergency vehicle access.	$840,000	Complete	Stormwater Tax Assessment, EMPATF, HMGP; PDM Program	1/21/2026	9/23/2025	Bob Robertson
Tarpon Springs / Streets & Stormwater Division	SAP - Stormwater Capital Improvement plan. (SAP-Stormwater Action Plan) Estimated completion time: Ongoing. / 4	$150,000 Annually	Complete	Stormwater Tax Assessment	1/21/2026	10/9/2025	Renea Vincent
Tarpon Springs / Streets & Stormwater Division	Vehicles - Purchase CAT Mini Excavator & Trailoer for in-house construction and maintenance of Stormwater infrastructure. Estimated completion time: Ongoing. / 1,3	$89,000	Complete	Stormwater Tax Assessment	1/21/2026	10/9/2025	Renea Vincent
Treasure Island	Elevated three structures above the base floor elevation	$100,000	Complete	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.

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Treasure Island	Demolished three structures and replaced with conforming structures.	$1,500,000	Complete	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Demolished one structure in flood area.	$800,000	Complete	Local and State	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Applications pending to elevate two structures above the base floor elevation	$210,000	Underway	Private and State	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Drainage improvements in the Sunset Beach neighborhood to reduce flooding.	$300,000	Complete	Local and State	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Hardening of critical facilities - City Hall and Public works complex.	$150,000	Received HMGP grant for this project in the amount of $71,487.	HMGP/Local	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Reconstruction of Treasure Island Causeway bascule bridges to replace bridges built in 1939. Causeway is designated evacuation route for 7,560 permanent and 8,000 seasonal residents with the original bridges and equipment subject to storm tide flooding due to low elevation.	$50,000,000	Received federal grant for this project in the amount of $50,000,000. Completed in 2007.	Federal	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Enhancement of beach area to reduce storm losses. Quarterly planting of sea oats by community volunteers to enhance dune system for a number of years. County provides sea oats free of charge. Nominal cost to City. Also, sand sharing program set up so that in the event of a storm, the City can relocate accreted sand to storm damaged areas of Treasure Island's beach ($500,000 reserve fund set aside by City Commission for emergency beach repairs.)	Nominal to date. Reserve of $500,000 established.	Complet and on-going	Local and County (sea oats donation)	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	2013 Elevated 2 structures above BFE	$459,000	Complete	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	2013 Demolished one structure in flood area (no replacement)	$10,000	Complete	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Permits issues to elevate one structure above the base floor elevation (to be completed in 2014)	$1,430,000	Underway	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Demolition of 7 non-FEMA compliant structures (2015)	$64,700	Complete	Private	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Drainage improvements in the Sunset Beach neighborhood to reduce flooding. (One phase)	$914,000	One Phase Complete	Local and State	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Palms Bridge replacement	$1,657,638	Complete	Local	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Capri Bridge replacement	$2,244,517	Complete	Local	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Main Lift Station Refurbishment	$429,176	Complete	Local	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Lift Station #3 Refurbishment	$244,339	Complete	Local	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Emergency Generator	$56,400	Complete	Penny for Pinellas, Local (Wastewater General Fund)	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Harden / Refurbish Municipal Facilities (LS #6, LS #7, LS #8, LS #9)	$1,093,240	Complete	Local (Wastewater General Fund)	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Harden / Refurbish Municipal Facilities (LS #4)	$756,289	Complete	Local (Wastewater General Fund)	1/21/2026	10/31/2017	R.G. Bray, Jr.
Treasure Island	Phase 6 Drainage improvements in the Sunset Beach neighborhood to reduce flooding.	$1,300,000	Complete	Local and State	1/21/2026	11/19/2018	R.G. Bray, Jr.
Treasure Island	Lift Station #4 - Refurbishment - Elevation of Controls & Electrical Equipment in Lift Station #4 Estimated completion time: more than 12 months. / 4	$823,300	Complete	Partially Funded by City	1/21/2026	1/10/2018	Mike Helfrich

Pinellas County
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Appendix D, Table D-2: Accomplishments

Municipality / Entity	Project	Est. Cost	Status	Funding	Date Last Reviewed	Date Last Updated	Updated By
Treasure Island	GPS Inventory of Street Signs - Inventory all street and identification signs using GPS technology to facilitate replacement following a storm event. Estimated completion time: more than 12 months./ 4	$50,000	Complete	CDBG; HMGP; HMGP Planning	1/21/2026	1/10/2018	Mike Helfrich
Treasure Island	Stormwater Interceptor project in Sunset Beach and rehabilitation of underdrain system at lots 2 and 3 improvement of stormwater discharge throughout the city / 4 - At lots 2 and 3 and nearby areas. 2016: Phase 4 & 5. 2017: Phase 6. 2018: Master Plan. 2019: Causeway Area. 2020: Sunshine Beach Area. 2021: Downtown Area.	$3,105,000	Complete	Local/Partially funded by SWFWMD	1/21/2026	1/10/2018	Mike Helfrich
Treasure Island	Stormwater Master Plan	$2,510,000	Master Plan Complete - Projects to be constructed in the future.	Capitalization Grants for Clean Water State Revolving Funds; HMGP; Nonpoint Source Implementation Grants; SWFWMD Grants, Local funds	1/21/2026	11/30/2021	Jamie Viveiros
Treasure Island	Lift Station Rehabilitation - Rehab and harden Lift Stations #1, #2, #5, #10 an #11. Modernize the faciities and equipment to address the current demands upon the system, extend the life of the facility, and harden the system to be resistant to flood and surge.	$1,800,000	Complete	Local and State Funding	1/21/2026	11/30/2021	Jamie Viveiros
Treasure Island	Lift Station Vault Door Replacements	$600,000	Complete	Capitalization Grants for Clean Water State Revolving Funds; FMAP; HMGP; Nonpoint Source Implementation Grants; Local	1/21/2026	11/30/2021	Jamie Viveiros
Treasure Island	Portable Generator for Pump Station #4	$115,000	Complete	Local Funding	1/21/2026	11/30/2021	Jamie Viveiros
Treasure Island	East Causeway Drainage and Roadway Improvements: Enhance drainge facilities on the East Causeway to expand capacity, reduce flooding, improve roadway conditions, the ability to evacuate all properties west of Park Street, and reduce pollutant discharge into Boca Ciega Bay . /1	$2,396,700	Complete	City, State grant and SWFMD grant.	1/21/2026	11/9/2023	Jesse Miller
Treasue Island	Generator for an Emergency Operations Center (EOC) shared by three municipalities.	$150,000	Complete	Local Funding	1/21/2026	11/7/2023	Jesse Miller
The Arc Tampa Bay	The Arc Tampa Bay Long Center Generator - Purchase and installation of a natural gas based 125 kw generator to support approximately 7000 sqaure feet, to support the critical health and safety needs of our residents during a hurricane.	$142,000	Complete	Generator donated by Publix. Installation costs funded by The Arc Tampa Bay Foundation (a separate 501c3). Engineering performed by East-West. Total costs for installation, maintenance contracts and testing approximately $100,000.	1/21/2026	9/27/2021	Carolyn Reginelli

TABLE A-1 COUNTYWIDE OUTREACH

Pinellas County,
Local Mitigation Strategy 2025-2026
Appendix A, Table A-1, Pinellas County (County-wide) Outreach Matrix

Name of Event/Outreach	Description of Event / Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Update Comments	Name of Last Reviewer
Hurricane Expo	Redington Shores Expo	Community Event	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	25	8/25/2014	1/21/2026	11/25/2025	No updates (PPI, Annual event, County staff present)	Lisa Foster
Hurricane Expo	Gulfport	Community Event	Hurricane Vulnerable Seniors	Public Safety Information (ex. Turn Around Don't Drown)	2000	8/25/2014	1/21/2026	11/25/2025	Sign up for special needs evacuation program.	Mary Burrell
Hurricane Expo	Seminole Expo	Community Event	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	150	8/25/2014	1/21/2026	11/25/2025	Know your risk, make a plan, stay informed	Mary Burrell
PCC-TV	Aging on the Suncoast for July-August	Interview	Hurricane Vulnerable Seniors	Make your Family/ Business Disaster Plan	33,331	8/25/2014	1/21/2026	11/25/2025	Hurricane recovery https://www.youtube.com/watch?v=16cQXYc5QWY	Mary Burrell
Other-Speaking Engagement	Largo Hurricane Event	Roundtable/ Forum	Municipality	Make your Family/ Business Disaster Plan	30	8/25/2014	1/21/2026	11/25/2025	Encouraging preparedness for the whole community.	Mary Burrell
Other-Speaking Engagement	Talk to residents of The Hampton at Clearwater	Presentation	Hurricane Vulnerable Seniors	Check on neighbors to see if you can help.	30	8/25/2014	1/21/2026	11/25/2025	Getting people involved in helping each other in the community.	Mary Burrell
Cable Television Programming	PCC-TV	Pinellas County Cable TV Interviews	County-wide	Topics vary from Insurance issues, preparedness, securing property, what to expect, mitigation opportunities, sea level rise	200,000	9/5/2014	1/21/2026	11/25/2025	Added videos featuring interviews with 911 operators.	Mary Burrell
County Speakers Bureau	Pinellas County Speakers Bureau (Bank Speakers: Volunteers and County/Municipal Employees)	Area-Specific Meeting (see list)	County-wide	All messages addressed during the year	400	9/5/2014	1/21/2026	11/25/2025	Use of consistent messaging throughout the county.	Mary Burrell
Community Connect	Electronic Emergency Information Newsletter	Newsletter	County-wide	All messages addressed during the year through regular communications	5,677	9/5/2014	1/21/2026	11/25/2025	Everbridge used to transmit messaging.	Mary Burrell
Alert Pinellas	Opt-In Alert System (Email, Phone, Text). Automatically sent to Ready Pinellas app as an additional notification	Social Media/ Email	County-wide	Know your risk/ Emergency Communications/ Warning	52,162	9/5/2014	1/21/2026	11/25/2025	Added messaging and templates for different disasters.	Mary Burrell
Pinellas County Flood Information Website	Web Pages include: Build Smart, Flood Elevation Certificate, Flood Information- FAQ, Floodplain Protection, Flood Mitigation, Flood Insurance, Flood Maps & Zones, Flood Warning System/Notifications/Safety, Flood	Website	County-wide	All key messages are addressed throughout the year.		10/31/2016	1/21/2026	11/25/2025	Content updated as needed and reviewed annually; links checked monthly	Lisa Foster
Pinellas County Flood Map Service	Flood Map Service Center searchable by address includes flood related information including: FEMA FIRM data, Storm surge, evacuation zones, National Wetland Inventory	Website	County-wide	All key messages are addressed throughout the year.		10/31/2016	1/21/2026	12/30/2021	Content updated as needed and reviewed annually	Lisa Foster
Pinellas County Program for Public Information (PPI)	Propram for Public Information: Flood related messages, target audiences, projects, and initiatives	Program	Unincorporated residents, includes some County-wide projects and initiatives	All key messages are addressed throughout the year, before, during and after flood or hurricane events		10/31/2016	1/21/2026	1/15/2025	Three Committee meetings per year, Content updated as needed and reviewed annually.	Lisa Foster

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Hurricane Expo	County-sponsored in different county locations	Community Events	County-wide	Public Safety Information (ex. Turn Around Don't Drown; Know Your Flood Zone and Evacuation Zone; Make a plan; Build a kit	2000	8/25/2014	1/21/2026	11/25/2025	Participation by municipality and organizations from throughout the county.	Mary Burrell
Pinellas County EM Website	Other Hazard Resources	Website	County-wide	All messages addressed during the year		9/5/2014	1/21/2026	11/25/2025	All-hazards topics, including flooding, storm surge, wind and other severe weather events.	Mary Burrell
Pinellas County EM Website	Hurricane Preparedness: Información en Español	Website	Spanish Speaking Residents	Prepare Ahead; Make your Family/ Business Disaster Plan		9/5/2014	1/21/2026	11/25/2025	Ready Pinellas Espanol edition. Spanish Hurricane Guide. Website: https://pinellas.gov/preparacion-para-un-huracan; and emergency notifications via Alert Pinellas.	Mary Burrell
Pinellas County EM Website	Emergency information	Website	County-wide	All messages addressed during the year		9/5/2014	1/21/2026	11/25/2025	Updated information on disaster.pinellas.gov and post-storm recovery resources. Recover.pinellas.gov	Mary Burrell
Pinellas County EM Website	Hurricane Preparedness: Know Your Zone - look up evacuation levels, shelters, current evacuation information, by location	Website	County-wide	Know your risk; Make a plan; Stay informed; Get involved		9/5/2014	1/21/2026	11/25/2025	Key points and lookups for evacuation zone and flood zone at disaster.pinellas.gov.	Mary Burrell
Pinellas County EM Website	Healthcare Facilities Disaster Planning: Criteria, Statutes and Rules	Website	Health Care Facilities/ Business	Make your Family/ Business Disaster Plan		9/5/2014	1/21/2026	11/25/2025	Revised emergency planning guidance for health care facilities. https://pinellas.gov/healthcare-facility-planning/	Mary Burrell
Pinellas County EM Website	Hurricane Preparedness: Prepare Ahead	Website		Prepare Ahead; Make your Family/ Business Disaster Plan		9/5/2014	1/21/2026	11/25/2025	Updated: https://pinellas.gov/make-a-plan	Mary Burrell
Pinellas County EM Website	Shelter Options	Website	County-wide	Public shelters, special needs, pet-friendly, options to shelters		9/5/2014	1/21/2026	11/25/2025	Additional guidance in Hurricane Guide; revised online description: https://pinellas.gov/emergency-information/public-shelters/	Mary Burrell
Pinellas County EM Website	FEMA - Federal Emergency Management Agency	Website	County-wide	Insure your property for your hazard(s)		9/5/2014	1/21/2026	11/25/2025	Information on insurance updated annually. https://pinellas.gov/make-a-plan/	Mary Burrell
Pinellas County EM Website	Ready Pinellas Mobile Application	Website	County-wide	Make your Family/ Business Disaster Plan. https://www.pced.org/disaster-resources-for-business/		9/5/2014	1/21/2026	11/25/2025	Information and resources to guide families and businesses to make a plan	Mary Burrell
Pinellas County EM Website	Información en Español	Website/ Publications	Spanish Speaking Residents	Know your risk, make a plan, stay informed, get involved		9/5/2014	1/21/2026	11/25/2025	https://pinellas.gov/preparacion-para-un-huracan/ and Ready Pinellas mobile application. Educational materials translated into Spanish.	Mary Burrell
Pinellas County EM Website	Hurricane Guide	Website	County-wide	Ready, set, protect: English, Spanish, Vietnamese versions		9/5/2014	1/21/2026	11/25/2025	Hurricane Guide posted online, ADA compliant, in English, Spanish and Vietnamese. https://pinellas.gov/hurricane-guide/	Mary Burrell

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Appendix A, Table A-1, Pinellas County (County-wide) Outreach Matrix

Name of Event/Outreach	Description of Event / Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Update Comments	Name of Last Reviewer
Pinellas County EM Website	Hurricane Video Library	Website	County-wide	Video library includes short videos on how to look up zones, prepare your house, familiy and pets		9/5/2014	1/21/2026	11/25/2025	Updated: https://pinellas.gov/hurricane-videos	Mary Burrell
Pinellas County EM Website	Hurricane Publications	Website/ Publications	County-wide	Messages shared through regional networks to distribute through municipalities and community groups.		9/5/2014	1/21/2026	11/25/2025	Updated: https://pinellas.gov/emergency-information/	Mary Burrell
Pinellas County EM Website	Public Shelter Options - Host Homes	Website	County-wide	Prepare Ahead; Make your Family/ Business Disaster Plan		9/5/2014	1/21/2026	11/25/2025	Updated: https://pinellas.gov/emergency-information/public-shelters/ Adiitional Link: https://pinellas.gov/re-entry-housing-shelters-resources/	Mary Burrell
Pinellas County EM Website	Special Needs Information	Website	Hurricane Vulnerable Seniors/ Disabilities	Prepare Ahead; Make your Family/ Business Disaster Plan		9/5/2014	1/21/2026	11/25/2025	All forms and PDF documents are ADA compliant. Updated online forms: https://pinellas.gov/special-needs/r	Mary Burrell
Pinellas County EM Website	Pet Preparedness	Website	County-wide	Prepare Ahead for your pets		9/5/2014	1/21/2026	11/25/2025	Updated pet preparedness page https://pinellas.gov/preparing-pets-for-emergencies/	Mary Burrell
Pinellas County EM Website	Recovery	Website	County-wide	Safety guideliness, disaster assistance, contractor information		9/5/2014	1/21/2026	11/25/2025	Shared messages for recovery, mitigation and post-storm resources. Recover.pinellas.gov	Mary Burrell
Pinellas County EM Website	Sandbags	Website	County-wide	Availability of sandbags prior to storms/flooding		9/5/2014	1/21/2026	11/25/2025	Updated: https://pinellas.gov/sandbags	Mary Burrell
Pinellas County EM Website	Transportation - traffic info	Website	County-wide	PSTA free service, resources on traffic reports, roadway conditions		9/5/2014	1/21/2026	11/25/2025	Interior signage on buses, and rack cards distributed by PSTA on all routes.	Mary Burrell
Pinellas County EM Website	Emergency alerts sent text, email, phone during emergencies; information on Twitter	Website/ Social Media	County-wide	Emergency Communications/ Warning		9/5/2014	1/21/2026	11/25/2025	Posted to instruct the public about communications and how/where to get information through Facebook, X, Next Door. Signups for Alert Pinellas. https://pinellas.gov/alert-pinellas	Mary Burrell
Pinellas County EM Website	Subscribe to e-news, emergency notification tools	Website/ Social Media/ Email	County-wide	Emergency Communications/ Warning		9/5/2014	1/21/2026	11/25/2025	News, announcements and updates sent to users of the Ready Pinellas mobile application and Alert Pinellas.	Mary Burrell

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Appendix A, Table A-1, Pinellas County (County-wide) Outreach Matrix

Name of Event/Outreach	Description of Event / Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Update Comments	Name of Last Reviewer
Pinellas County Social Media	Social media: Twitter, Facebook, NextDoor	Social Media	County-wide	Emergency Communications/ Warning		9/5/2014	1/21/2026	11/25/2025	Promotion of social media tools https://pinellas.gov/stay-informed/	Mary Burrell
Pinellas County EM Website	Amateur Radio Operator	Website	County-wide	Emergency Communications		9/5/2014	1/21/2026	11/25/2025	Information on radio operators. https://pinellas.gov/get-involved-2/	Mary Burrell
Pinellas County EM Website	Weather Links	Website	County-wide	Know your risk		9/5/2014	1/21/2026	11/25/2025	Hurricanes, tornadoes, extreme heat, Red Tide https://pinellas.gov/know-your-risk	Mary Burrell
Media Partnerships	Sharing of data and Interviews including newspaper, television and radio	Interview	County-wide	All key messages are addressed throughout the year.		9/5/2014	1/21/2026	11/25/2025	Key messages include year-round preparedness and mitigation.	Mary Burrell

TABLE A-2 MUNICIPAL OUTREACH MATRIX

Pinellas County
Local Mitigation Strategy 2025 - 2026
Appendix A, Table A-2 Municipal Outreach Matrix

Municipality / Entity	Name of Event/Outreach	Description of Event/Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Review Comments	Name of Last Reviewer
Belleair	Annual letter	Belleair sends out a letter annually for Town residents Know Your risk to all the property owners every year in our Utility bill which reaches 100% of our residents.	Letter in utility bill	Residents	Know Your risk to all the property owners every year	100% of the residents	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Know your flood risks, understand sea level rise impacts, etc	Handouts which are always available in Town Hall, municipal buildings,Rec Center,Police Department and librarySome of the items include Know your flood risk, purchase flood insurance,register to receive warnings, Only Rain Down the Drain, get building permits, illegal dumping, make an emergency plan, how sea level rise affects your property.	Handouts - Available in Town Hall, municipal buildings,Rec Center,Police Department and library.	Residents	Focuses on - Know your flood risk, purchase flood insurance,register to receive warnings, Only Rain Down the Drain, get building permits, illegal dumping, make an emergency plan, how sea level rise affects your property.	75% of residences	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Hurricane Newsletter	Town welcome packet for new residents that come into town hall to set up accounts that include brochures for Hurricane preparedness.	Town Welcome Packet	New Residents	Hurricane tips and pet safety during a storm.	77 % of New Residents	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Storm and hurricane preparedness	Participated in hurricane awareness week through Social Media/ facebook/Twitter. With tips for surviving the storm and hurricane preparedness tips. target audience was town wide residents.	Social Media/ facebook/Twitter	Residents	Tips for surviving the storm and hurricane preparedness tips	1600	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Code red	Code red for town residents that signed up through email.	Email	Residents	Emergency Alerts	1600	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	City staff site visits	City staff will meet with property owners upon request to assist with property hazard mitigation . Area-Specific Meeting Municipality Protect your property from the hazard(s)/floods.	Site Visits	Residents	Meet with property owners upon request to assist with property hazard mitigation	100% of residents	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Hurricane Preparedness Information	Signs coming into town each year notifying residents of the start of hurricane season. and notifying residents of the Hurricane newsletter that can be picked up at all municipal buildings in the Town.	Road Signs	Residents	Indicate the start of hurricane season; notify the availability of hurricane newsletters.	Community wide, including Pinellas County resdients	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair	Know your zone Information	On the website, know your zone, target audience all residents	Website	Residents	Information	100%	12/10/2019	1/21/2026	12/10/2019		**Ashley Bernal**
Belleair Beach	Hurricane Newsletter	Emailed to all property owners in June 1 of each year	Electronic Mailing	All property owners signed up for emails	Protect your property from the hazard(s)	361	10/2/2014	1/21/2026	11/19/2023		**Kyle Riefler**
Belleair Beach	Flood and Hurricane Awareness	Brochures are kept in magazine rack located in lobby	For residents coming in to the community center	All property owners	Protect your property from the hazard(s)	several hundred	10/2/2014	1/21/2026	11/19/2023		**Kyle Riefler**
Belleair Beach	Flood Facts Brochure	Mailed to all property owners, Realtors, Mortgage Companies, Financial Institutions and Insurance Companies	Mailing	All property owners, Realtors, Mortgage Companies, Financial Institutions and Insurance Companies.	Flood Information	1,650	8/16/2016	1/21/2026	11/19/2023		**Kyle Riefler**
Belleair Beach	Guide	Pinellas County All Hazards Preparedness Guide	Publication	For residents coming in to the community center and in welcome packets for new residents	Steps to preparedness, storm surge, special needs, evacuation zones, during & after the storm	Several hundred	8/17/2017	1/21/2026	11/19/2023		**Kyle Riefler**
Belleair Beach	Storm Drain Markers	Installed on all Storm drains	Public Signs, Brochures for residents	All residents	Only Rain Down the Drain	1650	8/16/2016	1/21/2026	11/19/2023		**Kyle Riefler**

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Appendix A, Table A-2 Municipal Outreach Matrix

Municipality / Entity	Name of Event/Outreach	Description of Event/Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Review Comments	Name of Last Reviewer
Belleair Bluffs	Know your flood risks, understand sea level rise impacts, etc	Include Know your flood risk, purchase flood insurance,register to receive warnings, Only Rain Down the Drain, get building permits, illegal dumping, make an emergency plan.	Handouts - Available in City Hall, web site	Residents	Focuses on - Know your flood risk, purchase flood insurance,register to receive warnings, Only Rain Down the Drain, get building permits, illegal dumping, make an emergency plan.	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Hurricane Preparedness Information	Notification Boards notifying residents of the start of hurricane season. and notifying residents of the Hurricane newsletter that can be picked up at City Hall and is available on the web site	Notification Boards, web site, Next Door, Face Book	Residents and Businesses	Indicate the start of hurricane season; notify the availability of hurricane newsletters.	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Storm and hurricane preparedness	Participated in hurricane awareness week through Social Media such as Belleair Bluffs web site, FaceBook, Next Door. With tips for surviving the storm and hurricane preparedness tips. target audience was all businesses and residents	Notification Boards, web site, Next Door, Face Book	Residents and Businesses	Tips for surviving the storm and hurricane preparedness tips	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Annual LMS Report to City Commission	City staff presents the annual LMS, floodplain management planning update to City Commission	Presentation to Governing Body	Municipality	Comprehensive hazard risk identification and mitigation	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Flood Awareness	Website and city hall lobby	Notification Boards, web site, Next Door, Face Book	General information regarding all aspects of Flood Protection and	Protect natural functions (floodplain; habitat; etc.)	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Know your flood risks, understand sea level rise impacts, etc	Web site/Publications	Quarterly Newsletter/web site	Residents, Business Owners, Realtors	Protect natural functions (floodplain; habitat; etc.)	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Storm Drain markers	Storm drain markers are on every storm drain in the City. They are replaced as needed.	Brochures are given to each resident	All residents	Only Rain Down the Drain	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	City Staff Meetings	City Staff meets to coordinate information for distribution, methods of distribution and when to distribute	Social media, print, web site, notification boards	Municipality	Tips for surviving the storm and hurricane preparedness tips	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Hurricane Sheltering In Place Symposium	A joint meeting with local government agencies, public service utilities, Police and Fire Departments and local elected officials	On web site	All residents and businesses	Preparing your home against wind, flood or other damage while sheltering in place, making a plan; emergency notification; evacuation; pet and medical provisionsetc.			1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Know your flood risks, understand sea level rise impacts, etc	Web site/Publications	Quarterly Newsletter/web site	Residents, Business Owners, Realtors	Protect natural functions (floodplain; habitat; etc.)	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Storm Drain markers	Storm drain markers are on every storm drain in the City. They are replaced as needed.	Brochures are given to each resident	All residents	Only Rain Down the Drain	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	City Staff Meetings	City Staff meets to coordinate information for distribution, methods of distribution and when to distribute	Social media, print, web site, notification boards	Municipality	Tips for surviving the storm and hurricane preparedness tips	2,200	10/2/2014	1/21/2026	12.15.2022		**Debra Sullivan**
Belleair Bluffs	Hurricane Sheltering In Place Symposium	A joint meeting with local government agencies, public service utilities, Police and Fire Departments and local elected officials	On web site	All residents and businesses	Preparing your home against wind, flood or other damage while sheltering in place, making a plan; emergency notification; evacuation; pet and medical provisionsetc.			1/21/2026	12.15.2022		**Debra Sullivan**

Pinellas County
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Municipality / Entity	Name of Event/Outreach	Description of Event/Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Review Comments	Name of Last Reviewer
Belleair Shore	Know your flood risks.	Links helping understand a resident's flood risks is available to citizens through the Town's website.	On the Town of Belleair Shore's web site.	All residents	Focuses on - Understanding your flood risk.	Population of approximately 67 people (57 residential properties)	9/6/2024	1/21/2026	10/30/2024		**Mary Palmer**
Belleair Shore	Hurricane Preparedness	Information and links regarding hurricane preparedness and evacualtion routes added to Town's website	On the Town of Belleair Shore's web site.	All residents	Preparation and Awareness	Population of approximately 67 people (57 residential properties)	9/6/2024	1/21/2026	10/30/2024		**Mary Palmer**
Clearwater	Repetitive Loss Area Letter	Annual letter sent to approximately 1,250 residences in repetitive loss areas	Mailing	Repetitive Loss Area	Evaluating flood protection measures, flood insurance, be prepared, only rain down the drain, buy flood insurance, know your flood zone	3% of residences	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	My Clearwater Magazine – Flood Program article	Annual magazine article – mailed to residences and available at municipal buildings	Mailing	Municipality			10/4/2016	1/21/2026	6/30/2022		**Sarah Kessler**
Clearwater	Handout	Always available in City Hall, municipal building, and library	Handout	Municipality	Know your flood risk, purchase flood insurance, register to receive warnings, Only Rain Down the Drain, get building permits, illegal dumping, make an emergency plan, how sea level rise affects your property	75% of residences	10/4/2016	1/21/2026	10/31/2022		**Sarah Kessler**
Clearwater	Extensive Social Media Posts	Frequent posts to several accounts on Facebook (City of Clearwater, Clearwater Police Department, Clearwater Fire and Rescue), Twitter (CLW Public Safety), and Instagram (Clearwater Police, Clearwater Fire Rescue)	Social Media	All residents	Turn around don't drown, make a plan, Only Rain down the drain, prepare for the storm, protect your property	30% of residents	10/4/2016	1/21/2026	12/16/2022		**Sarah Kessler**
Clearwater	Press release – Secure Chemicals before storm	Annual press release sent out to news agencies	Press release	All residents	Be prepared	10% of residents	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	Sunshine Line article – Stream Dumping Regulations	Annual article in Sunshine Lines, which is a utility stuffer and included with the bill.	Newsletter article	All residents	Only Rain Down the Drain	100% of residents	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	Sunshine Lines article – Safe Storage During Storm Season	Annual article in Sunshine Lines, which is a utility stuffer and included with the bill.	Newsletter article	All residents	Be prepared	100% of residents	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	Sunshine Lines article – Keep Clearwater Bright and Beautiful	Annual article in Sunshine Lines, which is a utility stuffer and included with the bill.	Newsletter article	All residents	Only Rain Down the Drain	100% of residents	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	Sunshine Lines article – City Offers Flood Protection Assistance	Annual article in Sunshine Lines, which is a utility stuffer and included with the bill.	Newsletter article	All residents	Protect property from flood damage	100% of residents	10/4/2016	1/21/2026	3/31/2022		**Sarah Kessler**
Clearwater	Insurance brochure provided by Florida Department of Emergency Management	Two sided brochure always available at City Hall, Municipal Service Building, Main Library, and Fire Station 45.	Brochure	All residents	Purchase flood insurance	5% of residents	10/4/2016	1/21/2026	12/19/2018		**Sarah Kessler**
Clearwater	Flood Safety brochure provided by Florida Department of Emergency Management	Two sided brochure always available at City Hall, Municipal Service Building, Main Library, and Fire Station 45.	Brochure	All residents	Be prepared, Turn around Don't Drown, Know your Hazard	5% of residents	10/4/2016	1/21/2026	12/19/2018		**Sarah Kessler**
Clearwater	Flood Mitigation brochure provided by Florida Department of Emergency Management	Two sided brochure always available at City Hall, Municipal Service Building, Main Library, and Fire Station 45.	Brochure	All residents	Protect floodplains and natural areas, protect dunes, Only Rain Down the Drain, Build responsibly	5% of residents	10/4/2016	1/21/2026	12/19/2018		**Sarah Kessler**
Clearwater	Storm Drain markers	Storm drain markers are on every storm drain in the City. They are replaced as needed.	Sign	All residents	Only Rain Down the Drain	100% of residents	10/4/2016	1/21/2026	6/30/2022		**Sarah Kessler**
Clearwater	Skycrest Neighborhood Association	Annual Community Meeting	Area-Specific Meeting	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	50	8/26/2014	1/21/2026	6/30/2022		**Sarah Kessler**
Clearwater	Villas of Sunset Grove	Annual Community Meeting	Area-Specific Meeting	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	50	8/26/2014	1/21/2026	6/30/2022		**Sarah Kessler**
Clearwater	Monthly EM Meetings	Monthly Emergency Management Meetings	Roundtable/Forum	Municipality	EM Coordination	25	8/26/2014	1/21/2026	11/30/2022		**Sarah Kessler**
Clearwater	Hurricane Season Information	City Website Information	Website	Municipality	Know your risk	5,000	8/26/2014	1/21/2026	10/31/2022		**Sarah Kessler**

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Clearwater	Surge Level Signs	Clearwater Beach Newsletter	Newsletter	Floodplain Residents	Public Safety Information (ex. Turn Around Don't Drown)	1,000	8/26/2014	1/21/2026	10/4/2016		**Sarah Kessler**
Clearwater	Floodplain Management Information	City Website Information	Website	Municipality	Know your risk	5,000	8/26/2014	1/21/2026	10/31/2022		**Sarah Kessler**
Clearwater	Flooding Information	City Website Information	Website	Municipality	Know your risk	5,000	8/26/2014	1/21/2026	10/31/2022		**Sarah Kessler**
Clearwater	Flood Flyer	Annual mailing to inform about flood hazards	Mailing	Repetitive Loss Properties, Floodplain Residents, Insurance	Know your risk	14,980	8/26/2014	1/21/2026	3/30/2022		**Sarah Kessler**
Clearwater	Flood Flyer	Annual mailing to inform about protective measures	Mailing	Repetitive Loss Properties, Floodplain Residents, Insurance	Public Safety Information (ex. Turn Around Don't Drown)	14,980	8/26/2014	1/21/2026	3/30/2022		**Sarah Kessler**
Clearwater	Loss Mitigation	Annual article in Sunshine Lines, which is a utility stuffer and included with the bill.	Mailing	Municipality	Make your Family/ Business Disaster Plan	49,000	8/26/2014	1/21/2026	6/30/2022		**Sarah Kessler**
Dunedin	Flood Map Information Services	Postcard	Direct Mailing	Banks, Insurance Companies, Realtors	Know your risk	236 businesses	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Flood Event Preparation	Letter	Direct Mailing	Facilities with flammable/toxic substances storage	Protect your property from the hazard(s)	29 facilities	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Flood Event Preparation	Letter w/Hazard Disclosure/Flood Insurance Information Enclosure	Direct Mailing	Realtors	Purchase of Flood Insurance	10 businesses	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Repetitive Loss Information	Letter	Direct Mailing	Repetitive Loss Properties	Informational	All repetitive loss areas	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Flood Awareness Flyer	Insert in Dunedin Beacon	Home delivery to all residents	Municipality	Informational	100% of residents	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Facts on Flooding Mailer	Brochure	Direct Mailing	Floodplain Properties	Informational	All floodplain properties	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Repetitive Loss Information Mailer	Brochure	Direct Mailing	Repetitive Loss Properties	Informational	All repetitive loss areas	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Website	Flood Awareness Webpage	Website	Municipality	Informational	100% of residents	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Dunedin	Flood Zone Lookup	Internet based information	Website	Municipality	Know your risk	100% of residents	12/10/2019	1/21/2026	11/4/2025		**Joseph DiPasqua**
Gulfport	Annual Hurricane Seminar	Community venue	Community-wide event and later aired on GTV Channel 615	Municipality	Property and family protection from hazards	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Flood Hazard Information Brochure	Brochure insert with utility bills	Brochure/Publication	Municipality	Protect your property from the hazard(s)	11,400	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Flood Protection Newsletter	Separate mail out to all floodplain properties	Mailing	Floodplain Residents	Protect your property from the hazard(s)	8,400	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Flood Protection Newsletter	Separate mail out to all repetitive loss areas	Mailing	Repetitive Loss Areas	Protect your property from the hazard(s)	200	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Mail out to banks, insurance companies, real estate companies, & contractors located within the City	Letter focusing on available hazard information and City services for mitigation	Mailing	Businesses	Insure your property for your hazard(s)	1,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	GTV Channel 615	Gulfport television station	Hazard protection television programming	Municipality	Hazard mitigation for property and family	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Storm surge high water mark signage	6 high water, storm surge markers placed in areas of known flooding throughout the City	Signage	Municipality	Know your risk	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Gulfport City Library	Hazard and mitigation reference materials, and FIRMs on-file for review	Books, brochures, information sheets, and FIRMs for patrons to review	Municipality	Property and family protection from hazards	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Gulfport website: www.mygulfport.us	Flood and hazard mitigation information	Website	Municipality	Build Responsibly	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Surviving The Storm	Distribution of publication in City facilities and Annual Hurricane Seminar	Publication	County-wide	Public Safety Information (ex. Turn Around Don't Drown)	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Public Outreach Strategy	City staff and residents participate on a committee focusing on outreach for hazard mitigation	Community Event	Municipality	Build Responsibly	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**

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Gulfport	City staff site visits	City staff will meet with property owners upon request to assist with property hazard mitigation	Area-Specific Meeting	Municipality	Protect your property from the hazard(s)	8,400	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Annual LMS Report to City Council	City staff presents the annual LMS, floodplain management planning update to City Council	Presentation to Governing Body	Municipality	Comprehensive hazard risk identification and mitigation	14,000	9/10/2014	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	E-mail Blast	Weekly Notifications, Important Storm Notices and Publications	Registered e-mail addresses	Municipality	Storm notices and related information	3,500	1/5/2024	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Stormsewer Signage - "Dump No Waste, Drains To Bay"	Placards attached to all storm drains located in or near floodplain	Stormwater Catch Basin Lids	Municipality	"Dump No Waste, Drains To Bay"	14,000	1/5/2024	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Gulfport	Landscaper Information	BTR, PC brochure, must provide proof of training and certification.	Business Tax Receipt	Landscaping Businesses	Prevention of pollution, overuse of chemicals, runoff pollution entering stormwater system	5,000	1/5/2024	1/21/2026	9/9/2024		**Michael Taylor, AICP**
Indian Rocks Beach	Brochures in City Hall lobby	Numerous brochures related to flooding, natural benefits of floodplains, stormwater, etc.	Brochures for pick-up by visitors	Entire Community	10 Messages from Pinellas Co. PPI		9/2/2014	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Flood-related materials cataloged in IRB Library	Documents, booklets, brochures, etc. available at library	General Outreach	Entire Community	9 documents listed in 2017 CRS Manual and numerous other documents		9/2/2014	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	City of Indian Rocks Beach website	Flood information on City website	website	Entire Community	10 Messages from Pinellas Co. PPI		9/2/2014	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	City Newsletter to Repetitive Loss Areas	Information in City Newsletter mailed to properties in repetitive loss areas	Newsletter mailed to every address in IRB	repetitive loss properties identified by FEMA and neighboring properties susceptible to same flood hazards	10 Messages from Pinellas Co. PPI	4300	9/2/2014	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	City of Indian Rocks Beach Quarterly Newsletter	Flood-related articles	Newsletter mailed to registered voters	Registered voters	10 Messages from Pinellas Co. PPI	3,615	9/2/2014	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Belleair Bee Newspaper	Articles	General	Entire Community	Natural functions of floodplains/Build Responsibly	4,300	10/9/2017	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Social Media Posts	Social Media	Web	Entire Community	10 Messages from Pinellas Co. PPI	4,300	10/9/2017	1/21/2026	11/5/2025	City and Stakeholder social media posts anticipated prior to May 1, 2025	**Dean Scharmen**
Indian Rocks Beach	Rotary Club Presentations	Presentation at Member Meeting	General	Business Community	9 Topics (all except Natural Functions of Floodplains)	50	10/9/2017	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Welcome Packet	Brochures in new resident welcome packet	General	Entire Community	10 Topics	30	10/9/2017	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Brochures for pickup in Public Services Office	Brochures on display	Informational	Entire Community	10 Topics	50	10/9/2017	1/21/2026	11/5/2025		**Dean Scharmen**
Indian Rocks Beach	Target Group letter to Real Estate Agents with City Flood Brochure Enclosed	Letter and Brochure	Direct Mailing	Real Estate Agents	10 Messages from Pinellas Co. PPI	18	12/29/2021	1/21/2026	11/5/2025	Anticipated to occur prior to May 1, 2026	**Dean Scharmen**
Indian Rocks Beach	Target Group letter to Insurance Companies with city Flood Brochure enclosed	Letter and Brochure	Direct Mailing	Insurance companies	11 Messages from Pinellas Co. PPI	25	12/30/2021	1/21/2026	11/5/2025	Anticipated to occur prior to May 1, 2027	**Dean Scharmen**
Indian Rocks Beach	Target Group letter to Landscapers with city Flood Brochure enclosed	Letter and Brochure	Direct Mailing	Lanscaping companies	12 Messages from Pinellas Co. PPI	22	12/31/2021	1/21/2026	11/5/2025	Anticipated to occur prior to May 1, 2028	**Dean Scharmen**
Indian Rocks Beach	Flood Insurance & Hurricane Workshop August 20, 2025	Redington and Indian Shores	Workshop	Entire Community		4,300	11/5/2025	1/21/2026	11/5/2025	Advertised on IRB website	**Dean Scharmen**
Indian Shores	Brochures in City Hall	Numerous brochures related to the National Flood Insurance Program[1],	Brochures/ Publications	Walk-in visitors to Town Hall	Preparation and awareness	1,423	9/16/2014	1/21/2026			**Michelle Tidwell**

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Indian Shores	Town of Indian Shores website	2007 - 2008 Winter NFIP, CRS Update, Annual Progress Report 510, 2008 [2]	Website	Indian Shores Residents	Preparation and awareness	1,423	9/16/2014	1/21/2026			**Michelle Tidwell**
Indian Shores	Hurricane Awareness Party	Guest Speakers: Meteorologist; Brian McClure from Bay News 9 and Pinellas County Emergency Management	Community Event	County-wide	Preparation and awareness	1,423	9/16/2014	1/21/2026			**Michelle Tidwell**
Indian Shores	Newsletter	Newsletter with flood information twice per year	Newsletter	Indian Shores Residents	Know your risk	2,500	9/16/2014	1/21/2026			**Michelle Tidwell**
Kenneth City	Town of Keeneth City Website	Information and links added to Town's website	Websute	Kenneth City Residents	Preparation and Awareness	5,000	9/28/2021	1/21/2026			
Largo	Imperial Palms Hurricane Preparedness (6/11/14)	Neighborhood meeting to discuss hurricane preparedness	Community Event	Municipality	Risk Assessment/ Preparation and Recovery Planning	100	8/20/2014	1/21/2026	9/19/2016		**Doug Swartz**
Largo	Preparing Business for disasters and recovery (6/18/14)	Meet with Central Pinellas Chamber of Commerce to discuss steps for businesses to take for planning and preparation as well as recovery.	Roundtable/Forum	Businesses	Make your Family/ Business Disaster Plan	200	8/20/2014	1/21/2026	9/19/2016		**Doug Swartz**
Largo	HomeBanc Belleair (5/27/14)	Meeting with Business to discuss preparedness	Community Event	Business	Risk Assessment/ Preparation and Recovery Planning	10	10/31/2014	1/21/2026	9/19/2016		**Betti Johnson**
Largo	Royal Palms Hurricane Preparedness (6/24/14)	Neighborhood meeting to discuss hurricane preparedness	Community Event	Municipality	Risk Assessment/ Preparation and Recovery Planning	250	8/20/2014	1/21/2026	9/19/2016		**Doug Swartz**
Largo	Palm Hill MHP Hurricane Preparedness (6/18/14)	Neighborhood meeting to discuss hurricane preparedness	Community Event	Municipality	Risk Assessment/ Preparation and Recovery Planning	150	8/20/2014	1/21/2026	9/19/2016		**Doug Swartz**
Largo	Community Awareness Campaign (ongoing)	Video series links on City web site	Website	Municipality	Risk Assessment/ Preparation and Recovery Planning		8/20/2014	1/21/2026	9/19/2016		**Doug Swartz**
Largo	BRACE for the Storm (May 6, 2014)	Internet based workshop to provide homeowners with an understanding of how to make their home safe from the next Hurricane and other disaster that threaten Florida residents.	Community Event	Municipality	Protect your property from the hazard(s)	1,600	8/21/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Annual Flood Mailing	Mail out to properties within the SFHA regarding risks, flood insurance benefits, natural and beneficial floodplains, development permit requirements and City of Largo Flood Zone map.	Mailing	Floodplain Residents	Know your risk	2,200	8/21/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Largo Fire Open House	Open House to provide homeowners with an understanding of how to make their home safe from the next Hurricane and other disaster that threaten Florida residents.	Community Event	Municipality	Risk Assessment/ Preparation and Recovery Planning	1500	10/31/2014	1/21/2026	9/19/2016		**Betti Johnson**
Largo	Repetitive Loss Mailing	Mail out to Repetitive Loss properties within City regarding risks, flood insurance benefits, natural and beneficial floodplains, development permit requirements and City of Largo Flood Zone map.	Mailing	Repetitive Loss Properties	Know your risk	7	8/26/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Central Pinellas Business Showcase	Business-to-Business and Business-to-Consumer Expo. Provided NFIP brochures.	Community Event	Businesses	Insure your property for your hazard(s)	1,500	8/26/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Emergency Preparedness City of Largo Website	Preparation/Checklists/NHC Videos/Evacuation/Shelters/Pet Safety/Links to other Resources	Website	Municipality	Public Safety Information (ex. Turn Around Don't Drown)		8/26/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Floodplains: City of Largo Website	Terms & Definitions/Links to Resources/CRS Annual Floodplain Management Plan Update/FEMA link to FIRM's/View Elevation Certificates online	Website	Municipality	Protect your property from the hazard(s)		8/26/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Guide	2014 Pinellas County Hurricane Guide	Brochure/ Publication	Municipality	All-Hazard Preparedness, Recovery Guide		8/26/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Flood: Are You Protected From The Next Disaster?	FEMA/NFIP Brochure- Flood Insurance	Brochure/ Publication	Municipality	Insure your property for your hazard(s)		8/27/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	NFIP/CRS Saving: Lives, Property, Money	NFIP/CRS Brochure - What is NFIP, CRS? Community participation and benefits of CRS.	Brochure/ Publication	Municipality	Insure your property for your hazard(s)		8/27/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Annual Lakes & Ponds Education Day (April 12, 2014)	Workshop for volunteers and citizens interested in the health and management of our water resources, specifically community lakes and stormwater ponds. (67 participants)	Community Event	County-wide	Protect natural functions (floodplain; habitat; etc.)		8/27/2014	1/21/2026	9/19/2016		**Johan Hendrickson**
Largo	Stress Relievers – Hurricane Recovery Focus (May 20, 2015)	Condo Association Managers Luncheon	Community Event	Condominium Management	Disaster Recovery	20	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Largo Annual Hurricane Expo (May 28, 2015)	Workshop followed by an ask the experts panel	Live presentation	Largo residents and business owners	Hurricane Preparedness	25 Citizens	9/19/2016	1/21/2026	9/19/2016		**David Mixson**

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Largo	National Hurricane Week	Educational outreach utilizing Ready.gov	Social Media (Facebook and Twitter)	Citywide	Hurricane Preparedness	Unlimited	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Emergency Management for Businesses (June 1, 2015)	Information letter sent to all city businesses from EM	Direct Mailing	Largo Business	Emergency Management	4,000	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Largo V News (2015 Hurricane Season)	Video clips recorded for citizen access on city website	www.largo.com	Citywide	Hurricane Preparedness	Unlimited	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Hurricane Preparation	Educational outreach	Community presentation	Imperial Palms Residents	Hurricane Preparedness	44	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Largo Fire Rescue Open House (October 17, 2015)	Informational display staffed by EM professionals. Handouts provided	Community Event	Largo residents	Disaster Preparedness	2,500	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Largo Small Business event (November 4, 2015)	Informational display staffed by EM professionals. Handouts provided.	Community Event	Largo Businesses	Disaster Plan for Business	20	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Active Shooter Awareness (December 21, 18 2015)	Information provided and mini tent card for Active Shooter event	City Bulletin (Electronic)	City of Largo Employees	Active Shooter Training	800	9/19/2016	1/21/2026	9/19/2016		**David Mixson**
Largo	Emergency Management Updates/News and Notice Items (Feb 08, 2016-Sep. 19 2016) Continuously Updated	Educational Outreach via web links infographics, and videos.	www.largo.com	Largo Residents-City Wide		1,606	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Facebook/Twitter outreach (Feb 08, 2016-Sep. 19 2016) Continuously Updated	Educational Outreach via web links, infographics, and videos.	Facebook	County-Wide	El Nino, Zika Awareness, Alert Pinellas, Hurricane Prep, Floods, Heatstroke, National Prep Month	20,949	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (April 17, 2016)	Educational outreach	Community presentation	Ranch MHP	Hurricane Preparedness	45	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (May 6, 2016)	Educational outreach	Community presentation	Imperial Palms Residents	Hurricane Preparedness	50	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (May 10, 2016)	Educational outreach	Community presentation	Teakwood East	Hurricane Preparedness	100	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Largo Annual Hurricane Expo (May 26, 2016)	Educational outreach/Workshop followed by ask the expert panel	Community presentation	Largo Residents and Business Owners-at Largo Public Library	Hurricane Preparedness	50	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (May 27, 2016)	Educational outreach	Community presentation	Pinellas Heights	Hurricane Preparedness	20	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (June 7, 2016)	Educational outreach	Community presentation	Teakwood West	Hurricane Preparedness	80	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (June 18, 2016)	Educational outreach	Community presentation	Oak Crest MHP	Hurricane Preparedness	60	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (June 22, 2016)	Educational outreach	Community presentation	Pelican Place Condos	Hurricane Preparedness	20	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (June 30, 2016)	Educational outreach	Community presentation	The Barrington	Hurricane Preparedness	25	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Preparation / Public Education (September 14, 2016)	Educational outreach	Community presentation	Four Seasons	Hurricane Preparedness	40	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Hurricane Door Hanger Project Aug-Present (continuous project)	Educational Door hanger	Canvas of door hangers to residents in different evacuation zones (starting with "A")	City Residents	Hurricane Preparedness	5000	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	Pinellas County All Hazards Guide Distribution	Educational Newspaper Guide	Various Educational Outreach Events and Expos	City Residents	Hurricane Preparedness	800	9/19/2016	1/21/2026	9/19/2016		**Summer Mahr**
Largo	The Barrington Health and Safety Fair (October 6, 2016)	Distributed All Hazards Guides and hurricane safety information	Community Event	Barrington Residents	Hurricane Preparedness	25	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Largo Fire Rescue Open House (October 17, 2016)	Pinellas County Emergency Management and Largo Public Education had a table set up distributing Hurricane Preparedness Information	Community Event	Citizens of Largo and nearby municipalities	Hurricane Preparedness-knowing what to do before during and after the storm	600	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Largo Business Night (November 2, 2016)	Distributed Hurricane Preparedness information as well as FL Get a Plan! Info, for business preparedness plans.	Community Event	City of Largo Business Owners	Hurricane Preparedness for Business Owners	35	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Veteran's Day Celebration (11/11/16)	Had a safety table set up and distributed hurricane preparedness information	Community Event	Largo Citizens	Hurricane Preparedness	50	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Largo Police Department Safety Day (11/12/16)	Had a safety table set up and distributed hurricane preparedness information	Community Event	Largo Citizens	Hurricane Preparedness	100	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Duke Energy Safety Fair (11/17/16)	Had a safety table set up and distributed hurricane preparedness information	Community Event	Duke Energy Employees	Hurricane Preparedness	100	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Fairway Village Safety Fair (2/21/17)	Had a safety table set up and distributed hurricane preparedness information	Community Event	Fairway Village Residents	Hurricane Preparedness	400	10/24/2017	1/21/2026			**Summer Mahr**

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Largo	Hurricane Preparation Presentation Teakwood Village East (4/11/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Teakwood Village East	Hurricane Preparedness	120	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Pinellas Heights (5/18/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Pinellas Heights	Hurricane Preparedness	25	10/24/2017	1/21/2026			**Summer Mahr**
Largo	SCC Software Health Fair (5/19/16)	Had a safety table set up and distributed hurricane preparedness information	Community Event	SCC Software Employees	Hurricane Preparedness	200	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Palm Hill North (5/22/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Palm Hill North	Hurricane Preparedness	80	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Palm Hill South (5/24/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Palm Hill South	Hurricane Preparedness	60	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Annual Hurricane Preparedness Event at Largo Public Library (5/26/17)	Educated citizens and business owners on how to prepare before, during and after a hurricane.Guests had the opportunity to visit table vendors as well. Pinellas County Emergency Mangement and State of Florida EM joined the event on the ask the expert panel	Community Presentation	Citizens County Wide-invited to join	Hurricane Preparedness	100	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Imperial Palms Senior Apartments (6/02/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Imperial Palms Residents	Hurricane Preparedness	50	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Glenwood Estates Mobile Home Park (6/10/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Glenwood Estates Residents	Hurricane Preparedness	60	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation The Barrington ALF (6/28/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	The Barrington Residents	Hurricane Preparedness	30	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparedness Preparation Presentation for Retired Employees of Pinellas County at Applebees on East Bay (7/10/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Pinellas County Residents	Hurricane Preparedness	30	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation El Dorado Village Mobile Home Park (7/11/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	El Dorado Village Residents	Hurricane Preparedness	40	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Preparation Presentation Four Seasons Mobile Home Park (7/19/17)	Educational outreach to give preparedness information for before, during, and after the storm	Community Presentation	Four Seasons Residents	Hurricane Preparedness	60	10/24/2017	1/21/2026			**Summer Mahr**
Largo	FarmShare Event (7/28/17)	Had a safety table set up and distributed hurricane preparedness information	Community Event	Pinellas County and Largo Residents	Hurricane Preparedness	400	10/24/2017	1/21/2026			**Summer Mahr**
Largo	After the Storm-Post Irma Hurricane Q and A El Dorado Village Mobile Home Park (9/21/17)	Distributed educational information and resources for post storm assistance. Educated on lessons learned from the storm, safety tips learned during the storm, and post storm analysis discussion.	Community Presentation	El Dorado Village Residents	Hurricane Preparedness-Post Storm Discussion	60	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Largo Fire Rescue Open House (October 14, 2017)	Pinellas County Emergency Management and Largo Public Education had a table set up distributing Hurricane Preparedness Information	Community Event	Citizens of Largo and nearby municipalities, County-Wide	Hurricane Preparedness-knowing what to do before during and after the storm	1200	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Facebook/Twitter outreach (Sep 19, 2016-Oct 24 2017) Continuously Updated	Educational Outreach via web links, infographics, and videos.	Facebook, Twitter	Citizens of Largo and nearby municipalities, County-wide	El Nino, Alert Pinellas, Zika, Hurricane Preparedness, Heatstroke, Floods, National Prep Month, Hurricane Irma Updates	Over 20,000	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Hurricane Door Hanger Project, Aug-Present, (continuous project)	Educational Door hanger	Canvas of door hangers to residents in different evacuation zones (starting with "A")	City Residents	Hurricane Preparedness	5000	10/24/2017	1/21/2026			**Summer Mahr**
Largo	Pinellas County All Hazards Guide Distribution	Educational Newspaper Guide	Various Educational Outreach Events and Expos	City Residents	Hurricane Preparedness	800	10/24/2017	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Facebook/Twitter outreach	Educational Outreach via web links, infographics, and videos.	Social Media	Municipality	Hurricane Preparedness, emergency alerts, preparations before, during, and after the storm.	Over 20,000	12/18/18	1/21/2026			**Summer Mahr**

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Largo Fire Rescue	After Hours Business Expo-Chamber of Commerce (3/01/18)	Shared business preparedness information with businesses in regards to making a hurricane and emergency disaster plan	Tabling Event	Business Owners	Hurricane preparedness for business owners and residents	300	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Healthcare and Hazards Hurricane Expo(3/14/18)	Teamed up with PCEM with a safety table to share hurricane preparedness information to healthcare providers and staff.	Tabling Event	Municipality	Hurricane Preparedness	400	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	El Dorado Village MHP Hurricane Prep (3/14/18)	Taught residents preparedness steps for before, during, and after the storm	Presentation	El Dorado Village Residents	Hurricane Preparedness	40	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Four Seasons MHP Hurricane Prep	Taught residents preparedness steps for before, during, and after the storm	Presentation	Four Seasons Residents	Hurricane Preparedness	200	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Yankee Traveler RV Park	Taught residents preparedness steps for before, during, and after the storm	Presentation	Yankee Traveler RV Park	Hurricane Preparedness	30	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Paradise Island MHP Hurricane Preparedness	Teamed up with Pinellas County EM Ambassador Barry Damaino to teach hurricane preparedness to citizens	Presentation	Paradise Island MHP Residents	Hurricane Preparedness	80	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Belleair Bluffs Hurricane Symposium	Symposium held with several other agencies to give hurricane preparedness information to citizens of Belleair Bluffs and Town of Belleair	Presentation	Belleair Bluffs, Town of Belleair, and Largo Citizens	Hurricane Preparedness	80	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Sound the Alarm Smoke Alarm Campaign	In addition to installing smoke alarms, citizens were left with hurricane preparedness information from the Red Cross	Handouts	Largo Citizens	Hurricane Preparedness	80	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Shady Lane Oaks Hurricane Preparedness	Presentation to MHP residents regarding hurricane preparedness	Presentation	Shady Lane Oaks Residents	Hurricane Preparedness	45	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Imperial Palms Apartments Hurricane Prep	Presentation to apartment senior residents regarding hurricane preparedness. Teamed up with Community Policing Officer Vu Tran to discuss	Presentation	Imperial Palms Residents	Hurricane Preparedness	50	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Regal Palms	Summer on speakers panel to present hurricane preparedness information to citizens that live throughout the city—this event was not for regal palms residents as they are already part of the facilities preparedness plan	Presentation	Largo Citizens	Hurricane Preparedness	80	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Pinellas Heights	Hurricane preparedness presentation for residents of Pinellas Heights	Presentation	Pinellas Heights residents	Hurricane Preparedness	70	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Ranchero Village	Hurricane preparedness presentation for residents of Ranchero Village MHP	Presentation	Ranchero Village residents	Hurricane Preparedness	70	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at The Barrington	Hurricane preparedness presentation for residents of The Barrington	Presentation	Barrington Residents	Hurricane Preparedness	20	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Lakeview of Largo	Hurricane preparedness presentation for residents of Lakeview Largo Condos	Presentation	Lakeview Residents	Hurricane Preparedness	50	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Indian Rocks Baptist Church	Hurricane preparedness presentation for Largo residents and members of the church	Presentation	Largo Citizens	Hurricane Preparedness	60	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at La Plaza MHP	Hurricane preparedness presentation for La Plaza MHP residents	Presentation	La Plaza Residents	Hurricane Preparedness	20	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Lincolnshire MHP	Hurricane preparedness presentation for Lincolnshire MHP residents	Presentation	Lincolnshire Residents	Hurricane Preparedness	120	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at West Bay Oaks MHP	hurricane preparedness presentation for West Bay Oaks residents	Presentation	West Bay Oaks Residents	Hurricane Preparedness	15	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Anti-Pesto Pest Control Hurricane Prep	Educated staff on hurricane preparedness for home and business	Presentation	Anti Pesto Employees	Hurricane Preparedness	25	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Largo Fire Rescue Annual Hurricane Preparedness Event	Prepared citizens on hurricane safety with a speakers panel and vendor tables	Presentation	Largo Citizens	Hurricane Preparedness	120	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	El Dorado Village MHP Hurricane Prep	Hurricane Preparedness Presentation for Residents- this is a re-visit	Presentation	El Dorado Village Residents	Hurricane Preparedness	10	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep at Greater Ridgecrest Area Youth Development Initiative Center	Hurricane Preparedness Presentation for Residents of the Ridgecrest Community	Presentation	Ridgecrest Residents	Hurricane Preparedness	20	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Pinellas County All Hazards Guide Distribution	Distribution of guide to citizens of Largo, Belleair Bluffs, and Belleair	All Hazards Guide Handout	Municipality Citizens	All Hazards-with focus on hurricane preparedness	800	12/18/18	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Pinellas County All Hazards Guide, Alert Pinellas and Special Needs Registry information Distribution (2019)	Distribution of guide to citizens of Largo, Belleair Bluffs, and Belleair	All Hazards Guide Handout	Municipality Citizens	All Hazards-with focus on hurricane preparedness	3,000	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Expo (2019)	Preparation for Citizen Before During and After the Strorm	Face to Face Presentation	Citizens	Hurricane preparedness	200	10/31/2019	1/21/2026			**Summer Mahr**

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Largo Fire Rescue	New Employee and Supervisor Orientation	Educate employees on their responder status within the City and expectation to prepare their homes and families before the storm	Face to Face Presentation	City of Largo Employees	Emergency preparedness- hurricanes	200	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Florida County and City Managers Association-A Citywide Approach to Emergency Management	Educated city and county partners on the City of Largo's Citywide approach to emergency management	face to face presentation	city and county managers, fire department officers	Emergency Management	35	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Mobile Home Park Hurricane Preparedness Door Hanger Project (Countywide Initiative-Annually)	Educated mobile home residents on the importance of evacuation and storm preparedness	door hanger canvass	mobile home park residents	hurricane preparedness	17,000	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Emergency Management Planning Committee Meetings	Section Chiefs and Managers meet monthly to discuss action items for emergency management preparedness in the City	face to face	City Employeees	emergency management- hurricane preparedness	15	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Emergency Management Week	City wide training to all departments on emergency management	face to face	City employees	emergency management -hurricane preparedness	all Largo Employees	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Messages through Facebook, Twitter, Nextdoor and our City Website	Hurricane preparedness posts on all social media outlets	Social Media	Citizens	emergency management hurricane preparedness, flooding, etc	50,000+	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentations	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	2,000	10/31/2019	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Tornado Drill (Annually in January)	City Staff participates in the Statewide Tornado Drill	Tornado Drill Exercise	City Departments	Tornado Preparedness	all city employees	10/16/2017	1/21/2026	10/31/2019		**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Webinar for Manufactured Home Communities	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	Online/Webinar	Citizens	Hurricane Preparedness	75	2/23/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Largo Fire Rescue Open House	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Largo Fire Rescue Open House	500	3/4/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Embassy Manufactured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	70	3/15/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Prep Presentation for Pinellas County Wide MHP Residents	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	70	3/28/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Belleair Bluffs Hurricane Preparedness Expo	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	50	5/2/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Four Seasons Manufactured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	70	5/17/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Expo (Hosted by Largo Fire and Pinellas County)	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	700	6/3/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation Teakwood West Manufactured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	100	6/6/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation Paradise Island Manufacured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	100	6/6/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation El Dorado Village Manufacured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	25	6/14/2023	1/21/2026			**Summer Mahr**

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Largo Fire Rescue	Hurricane Preparedness Presentation Ranch Manufacured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	80	6/15/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Imperial Palms Senior Apartments	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	80	6/21/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Oak Crest Manufactured Home Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	75	7/6/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at The Barrington Assisted Living Facility	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	50	7/18/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Pinellas Heights Senior Apartments	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	50	8/16/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Oak Manor Assisted and Independent Living Community	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	50	8/17/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Presentation at Lake House Assisted Living Facility	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	40	8/24/2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Hurricane Preparedness Table Display a Largo Community Center	Face to Face Presentations to Largo Citizens on preparedness before, during, and after the storm to various mobile home parks, living communities, organizations, and HOAs	face to face	Citizens	Hurricane Preparedness	200	8/7-8/31 2023	1/21/2026			**Summer Mahr**
Largo Fire Rescue	Pride in Your Park	Educated over 100 mobile home park managers and HOA presidents on the importance of hurricane evacuations and storm preparedness	face to face presentation	mobile home park managers and HOA presidents	Hurricane Preparedness	120	10/31/2019	1/21/2026	10/31/2019		**Summer Mahr**
Madeira Beach	Flood Insurance Reminder via City Billboard	Sign urging residents to call the Floodplain Manager regarding flood insurance	Electronic Billboard at City Hall	Residents of Madeira Beach	Flood insurance	500	11/17/2020	1/21/2026	10/27/2021		**Jenny Rowan**
Madeira Beach	Letters to owners of properties within repetitive loss areas.	Annual outreach. Education and where to get more information.	USPS - First Class Mail	Owners of repetitive loss properties.	Flood insurance and hurricane/flood preparedness	169	9/19/2014	1/21/2026	10/20/2022		**Jenny Rowan**
Madeira Beach	Library Educational Material	Above the Flood, NFIP, Substantially Damaged Building, Before and After Disasters, Coastal construction manual, Elevated residential structures, Engineering principles and practices, Floodproofing non-residential structures, Requirements for buildings located in flood zone, Guide to retrofitting, Mitigation of Flood and Erosion, Non-Residential floodproofing, Protecting Utilties, Protecting floodplain resources, Reducing damage, Reducing losses, Taking Shelter	Gulf Beaches Library circulation and electronic versions at www.fema.gov/library	Citizens and visitors	Flooding issues, emergency preparedness, and evacuation. Access to property after the event.	500	10/6/2016	1/21/2026	11/4/2021		**Jenny Rowan**

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Madeira Beach	Brochure – A Guide to Flood Mitigation	Brochures	Displayed in (3) public locations in town	Citizens and visitors	What is Mitigation, Build responsibly and protect Natural Floodplain Resources	500	10/6/2016	1/21/2026	11/4/2021		**Jenny Rowan**
Madeira Beach	Brochure – Did you know homeowner's insurance does not cover a flood?	Brochures	Displayed in (3) public locations in town	All residents in high risk flooding areas and tourists.	Did you know homeowner's insurance does not cover a flood? Insure your property against flooding.	500	10/6/2016	1/21/2026	10/6/2016		**Jenny Rowan**
Madeira Beach	Brochure - Why do I Need Flood Insurance?	Brochures	Displayed in (3) public locations in town	All residents in high risk flooding areas and tourists.	Benefits of flood insurance.	500	11/17/2020	1/21/2026	11/26/2021		**Jenny Rowan**
Madeira Beach	Brochure – A guide to flood safety.	Brochures	Displayed in (3) public locations in town	All residents in high risk flooding and tourists	A guide to flood safety. Know your hazard. Turn around, don't drown. Flood watch vs. flood warning, flood safety tips.	500	10/6/2016	1/21/2026	10/6/2016		**Jenny Rowan**
Madeira Beach	Brochure – Did you know homeowner's insurance does not cover a flood?	Brochures	Displayed in (3) public locations in town	All residents in high risk flooding areas and tourists.	Did you know homeowner's insurance does not cover a flood? Insure your property against flooding.	500	10/6/2016	1/21/2026	10/6/2016		**Jenny Rowan**
Madeira Beach	Director's Annual Letter and "Your Guide to Flood Information in Madeira Beach" brochure	Letter and Brochure	Mass mail to all Madeira Beach property owners	Information to residents, what to know about Madeira Beach's efforts relative to special flood hazard areas.	Protect your property from flooding, know your risk, building in floodplain, flood insurance	4,000	11/17/2020	1/21/2026	8/19/2022		**Jenny Rowan**
Madeira Beach	Post Disaster Consumer Tips	Brochures	Displayed in (3) public locations around town	All residents in high risk flooding areas and tourists.	Flooding, natural disasters, how to stay safe, Turn around don't drown. How to stay safe and what to do and what not to do during a natural disaster	500	10/6/2016	1/21/2026	10/6/2016		**Jenny Rowan**
Madeira Beach	Elevation Certificates	EC's available to view or download	Website	All residents of Madeira Beach and potential property owners		250	11/17/2020	1/21/2026	5/2/2022		**Jenny Rowan**
Madeira Beach	NFIP, FP Mgmt, Find your Flood Zone, Be Prepared, Know your Evacuation Zone, Directors Annual Letter, Beach Flood Facts, Flood Map FIRM, Agency Resources, Publications list, Get Flood Insurance, FEMA mapped flood information, Limit moderate wave action, Monthly advice for residents	Educational material and links to information and agencies	Website	All residents of Madeira Beach	Flooding/storm preparation and mitigation	500	11/17/2020	1/21/2026	11/26/2021		**Jenny Rowan**
Madeira Beach	Annual Hurricane Expo	Onsite event with vendors, speakers, and guest meteorologist	Public Meeting/YouTube	Citizens of Madeira Beach	Hurricane preparedness, including evacuation procedures, securing property, etc.	750	10/19/2021	1/21/2026	4/9/2022		**Jenny Rowan**
Madeira Beach	Monthly updates	Social Media flooding awareness	Social Media	Citizens	Flooding Preparedness, Flood Insurance	1,000	10/27/2021	1/21/2026			**Jenny Rowan**
Madeira Beach	Site Visits	Staff meet with property owners upon request to assist with property hazard mitigation and flooding issues	Site Visits	Citizens	Flooding preparedness, mitigation	<100	11/4/2021	1/21/2026			**Jenny Rowan**
Madeira Beach	Annual LMS Report to Board of Commissioners	City staff presents the annual LMS, floodplain management planning update to BOC	Presentation to BOC at public meeting, on YouTube, and through Spectrum (cable)	Citizens	Flooding preparedness, mitigation	200	11/4/2021	1/21/2026			**Jenny Rowan**
Madeira Beach	Storm Drain Markers	Markers on every storm drain in City	Markers	Citizens	Only rain down the drain	4,000	11/4/2021	1/21/2026			**Jenny Rowan**

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Madeira Beach	Emergency Management Meetings	Annual training, post-disaster recovery	Meeting and neighborhood assessment	Impacted residents	Flood resources	~500	11/4/2021	1/21/2026			**Jenny Rowan**
North Redington Beach	NRB News	Annual Newsletter	Mailing	Municipality	Protect your property from the hazard, know your risk, insure your property, public safety information, build responsibility, protect natural functions, make your family/ business disaster plan, hurricane information	1,150	8/20/2014	1/21/2026			**Renee Schmader**
North Redington Beach	You live in a Special Flood Hazard Area	Annual Flyer	Mailing	Municipality	Protect your property from the hazard, know your risk, insure your property, public safety information, build responsibility, protect natural functions, make your family/ business disaster plan, hurricane information	1,150	8/20/2014	1/21/2026			**Renee Schmader**
North Redington Beach	Town Website	Website	Website	Municipality	Protect your property from the hazard, know your risk, insure your property, public safety information, build responsibility, protect natural functions, make your family/ business disaster plan, hurricane information	1,150	8/20/2014	1/21/2026			**Renee Schmader**
North Redington Beach	After the Flood	Door Flyer	Hand Delivery after a flood event	Municipality	Protect your property from the hazard, know your risk, insure your property, public safety information, build responsibility, protect natural functions, make your family/ business disaster plan, hurricane information.	1,150	8/20/2014	1/21/2026			**Renee Schmader**
Oldsmar	Repetitive Loss Mailer	Notice to property owner's residing in City's mapped repetitive loss area	Mailing	Repetitive loss area residentents	Flood protection measures/protecting property	277	11/3/2023	1/21/2026	4/5/2023		**Mandi Clark**
Oldsmar	Signage - Only Rain Down Drain	Signage	Visual	Muncipality	Prevent Stormwater Dumping	15,000	11/3/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Building permit brochure with SFHA map	Information for construction within the SFHA	Brochure/Publication	Floodplain Residents	Build Responsibly/Know your risk	8,500	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Pinellas County Hurricane Guide	Hurricane Guide available at City facilities	Brochure/Publication	County-wide	General Guidelines on Disaster Preparedness	920,000	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Mandatory Purchase of Insurance Flyer	Information about who is obligated under law to purchase flood insurance	Mailing	Floodplain Residents	Insure your property for your hazard(s)	8,500	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Alert Pinellas notice on utility bills	Service that notifies residents of disaster warnings	Mailing	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	14,000	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**

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Oldsmar	NOAA Extreme Weather information sheet	Information about extreme weather	Brochure/ Publication	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	14,000	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Hurricane Season signs on Welcome to Oldsmar signs	Signs placed so motorists know it is hurricane season	Signage	Motorists	Make your Family/ Business Disaster Plan	70,000	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Hurricane planning sign on City Hall sign	Sign placed for motorists to remind them to get an evacuation plan	Signage	Motorists	Make your Family/ Business Disaster Plan	55,000	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Storm Surge Signage	Signs placed showing height of storm surge	Signage	Municipality	Life Threatening	15,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Storm Surge Street Signs	Storm Surge Signs on Stop Signs indicating approx surge level per location	Multimodal	Municipality	Know your risk	100,000	11/29/2022	1/21/2026	11/30/2023	Partnership with County	**Debb Vitraelli**
Oldsmar	Community Event	Expo for hurricane preparedness, with local partners	Magazine, Digital, Website, City Eblast	Municipality	Prepare for Hurricane Season	15,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Information distributed through Upper Tampa Bay Chamber of Commerce	Hurricane information given to business owners	Newsletter	Businesses	Make your Family/ Business Disaster Plan	350	10/16/2014	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Elevation Certificates on website	All available elevation certificates on website for download	Website	Floodplain Residents	Build Responsibly	8,500	10/16/2014	1/21/2026	1/15/2023		**Tatiana Childress**
Oldsmar	Letter sent to all lenders in City	Flood zone map flyer and mandatory insurance flyer included	Mailing	Lending	Know your risk	8	10/16/2014	1/21/2026	11/15/2023		**Tatiana Childress**
Oldsmar	Letter sent to all real estate agents in City	Flood zone map flyer and mandatory insurance flyer included	Mailing	Real Estate Agents	Know your risk	42	10/16/2014	1/21/2026	1/15/2023		**Tatiana Childress**
Oldsmar	Letter sent to all insurance companies doing business in the City	Flood zone map flyer and mandatory insurance flyer included	Mailing	Insurance	Insure your property for your hazard(s)	200	10/16/2014	1/21/2026	1/15/2023		**Tatiana Childress**
Oldsmar	Public Meeting	Public meeting with local HOA representatives	In-person	HOA Representatives, Property Management	Hurricane and Flooding Education	10	12/23/2020	1/21/2026	11/30/2023		**Tatiana Childress**
Oldsmar	Public Meeting	Hurricane Preparedness Presentation	In-person	Oldsmar Neighborhood Association	Hurricane and Flooding Education	30	7/1/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Public Meeting	Public meeting with Subdivision residents	In-person	Subdvision residents	Infrastructure and Draining Improvements, Flood Awareness	17	12/23/2020	1/21/2026	12/15/2017		**Tatiana Childress**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Flood Smart FEMA Assistance	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Know Flood Zone, Know Evacuation Zone	365,000 visitors	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	County Hurricane Preparedness Guide link	365,000 visitors	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Alert Pinellas Register	365,000 visitors	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Tools, Resources to assist before, during, & after a disaster strikes.	365,000 visitors	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Local Mitigation Strategy	365,000 visitos	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Look up Property FIRM	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digtal	Website Visitor	Nat Flood Ins Program	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**

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Oldsmar	Website	Digital Resource	Digital	Website Visitor	Evacuation Assistance	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digtal	Website Visitor	Pinellas LMS Group	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Tornado Information	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Flood Facts	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	FEMA Direct Link	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Know Your Flood Risk	365,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Disaster Prep	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	PCEM Resource	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Nat Hurricane Center	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Nat Weather Service	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Tree Debris	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Yard Debris	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Storm Debris	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Shelters	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Pets	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Special Needs	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Boil Water Notice	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Disaster Links	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Disaster Plan	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Evacuation Zone	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Evacuation Route	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**

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Oldsmar	Website	Digital Resource	Digital	Website Visitor	Know Your Zone	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Flood Zone	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Repair Flooded Home	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Traffic Tips	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Traffic Signals	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Report Streetlight Out	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Sandbag Disposal	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Sandbag Use	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Storm Surge	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Street Flooding	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Streets & Stormwater	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Down Power Lines	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Tampa Electric	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Website	Digital Resource	Digital	Website Visitor	Power Outage	365,000 visitors	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Video	Hurricane Prep	Digital	Website, Social Media, YouTube Subscribers	Important Message for Hurricane Preparedness	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Hurricane Resources	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Flood Insurance	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	FEMA Assistance	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Hurricane Guide	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Ready Pinellas App	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Evacuation Zones	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	ALERT Pinellas	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Flood Zones	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Ready, Plan	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Set, Prepare	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**

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Oldsmar	City Eblast	Digital Resource	Digtal	Subscribers	Protect, Learn	450,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Magazine Article	Tri-annual publication	Print, Digital	Residents, Public	Hurricane Preparedness	8,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Magazine Article	Tri-annual publication	Print, Digital	Residents, Public	Fertilizer Ban	8,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Magazine Article	Tri-annual publication	Print, Digital	Residents, Public	Buy Flood Insurance	8,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Magazine Article	Tri-annual publication	Print, Digital	Residents, Public	Discounted Flood Insurance	8,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Magazine Article	Tri-annual publication	Print, Digital	Residents, Public	Flood Zone Designations	8,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Tornado Drill	City Staff participates in Tornado Drill, Community Promotion	Physical, Digital	City Departments, General Public	Tornado Preparedness	15,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	National Preparedness Month	Social Media campaign	Daily topics	General public	Hurricane Preparedness	25,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Florida Severe Weather Week	Social Media campaign for prep, resouces for severe weather	Daily topics	General public	Various weather scenarios	25,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Hurricane Preparedness Week	Social Media campaign promoting proper hurricane preparations and resources	Daily topics	General public	Flood Insurance, Evacuation , Hurricane Guide, Strengthen Home, Written Plan	25,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	ALERT Pinellas promotion	Social Media campaign promoting sign up for emergency notifications	Frequent Reminders	General public	Free Service, Reminders pre-storm events, multiple receipt options, weather alerts	25,000	12/23/2020	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Fertilizer Ban	Reminders via Social Media	Digital	General public	Fertilizer Ban June	25,000	11/18/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	2nd Friday Downtown	Event hosted by the Upper Tampa Bay Chamber of Commerce	Materials provided in-person to event attendees	General public	Hurricane Preparedness, OldsmarStrong.com magnets	2,000 per event	11/18/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Save Our Bay Program	Save Our Bay - Vertical Oyster Gardens	City Facebook Page, Twitter, Instagram, Press Releases, City Manager	General public	VOGs help clean bay waters, program partnership with TB Watch	15,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Coastal Cleanup	Keep coastal areas and shorelines clean.	City Facebook Page, Twitter, Instagram, Experience Oldsmar	General Public	Participants assigned various coastal plots to clean	35,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Climate Resiliency Plan	Provide greater understanding of climate risks.	City Facebook Page, Twitter, Instagram, Experience Oldsmar	General Public	Identify perils of flood, educate public on risks, plan for future	35,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Mobile Home Park - Public Outreach	In parternship with PCEM, distribution of annual Hurricane Guide to clubhouse	In person	General Public, Mobile Home Owners	Hurricane Preparedness	3,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Mayor Podcast	Podcast segment on emergency, storm related events	Digital	General Public	Flooding, Mitigation, Hurricane, Natural Disasters, Wind, Water, Lightning	15,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Experience Oldsmar Podcast	Podcast segments released to majority of podcast hosting sites	Digital	General public	Flooding, Mitigation, Hurricane, Natural Disasters, Wind, Water, Lightning	15,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	OldsmarStrong.com	Custom URL for Emergency Management	Digital, Marketing Materials	General Public	Emergency Prepareness Resources	365,000 visitors	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Rain Barrel Workshop	In person education on creating rain barrels	City Facebook Page, Twitter, Instagram, City Eblast, Organic Garden	General Public	Rain barrels for repurpose stormwater runoff	15,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Rain Garden 101	In-Person Seminar	City Facebook Page, Twitter, Instagram, City Eblast, Organic Garden	General Public	Repurpose stormwater runoff, erosion control	8,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Adopt-A-Street Program	City stormwater system and waterways cleaned via participation.	City Facebook Page, Twitter, Instagram, Experience Oldsmar	General Public	Participants adopt section of City-owned street and play role in maintenance of assets	35,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Invasive Fish Roundup	Free fishing day to round up invasive species in local waterways	City Facebook Page, Twitter, Instagram, Experience Oldsmar	General Public	Help catch invasive species of fish to clean up ecosystem.	35,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	St. Petersburg Drive Complete Streets Public Meeting	Public Meeting for stakeholders	In Person	Residents of Project Impact areas	Project overview for stormwater, streetscaping, drainage	1,500	1/1/2023	1/21/2026	11/30/2023		**Debb Vitraelli**

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Oldsmar	Citizens Academy	Education on City Services, Disaster Preparedness, Flood Zones/Insurance	In Person	Residents Enrolled	Promote emergency, mitiation efforts of City staff	35/class	11/29/2022	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Florida City Government Week	Florida City Government Week	City Facebook, Twitter, Instagram	General Public	Promote emergency, mitiation efforts of City staff	25,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Proclamation - Florida City Government Week	Florida City Government Week	In Person at City Council Meeting	General public	Florida City Government Week promoting City preparedness for emergencies	8,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Employee Orientation & Meetings	Educate employees on their responder status within the City and expectation to prepare their homes and families before the storm.	In-Person	City Employees	Emergency preparedness- hurricanes	160	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Proclamation - Fire Prevention Week	Fire Prevention Week	In Person at City Council Meeting	General public	Fire Prevention Week promoting preparedness for emergencies and home preparations	15,000	11/30/2021	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Municipal Emergency Management Group Monthly Meeting	Local emergency management planning, best practices, improvements	Attendance at quarterly meetings	City EOC Staff	Storm, Incident Preparation	10	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Oldsmar in a Minute Video/Podcast	Weekly Notifications, Important Storm Notices	City Social Media, Podcast Deployment	General Public	Emergency Preparedness, Reminders	15,000	11/29/2022	1/21/2026	11/30/2023		**Debb Vitraelli**
Oldsmar	Annual LMS Report to City Council	City staff presents the annual LMS, floodplain management planning update to City Council	Presentation to Governing Body	Municipality	Comprehensive hazard risk identification and mitigation	15,000	11/30/2023	1/21/2026	11/30/2023		**Debb Vitraelli**
Pinellas Park	Country in the Park (Annual event in March)	Annual Music Festival and Business Exposition.City distributes aboutfloodplain and emergency management marketing pieces and brochures annually at this event.	Community Event	County-wide	Hurricane, Storm, and Emergency Preparedness; Protect your family and property from the hazard(s) and to consider insurance	9000	3/15/2014	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	National Preparedness Month (Annually in September)	Social Media Campaign promoting disaster preparedness	Daily preparedness topics posted on City and Fire Dept Facebook pages; posts onNextdoor w/ links to ready.gov.	County-wide / General Public	Various topics from ready.gov on disaster preparedness.	10,000 followers on City FB; 6,000 followers on Fire FB; 6,000 registered users on Nextdoor	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	PPFD Open House / Preparedness Expo (Annual event in May)	Pinellas Park EM and Pinellas County EM operateFDEM "Kids Get A Plan" interactive display, promote Know Your Zone, Alert Pinellas, etc.	Community Event	City of Pinellas Park and surrounding communites	Information on evacuation zones, emergency notification, storm preparedness, recovery, and mitigation.	Approximately 1,500 attendees	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Pinellas County All Hazards Guide Distribution (annually throughout hurricane season)	Newspaper type guide to all hazard preparedness and recovery	Available in city buildings and distributed at community events.	Municipality	All hazards preparedness and recovery information	20,000	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	National Night Out Event (Annually in October)	Annual event to bring first responders and citizens together.Emergency Management and City Planning promoting Know Your Zone, Alert Pinellas, floodplain management; 200+ FloodWatch brochures and information on emergency preparedness.	Community Event	Municipality	Protect your property from the hazard(s), storm preparedness,evacuation plan(s), and emergency notification.	City population is about 53,098	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	National Hurricane Preparedness Week (Annual campaign in May)	Media campaign, daily posts on Facebook, Nextdoor, and City website, Chamber of Commerce Meetings and brochure distribution	Municipality, local businesses	City-wide	Hurricane preparation	City website experiences about 400,000 hits annually	10/3/2016	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Hurricane Preparedness Month Postcard (Annual mailout in April-May)	Annual hurricane preparedness postcard mailed to city utility customers	Mailing	Municipality	Hurricane Preparedness	35,000 residents	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Tornado Drill (Annually in January)	City Staff participates in the Statewide Tornado Drill	Tornado Drill Exercise	City Departments	Tornado Preparedness	534 employees	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Hurricane Preparedness Table- Top Exercise (Annual)	Hurricane preparedness, response and recovery exercise	Table Top Discussion	City Department heads/directors	Hurricane Preparedness for the City	50 persons	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Employee Storm Preparedness(ongoing)	Review storm prep/response procedures with new employees	Presentation	New employees	Storm preparedness, response, recovery responsibilities	2016-2019: 300 (Average 75 per year)	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Social media outreach (Facebook, Twitter, Nextdoor) - ongoing	Posts to city and fire department social media sites:Facebook, Twitter and Nextdoor	Social Media	Municipality and county-wide	Communication about road closures, flooding, storm updates, evacuation information, etc.	10,000 followers on City FB; 6,000 followers on Fire FB; 6,000 registered users on Nextdoor; 800 Twitter followers.	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Water Bill Flyer (Annual)	Annual flood hazards flyer sent in water bills to ALL businesses and residences served by City water.	Flyer in City water bills.	Municipality - businesses and residents.	Target message is Alert Pinellas (flood, huricanes), Know Your Zone, flood insurance, and pollution of waterways (illegal dumping of trash and chemicals) and storm preparation.	City Population is53,098	9/29/2020	1/21/2026	9/29/2020		**Tiffany Menard**

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Pinellas Park	Repetitive Loss Area Mailing	Mailing of a letter and a Tip Sheet regarding living within a RLA	Mailing	Repetitive Loss Areas	Know your hazard (flood) and to consider insurance	49	6/1/2014	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Flood Hazards and Property Protection	Information for residents: Elevation certificates, flood insurance, CRS, FIRM, Mandatory insurance purchase, insurance overview	City of Pinellas Park Website with links	Municipality	Insure and protect your property from flood hazards	Approximately 500,000 hits annually to city website and department pages.	8/14/2014	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Stormwater Runoff: Only Rain Down the Drain	Link to Pinellas County Environmental Management - preventing storm water pollutants, protecting storm drains, storm placard information	City of Pinellas Park Website-links to Pinellas County	Municipality	Protect natural functions (floodplain; habitat; etc.)	Approximately 500,000 hits annually to city website and department pages.	8/14/2014	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	City of Pinellas Park Website - Emergency Management	City of Pinellas Park Emergency Managementwith links to county, state, and federal emergency management websites	City of Pinellas Park Website	County-wide	Emergency preparedness and public safety informationInformation to help Florida residents and businesses prepare for and recover from hurricanes and other disasters.	Approximately 500,000 hits annually to city website and department pages.	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Pinellas Park Home Depot Home Preparedness Events	Home Depot educational events to bring first responders and citizens together. City Emergency Management, Fire, Police, etc -booths and demonstrations. Children's workshop, handouts,links to emergency topics.	Community Event:Children's Workshop.Booth with handouts and laptop with links to Emergency Topics	General public	Protect your property from the hazard(s), storm preparedness and evacuation plan(s)Community Outreach-CPR demo, AlertPinellas and Know Your Zone education	250 attendees	10/3/2016	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Habitat for Humanity - Disaster Preparedness for Homeowner Candidates (Quarterly)	Classes held quarterly for Habitat homeowner candidates on disaster preparedness. Attendees earn credits as part of homeownership program.	Classroom presentation	Habitat for Humanity homeowner candidates.	Preparing your home against wind, flood or other damage; making a plan; emergency notification; evacuation; etc.	25 per session / approx 100 annually	10/29/2019	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Hurricane Preparedness Public Education - MHP Residents (Ongoing)	Hurricane preparedness education to mobile home park residents within Pinellas Park's jurisdiction	Presentation/Education	Mobile Home Park Residents	hurricane preparedness	Approx. 3000	10/3/2016	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Hurricane Preparedness Public Education (Ongoing)	Hurricane preparedness education to residents of Over-55 communities within Pinellas Park's jurisdiction	Presentation/Educatoin	Over-55 Community Residents (Mainlands of Tamarac)	hurricane preparedness	Approx. 8000	10/3/2016	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	National Hurricane Preparedness Week Proclamation (Annually in May)	Presentation by City staff in front of televised City Council on hurricane preparedness and storm safety	Presentation	Municipality	Hurricane Preparedness	City population is 53,098	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Municipal Emergency Management Coordinators' Meeting (Quarterly)	Presentation and discussion of local emergency management topics, best practices, and recommendations for improvements.	Attendance at quarterly meetings	City and Fire District, emergency management coordinators in Pinellas County	Storm Preparation and Safety	50 persons	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Storm Preparation and Safety Event-Community Outreach - Faith Based Community (2017)	Handouts on disaster preparedness, information provided on Know Your Zone and Alert Pinellas.	Oureach Event at Praise Cathedral Church	Parishioners/ city residents	Storm Preparation and Safety	500 persons	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	4th of July Event, Kenneth City Parade and Park (2017)	Discussion and handouts of emergency management brochures	Attendance at 4th of July Festival	County-wide	Storm Preparation and Safety	10,000 persons	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Severe Weather Awareness Week Campaign (Annually in January)	Media Campaign, daily posts on Facebook, NextDoor, and City Website	Municipality	City-wide	Severe Weather Awareness and Safety	City website experiences about 500,000 hits annually	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Pinellas Park/Gateway Chamber of Commerce- Disaster Prep for Business Community (Annually in May)	Presentation to chamber of commerce members on disaster preparedness for small businesses.	Presentation	Members of Chamber of Commerce-Pinellas Park/Gateway	Information on preparing your business for disasters; having a continuity plan; recovery after a disaster.	100	10/29/2019	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Storm Preparedness for Seniors: Independent Living Apartments - St. Giles Manor and St. Giles Manor 2 (Annually)	Presentation by City Emergency Management to the residents of both properties on hurricane preparedness	Presentation by City Emergency Management to residents	Senior Citizens	Hurricane Preparedness	300	10/16/2017	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Mobile Home Park Hurricane Preparedness Door Hanger Project (Countywide Initiative-Annually)	Distribution of door hangers to mobile home park residents. Project is a county-wide initiative to reach all mobile home park residents.	Door to door distribution	Mobile home park residents - English and Spanish speaking.	Storm preparation, evacuation, emergency notification.	20 Parks/3700 Units	10/29/2019	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Pinebrook Park Event (2018)	Promoting AlertPinellas and Know Your zone to neighborhood residents	Community Event	Residents or Pinebrook Park neighborhood	Hurricane Season Preparedness	300	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Smoke Alarm Sweep with American Red Cross (2018)	Neighborhood smoke alarm install with fire safety and hurricane preparedness outreach	Community Event	Residents of Mainlands 3 Community	Fire Safety and Hurricane Safety	400	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Storm Prep/Boy Scouts (2018)	Educational Outreach	Community Presentation	Members of Boy Scout Trooop 337	Emergency preparedness and public safety information	20	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Pinellas Park	Hurricane Expo at Big Storm Brewery (2018)	Educational Outreach	Community Event	Citizens of Pinellas Park and surrounding communites	Hurricane preparedness before, during, after storm.	200	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**

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Pinellas Park	FEMA Flood Risk Open House (2018))	Open house for residents to learn about flood risk.	Community Event with Pinellas County	County-wide	Learn how to protect yourself and property from flood risk.	750	12/10/2018	1/21/2026	10/29/2019		**Tiffany Menard**
Redington Beach	Quarterly Newsletter	Newsletter with flood info	Email blast	Residents of Redington Beach	Protect your property from flooding/flood insurance info	1400	14th August 2014	1/21/2026	9/16/2020		**Adriana Nieves**
Redington Beach	Repetitive loss letters	Letters to all property owners in flood area (annual)	Individual mailings	residents in areas where floods occurred	Contact town with mitigation or grant requests	400	9/16/2020	1/21/2026	9/16/2020		**Adriana Nieves**
Redington Beach	Letters to Realtors, Insurance agents	Letter and insert informing local realtors and insurance agents about town's help	Individual mailings to local agents, realtors	clients of these realtors & agents	Town's assistance available to new clients or buyers	50	9/16/2020	1/21/2026	11/25/2019		**Adriana Nieves**
Redington Beach	Program for Public Information (PPI) (Multi-jurisdictional)	Quarterly meetings	Multi-Media	Residents of Redington Beach	All Subjects Multi-Hazard (ex. Turn around Don't Drown)	1400	9/16/2020	1/21/2026	5/29/2020		**Adriana Nieves**
Redington Beach	Hurricane Table	Table with Informative Brochures	Table set up in lobby	Anyone who enters town hall	Preparation for, awareness of, mitigation, insurance for flood events	500	9/16/2020	1/21/2026	6/23/2020		**Adriana Nieves**
Redington Beach	Flood Zone Map	GIS Map	Website	Current and Potential Residents of Redington Beach	Protect natural functions (floodplain; habitat; etc.)	1400	9/16/2020	1/21/2026	9/16/2020		**Adriana Nieves**
Redington Shores	Hurricane Preparedness Workshop	Panel of experts to share best practices for hurricane preparedness	Webinar & in-person meeting	Town residents	Make your Family/ Business Disaster Plan	2,500	8.25/14	1/21/2026	10/29/2020		**Brad Dykens**
Redington Shores	Annual Newsletter	Newsletter with flood info 2X per year	Posted on website, distributed by everbridege and social media. Printed copies distributed to condos, hotels, and local businesses.	Town residents	What Town residents should know about flood ins. & safety	2,200	8/25/2014	1/21/2026	10/29/2020		**Traci Cain**
Redington Shores	Repetitive loss letters	Letters to all property owners in flood area (twice a year)	Individual mailings	residents in areas where floods occurred	Contact town with mitigation or grant requests	600	8/25/2014	1/21/2026	10/29/2020		**Steve Andrews**
Redington Shores	Hurricane/Flood information table	Table of over 50 Informative Brochures	Table set up in lobby. Materials refreshed as needed.	Anyone who enters town hall	Preparation for, awareness of, mitigation, insurance for flood events	1,000	8/25/2014	1/21/2026	10/29/2020		**Steve Andrews**
Redington Shores	Letters to Realtors, Insurance agents	Letter and insert informing local realtors and insurance agents about town's help	Individual mailings to local agents, realtors	clients of these realtors & agents	Town's assistance available to new clients or buyers	unknown	8/25/2014	1/21/2026	10/29/2020		**Steve Andrews**
Redington Shores	Town of Redington Shores website-Flood and Hurricane pages	Website Flood and Hurricane information and links to other sites.	Website available to the public. Reviewed annually before hurricane season and revised as necessary.	any interested residents	Prevention, preparedness, and mitigation strategies for hurricanes and flood.	unknown	8/25/2014	1/21/2026	10/29/2020		**Steve Andrews**
Redington Shores	Program for Public Information (PPI)	Meetings to create and oversee Outreach Program	Multi-Media	Municipality	All Subjects Multi-Hazard (ex. Turn around Don't Drown)	5,000	8/30/2016	1/21/2026	10/29/2020		**Steve Andrews**
Safety Harbor	Hurricane Evacuation Zone Map	GIS Map	Website	Municipality	Make your Family/ Business Disaster Plan	33,061	11/29/2021	1/21/2026	8/24/2021		**Cecilia Chen**
Safety Harbor	Bi-Monthly newsletter	Outreach to residents	Newsletter	Municipality	Protect your property from the hazard(s)	17,200	11/29/2021	1/21/2026	8/24/2021		**Cecilia Chen**
Safety Harbor	Flood Zone Map	GIS Map	Website	Municipality	Protect natural functions (floodplain; habitat; etc.)	17,200	11/29/2021	1/21/2026	8/24/2021		**Cecilia Chen**
Safety Harbor	Social Media	Outreach to residents via social media platforms (Facebook, Twitter, Instagram, YouTube, Nextdoor)	Social Media	Municipality	Communication about disaster prepardness, storm updates, flooding, road closures, evacuation information, public service annoucements.	Facebook - 6,800 followers X (formerly Twitter) - 1,263 followers Instagram - 3,978 followers YouTube - 187 subscribers Nextdoor - 8,157 members	11/30/2020	1/21/2026	11/25/2025		**Cecilia Chen**
Safety Harbor	eNews	Outreach to residents via opt-in email subscriber list	eNews	Municipality	Communication about disaster prepardness, storm updates, flooding, road closures, evacuation information, public service annoucements.	1,056	10/24/2023	1/21/2026	11/25/2025		**Cecilia Chen**

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Safety Harbor	Disaster Binder	Hard copy of flyers and brouchures with disaster preparation information.	Hard Copy Binder	Municipality	Communication about disaster prepardness, storm updates, flooding, road closures, evacuation information, public service annoucements.		10/24/2023	1/21/2026	10/24/2023		**Cecilia Chen**
Safety Harbor	Nixle Text Alert	Outreach to residents via opt-in text message subscriber list	SMS Text Message	Municipality	Communication about disaster prepardness, storm updates, flooding, road closures, evacuation information, public service annoucements.	1,141	10/24/2023	1/21/2026	11/25/2025		**Cecilia Chen**
Seminole	Hurricane EXPO 6.7.14	Large venue Community Exposition	Community Event	County-wide	Be prepared, informed and take appropriate actions	2,000	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Home Depot Seminole Be Prepared 3.13.14	Large venue Community Exposition	Community Event	Municipality	Make your Family/ Business Disaster Plan	500	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Hurricane preparedness 5.29.14	Large group Presentation and table display	Area-Specific Meeting	Hurricane Vulnerable Seniors	Make your Family/ Business Disaster Plan	100	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Redington Shores Hurricane preparedness discussion 5.29.14	Large group Presentation and discussion video conference with community	Webinar/E-Town Hall Meeting	Municipality	Make your Family/ Business Disaster Plan	2,500	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Neighborly Senior Center 6.16.14	Group presentation	Area-Specific Meeting	Hurricane Vulnerable Seniors	Make your Family/ Business Disaster Plan	50	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Heritage Presbyterian Village 6.17.14	Group Presentation	Area-Specific Meeting	Hurricane Vulnerable Seniors	Make your Family/ Business Disaster Plan	200	8/25/2014	1/21/2026			**Brad Dykens**
Seminole	Seminole ELKS 8.17.14	Group Presentation	Area-Specific Meeting	Floodplain Residents	Make your Family/ Business Disaster Plan	300	8/25/2014	1/21/2026			**Brad Dykens**
South Pasadena	Hurricane Presentation	Presentation to residents of large apartment complex – Bay Island Condominiums	Area-Specific Meeting on Hurricane Preparedness	Board members	Evacuation Planning	10	12/11/2018	1/21/2026	12/11/2018	Review	**David Mixson**
South Pasadena	Fire Station Open House	Informational Table staffed by PCEM. Know Your Zone and Disaster Preparedness.	Information and Print	Municipal Residents and Business Owners	All Hazards EM Guide, Know Your Zone, Evacuation Planning	250	12/11/2018	1/21/2026	1/14/2023	Review	**David Mixson**
South Pasadena	Mass Casualty Drill	Palms of Pasadena Hospital Mass Casualty Drill	Exercise	Hospital Staff	Mass Casualty Exercise	50	12/11/2018	1/21/2026	12/11/2018	Review	**David Mixson**
South Pasadena	After Action Review	Palms of Pasadena Emergency Management Stakeholders	Review/Tabletop	Hospital Staff	Mandatory Patient Evacuation	10	12/16/2022	1/21/2026	12/16/2022	Review	**David Mixson**
South Pasadena	Active Shooter Drill	Palms of Pasadena Emergency Management Stakeholders	Exercise	Hospital Staff	Mass Casualty Exercise	25	6/29/2023	1/21/2026	11/21/2023	New Entry	**David Mixson**
South Pasadena	Hurricane Presentation	Presentation to residents of large mobile home complex – Causeway Village Clubhouse	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	35	12/11/2018	1/21/2026	12/11/2018	Review	**David Mixson**
South Pasadena	Hurricane Presentation	Presentation to residents of large apartment complex – Bay Island Condominiums	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	65	12/11/2018	1/21/2026	12/11/2018	Review	**David Mixson**
South Pasadena	Hurricane Presentation	Presentation to residents of large apartment complex – Chateau Towers Condominiums	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	30	12/11/2018	1/21/2026	12/11/2018	Review	**David Mixson**
South Pasadena	Hurricane Presentation	Presentation to residents of large apartment complex – Lutheran Residences	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	40	12/11/2018	1/21/2026	12/16/2022	Review	**David Mixson**

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South Pasadena	Hurricane Presentation	Presentation to residents of large apartment complex – Lutheran Residences	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	40	12/11/2018	1/21/2026	12/16/2022	Review	**David Mixson**
South Pasadena	All Hazards Preparedness	Hurricane Preapredness Guide 2023	An annual guide to all-hazard planning	Hurricane Vulnerable Residents	Evacuation Planning	400	1/6/2021	1/21/2026	11/21/2023	Review	**David Mixson**
South Pasadena	Hurricane Presentation	Presentation via the Zoom online platform and City Cable Channel	Area-Specific Meeting on Hurricane Preparedness	Hurricane Vulnerable Residents	Make your Family/ Business Disaster Plan	200	12/16/2022	1/21/2026	12/16/2022	Review	**David Mixson**
South Pasadena	All Hazards Guide and Mask Giveaway	Set up drive through event at City Hall for mask giveaway and All Hazard Guides	An annual guide to all-hazard planning	All City Residents and Business Owners	Stop the Spread (COVID-19) and Hurricane Safety	50	1/6/2021	1/21/2026	12/3/2020	Review	**David Mixson**
South Pasadena	Hurricane Preparedness	How to Prepare for Hurricane Sesaon	City Newsletter - Summer	All City Residents and Business Owners	Evacuation Planning	250	1/6/2021	1/21/2026	12/16/2022	Review	**David Mixson**
South Pasadena	Fire Safety & Disaster Preparedness	Winter Home Fire Safety	City Newsletter - Winter	All City Residents and Business Owners	Fire Safety and Hurricane Safety	250	1/6/2021	1/21/2026	12/16/2022	Review	**David Mixson**
South Pasadena	Flood Awareness Flood Threat/Warning System	City Newsletter	City Newsletter	All City Residents and Business Owners	General information Flood Preparation and Safety	5065	9/10/2021	1/21/2026	9/10/2021	Review	**Terri Sullivan**
South Pasadena	Risk Rating 2.0	City Newsletter	City Newsletter	All City Residents and Business Owners	General information Flood Preparation and Safety	5065	9/10/2021	1/21/2026	9/10/2021	Review	**Terri Sullivan**
South Pasadena	Forerunner community flood resilience platform	New platform added to website to increase awareness	Website	All City Residents and Business Owners	Tool to better manage flood risk and increase resilience	5065	11/21/2023	1/21/2026	11/21/2023	Review	**Terri Sullivan**
South Pasadena	Flood Awareness	Website	Website	Properties listed as repetitive loss	General information Flood Preparation and Safety	5065	9/10/2021	1/21/2026	9/10/2021	Review	**Terri Sullivan**
South Pasadena	Repetitive Loss Areas	Letter	Direct Mailing	Properties located within 13 different repetitive loss areas	General information about grants, flood insurance.	170	9/10/2021	1/21/2026	9/10/2021	Review	**Terri Sullivan**
St. Pete Beach	Repetitive Loss Areas	Letter	Direct Mailing	Properties located within 13 different repetitive loss areas	General information about grants, flood insurance.	269	10/3/2016	1/21/2026	10/3/2017		**Lynn Rosetti**
St. Pete Beach	Flood Awareness	Website	Website	Municipality	General information regarding all aspects of Flood Protection and contacts	10,000	10/3/2016	1/21/2026	10/3/2017		**Lynn Rosetti**
St. Pete Beach	St Pete Beach is Subject to Flooding	Paradise News Insert	Direct Mailing	Municipality	Assistance available, Flood Insurance Rate Maps, Safety Measures, Preparation before the storm, Warning Systems, etc.	10,000	10/3/2016	1/21/2026	10/3/2017		**Lynn Rosetti**
St. Pete Beach	Lenders, Insurance and Real Estate Agents	Letter	Direct Mailing	Agents	Grant information, Historic Flood Information, Flood Protection	30	10/3/2016	1/21/2026	10/3/2017		**Lynn Rosetti**
St. Pete Beach	Hurricane Preparedness Expo	Hurricane preparedness educaton provided to residents. PCEM, WTSP ch 10 Meterologist, NWS	Event	Residents	Be prepared!!	150-200	5/1/2020	1/21/2026	1/13/2026		**Kelly Intzes**
St. Pete Beach	Hurricane Preparedness	Hurricane preparedness posts on social media	social media	Residents	Emeregnecy management, hurricane preparedness, etc.	1000	5/1/2020	1/21/2026	1/13/2026		**Kelly Intzes**

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St. Pete Beach	Hurricane Preparedness Walk-thru	Hurricane preparedness education.Tote bags contained with All hazard guide, flood insurance information, masks,hand sanitizer, 2.1.1. Prize giveways donated by Home Depot	Event	Residents	Be prepared!!	100	7/12/2020	1/21/2026		Only during COVID period	**Kelly Intzes**
St. Petersburg	Flood Brochure	Sent to all residents in Utility bill	Brochure/Publication	Municipality	Know your risk	160k	8/18/2014	1/21/2026	7/15/2019		**Hannah Rebholz**
St. Petersburg	Flood Brochure	Residents in SFHA	Brochure/Publication	Municipality	Know your risk	46,474	8/18/2014	1/21/2026	9/26/2016		**Hannah Rebholz**
St. Petersburg	Website	Provides residents with helpful links to services the City and County provide.	Website	Municipality	Know your risk	120k	8/18/2014	1/21/2026	9/26/2016		**Hannah Rebholz**
St. Petersburg	Guide	Protecting Your Home from Flood Damage	Brochure/Publication	Municipality	Protect your property from the hazard(s)	250	8/18/2014	1/21/2026	9/26/2016		**Hannah Rebholz**
St. Petersburg	Guide	Federal Disaster Assistance and National Flood Insurance	Brochure/Publication	Municipality	Insure your property for your hazard(s)	250	8/18/2014	1/21/2026	9/26/2016		**Hannah Rebholz**
St. Petersburg	Guide	Emergency Preparedness Guide	Brochure/Publication	Municipality	Know your risk	250	8/18/2014	1/21/2026	9/26/2016		**Hannah Rebholz**
St. Petersburg	Flood Brochure	Residents in Repetitive Loss Area	Brochure/Publication	Residents	Know your risk	1,771	12/16/2022	1/21/2026	12/16/2022		**Hannah Rebholz**
St. Petersburg	Social Media Posts	Social Media Posts to cover preparedness, insurance, risk ect.	Social Media Post	Residents	Know your risk, protect our property, insure.	82.5k	12/16/2022	1/21/2026	12/16/2022		**Hannah Rebholz**
St. Petersburg	Bus Wrap	Raise awarness and educate residents on where to find information for City Services. First year with bus wraps, starting small with one bus	Bus Wrap	Residents	Be prepared for a hurricane and/or flood event.	260k	12/16/2022	1/21/2026	12/16/2022		**Hannah Rebholz**
St. Petersburg	Hurricane Preparedness Public Education	Hurricane preparedness education provided to neighborhood/ homeowner associations.	In-person Presentation	Residents – Homeowners associations	Be prepared for a hurricane and/or flood event.	300	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	Hurricane Preparedness Public Education	Hurricane preparedness education provided to churches	In-person Presentation	Residents – faith-based organizations	Be prepared for a hurricane and/or flood event.	300	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	Hurricane Preparedness Public Education	Hurricane preparedness education provided to school groups	Seminar/Classroom Instruction	Students (grade school and college)	Be prepared for a hurricane and/or flood event.	150	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	EM Business Education Program	Disaster Preparedness for Small Businesses – offered quarterly	Seminar/Classroom Instruction	Businesses	Make your Business Disaster Plan	100	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	Emergency Management Fair	City of St. Petersburg Emergency Management Disaster Preparedness	In-person Presentation	Residents, Students	Emergency Management activities (preparedness, mitigation, and response) in the City of St. Petersburg	150	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	Evacuation Program for Residents	WRXB radio interview to go over evacuation and preparedness plans for South St. Pete residents	Radio Interview	Residents	How to be prepared and successfully evacuate if ordered.	2000	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
St. Petersburg	Executive/Policy Group ICS Training	Provide high level NIMS/ICS training to City Leaders	Seminar/Classroom Instruction	Staff	How to manage an emergency at the executive/policy group level	30	9/15/2016	1/21/2026	9/15/2016		**Amber Boulding**
Tarpon Springs	Notice to Repetitive Loss Properties	Direct mail annually	Mailing	Repetitive Loss Properties	Know your risk	124	10/10/2014	1/21/2026	7/1/2023	Annual Flooding / Grant Availability Outreach	**Megan Araya**
Tarpon Springs	Publication Distribution	Surviving the Storm Publication	Publication, Website	Municipality	Know your risk	20,000	10/10/2014	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Presentation to Board of Commissioners	Presentation to Governing Body, Website, Facebook	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	25,000	10/10/2014	1/21/2026	6/1/2023	Annual Hurricane Outreach & Emergency Preparedness	**Scott Young**
Tarpon Springs	Hurricane Preparedness	Emergency Management Plan	Presentation to Governing Body	Municipality	Protect your property from the hazard(s)	15,000	10/10/2014	1/21/2026	6/1/2023	Annual Hurricane Outreach & Emergency Preparedness	**Scott Young**
Tarpon Springs	Hurricane Preparedness	Handout	Brochure, Publication, Website	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	2,500	10/10/2014	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Pinellas County Emergency Management	Website	Website	County-wide	Other (Please enter TARGET MESSAGE directly into cell)	949,827	10/10/2014	1/21/2026	8/3/2020	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**

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Tarpon Springs	First Call	Program to contact residents for any type of emergency via cell phone, landline, text and email	Website	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	20,000	10/10/2014	1/21/2026	1/18/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Adoption of LMS update: Presentation to Governing Body	Presentation to Governing Body Website	Municipality	LMS Update	1,000	8/11/2020	1/21/2026	8/11/2020	Annual Hurricane Outreach & Emergency Preparedness	**Renea Vincent**
Tarpon Springs	Emergency Preparedness	Handout	Brochure / Publication	Municipality	Flood Preparation and Safety	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Handout	Brochure / Publication	Municipality	Coping with a Flood-Before, During and After	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	Why You Need Flood Insurance	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	National Flood Insurance Program Nothing Could Dampen the Joy of Home Ownership…	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Handout	Brochure / Publication	Municipality	Who is at Risk for Flooding?	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Handout	Brochure / Publication	Municipality	Flood: Are You Protected from the Next Disaster?	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	National Flood Insurance Program: How the NFIP Works	5,000	10/19/2016	1/21/2026	1/18/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	National Flood Insurance Program: Mandatory Purchase of Flood Insurance Guidelines	5,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Handout	Brochure / Publication	Municipality	Be Prepared Checklist	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Website	Website	Municipality	Know Your Evacuation Zone, Pinellas County	20,000	10/19/2016	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Website	Website	Municipality	Storm Preparation for Debris Removal	20,000	10/19/2016	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Website	Brochure	Municipality	Hurricane Services for Elderly and Special Needs Residents	20,000	10/19/2016	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Website	Publication	Municipality	Survival Kit Checklist	20,000	10/19/2016	1/21/2026	6/1/2023	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Link to website on Emergency Management Page	Website	Municipality	Pinellas County Emergency Management	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Link to website on Emergency Management Page	Website	Municipality	Florida Department of Emergency Management	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Link to website on Emergency Management Page	Website	Municipality	Federal Emergency Management Agency	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Link to website on Emergency Management Page	Brochure / Publication	Municipality	National Flood Insurance Program	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Link to website on Emergency Management Page	Website	Municipality	National Hurricane Center	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Emergency Preparedness	Link to website on Emergency Management Page	Website	Municipality	Tampa Bay Regional Planning Council Emergency Management	20,000	10/19/2016	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**

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Tarpon Springs	Touch A Truck Event	City event, emergency preparadness, education on flood zones, evacuation maps, building code	Brochures, Website, Facebook, Instagram, Twitter	Municipality	FEMA information for residents, building code question availability, evacuation map and flood zone info request availability	26,000	10/19/2016	1/21/2026	6/1/2019	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**
Tarpon Springs	Lowe's Safety Event	City event, emergency preparadness, safety, education on flood zones, evacuation maps, building code	Brochures, Website, Facebook, Instagram, Twitter	Municipality	FEMA information for residents, building code question availability, evacuation map and flood zone info request availability	10,000	10/19/2016	1/21/2026	11/1/2019	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**
Tarpon Springs	Hurricane Preparedness	Handout	Publication, Website, Facebook, Twitter	Municipality	Storm Savvy	20,000	10/19/2016	1/21/2026	6/18/2020	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**
Tarpon Springs	Twitter	Tweets	Social Media	Municipality	Communication about road closures, flooding, storm updates, evacuation information	20,000	10/19/2016	1/21/2026	Ongoing	Annual Hurricane Outreach & Emergency Preparedness	**Megan Araya**
Tarpon Springs	Facebook	Posts to City of Tarpon Springs and Fire Dept Facebook public pages	Social Media	Municipality	Communication about road closures, flooding, storm updates, evacuation	20,000	10/19/2016	1/21/2026	Ongoing	Annual Hurricane	**Megan Araya**
Tarpon Springs	Instagram	Posts to City of Tarpon Springs and Fire Dept Instagram public pages	Social Media	Municipality	Communication about road closures, flooding, storm updates, evacuation	20,000	10/19/2016	1/21/2026	Ongoing	Annual Hurricane	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	NFIP FloodSmart.gov Know Your Risk	20,000	9/7/2017	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Tarpon Springs	Flood Insurance Information	Handout	Brochure / Publication	Municipality	NFIP Non-Engineered Opening Guide	20,000	9/7/2017	1/21/2026	8/3/2020	Annual Hurricane Outreach	**Megan Araya**
Treasure Island	Flood Insurance Seminar	Public Meeting	Public Meeting	Municipality	Prepare Ahead; Know Your Risk	100	11/15/2018	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Hurricane Expo with Bay News 9	Public Meeting	Public Meeting, Televised	Municipality	Prepare Ahead; Know Your Risk	6,921	5/23/2018	1/21/2026	11/30/2021	Annual Hurricane Outreach & Emergency Preparedness	**Jesse Miller**
Treasure Island	Flood Facts	1 Page Publication in Beach Beacon	Weekly Newspaper	N. Redington Beach, Redington Shores, Redington Beach,	Know Your Risk; Protect Your Property from Hazards; Protect Natural Functions; Build Responsibly;	14,700	8/18/2017	1/21/2026	6/28/2023	Printed in the Beach Beacon. Circulation	**Jesse Miller**
Treasure Island	FEMA's 50% Rule & How It May Affect Your Property	Website	Website	Municipality	Build Responsibly	6,921	8/18/2014	1/21/2026	6/1/2023		**Jesse Miller**
Treasure Island	Risk Rating 2.0 in Florida	Website	Publication/Website	Muncipality	Protect Your Property; Mandatory Flood Insurance	6,921	11/30/2021	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Hurricane Preparedness Guide 2025	Publication	Brochure/Publication	County-wide	Know Your Risk; Sheltering; Preparedness	978,045	8/18/2017	1/21/2026	6/1/2023		**Jesse Miller**
Treasure Island	FEMA - Every Business Should Have a Plan	Brochure	Brochure/Publication, Static Displays	Municipality, Business	Prepared Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA - Preparing Makes Sense. Get Ready Now - English	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA - Preparing Makes Sense. Get Ready Now - Spanish	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Know your risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA - Preparing Your Pets for Emergencies Makes Sense. Get Ready Now	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**

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Treasure Island	FEMA - Preparing Makes Sense for People with Disabilities	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA - Prepare for Emergencies Now: Information for Older Americans	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA - Emergency Supply List	Brochure	Brochure/Publication, Static Displays	Municipality, Individuals, Families	Prepare Ahead, Personal Responsibility	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	FEMA- Why Do I Need Flood Insurance	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Summary of Coverage	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Protect The Life You've Built	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Meeting The Flood Insurance Requirement	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Claims Handbook	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- A Policyholder's Guide to Severe Repetitive Loss	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Rebuilding Safer & Stronger After A Flood	Brochure	Brochure/Publication, Static Displays	Municipality	Build Responsibly	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Are You Ready?	Brochure	Brochure/Publication, Static Displays	Municipality	Prepare Ahead, Personal Responsibility	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	FEMA- Flood Insurance for Renters	Brochure	Brochure/Publication, Static Displays	Municipality	Flood Insurance	6,921	11/26/2025	1/21/2026	11/26/2025	New Outreach	**Jesse Miller**
Treasure Island	Re-Entry Decals	Decals for residents to re-enter an evacuated area after a storm.	Website/Brochure	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	Alert T.I.	Program to contact residents for any type of emergency via cell phone, landline, email, text, etc.	Sign-up / website / brochure	Municipality	Direct contact to the residents for any emergency - bridge closure, contaminated water, storm approaching, police or fire issue, road	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	Building/Renovating in Flood Zones	Website	Website	Municipality	Build Responsibly	6,921	11/30/2021	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Preparing for a Hurricane/Storm	Website	Website	Municipality	Prepare, During and After the Storm	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	During a Hurricane/Storm	Website	Website	Municipality	Prepare, During and After the Storm	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	What to Do After a Hurricane/Storm	Website	Website	Municipality	Prepare, During and After the Storm	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Shelter Options	Website	Website	Municipality	Prepare Ahead	6,921	11/30/2021	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Hazardous Waste Disposal	Website	Website	Municipality	Proper disposal of hazardous waste	6,921	8/26/2014	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Illicit Discharge	Website	Website	Municipality	Protect natural functions (floodplain; habitat; etc.) of Boca Ciega Bay and report illegal activity	6,921	8/26/2014	1/21/2026	11/30/2021		**Jesse Miller**

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Treasure Island	Community Emergency Response Team	Website	Website	Municipality	Response and Recovery	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Home Builders Guide To Coastal Construction	Website PDF	Website	Municipality	Build Responsibly	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	Wind Retrofit Guide for Residential Buildings	Website PDF	Website	Municipality	Build Responsibly	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	Protect Your Home from Flooding	Website PDF	Website	Municipality	Build Responsibly	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	FEMA's Homeowners' Guide to Retrofitting	Website PDF	Website	Municipality	Build Responsibly	6,921	8/26/2014	1/21/2026	111/6/2023		**Jesse Miller**
Treasure Island	FEMA's Protecting Building Utilities from Flood Damage	Website PDF	Website	Municipality	Build Responsibly	6,921	8/26/2014	1/21/2026	11/6/2023		**Jesse Miller**
Treasure Island	FEMA Map Service Center	Link to Website	Website	Municipality	Know Your Risk	6,921	8/26/2014	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Red Cross Flood Safety	Link to Website	Website	Municipality	Prepare Ahead	6,921	8/26/2014	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Ready.gov	Link to Website	Website	Municipality	Prepare Ahead	6,921	5/26/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Disaster Preparedness for Kids	Link to Website	Website	Municipality	Prepare Ahead	6,921	11/24/2020	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Disaster Preparedness for Businesses	Link to Website	Website	Municipality	Prepare Ahead	6,921	10/30/2017	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Disaster Preparedness for Individuals with Disabilities	Link to Website	Website	Municipality	Prepare Ahead	6,921	10/30/2017	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Disaster Preparedness for Seniors	Link to Website	Website	Municipality	Prepare Ahead	6,921	10/30/2017	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Disaster Preparedness for Pets	Link to Website	Website	Muncipality	Prepare Ahead	6,921	10/30/2017	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	National Flood Insurance Program	Link to Website	Website	Municipality	Prepare Ahead, Mandatory Flood Insurance	6,921	11/30/2021	1/21/2026	11/7/2023		**Jesse Miller**
Treasure Island	Pinellas County Emergency Management	Link to Website	Website	County-wide	General Website of All Hazards Safety; Know Your Risk; Sheltering; Preparedness; Illegal Dumping; Natural Functions; Build Responsibly	978,045	8/26/2014	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Pinellas County Storm Surge Map	Link to Website	Website	Municipality	Prepare Ahead, Know Your Risk	6,921	10/30/2017	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Know Your Evacuation Zone	Link to Website	Website	Muncipality	Prepare Ahead, Know Your Risk	6,921	11/30/2021	1/21/2026	11/30/2021		**Jesse Miller**
Treasure Island	Build an Emergency Kit	Link to Website	Website	Municipality	Prepare Ahead	6,921	10/30/2017	1/21/2026	11/7/2023		**Jesse Miller**
American Red Cross	Pinellas County Senior Expo	General Disaster Preparedness, Senior Health Issues, Hand out brochures and Presentation 1/14/14	Community Event	County-wide	Preparedness for seniors, Health Issues, Special Needs Shelters, Planning in Disasters	200	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Health & Safety Fair	Disaster Preparedness, Health Issues. Hampton Inn 1/24/14	Community Event	Municipality	Disaster Preparedness & What to do to save a life	50	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Touch a Truck	Show Red Cross vehicle & talk about Disaster Preparedness. Largo Central Park 1/30/14	Community Event	County-wide	What the Red Cross vehicle does and what to do to prepare for a disaster and after a disaster	1,200	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Health & Safety Fair	Disaster Preparedness, Health Issues. Pinellas Central Elementary 1/30/2014	Community Event	Municipality	Disaster Preparedness & What to do to save a life	40	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Health & Safety Fair	Disaster Preparedness, Health Issues. St Patrick's Church, Largo 2/18/2014	Community Event	Municipality	Disaster Preparedness & What to do to save a life	60	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Health & Safety Fair	Disaster Preparedness, Health Issues. Largo Central Park 2/22/2014	Community Event	County-wide	Disaster Preparedness & What to do to save a life	30	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Spring Market - Table event	Disaster Preparedness. Lake Seminole Pres Church 3/1/2014	Community Event	Municipality	Make your Family/ Business Disaster Plan	200	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	St. Petersburg Saturday Market-Table event	Disaster Preparedness. St. Petersburg 3/8/2014	Community Event	Municipality	Make your Family/ Business Disaster Plan	150	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Sheltering & Preparedness for disasters	Providing a Shelter to the community & Disaster Preparedness. Palm Harbor United Methodist 3/18/14	Community Event	Church members	How to become a Shelter for Red Cross & Disaster Preparedness	35	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Women's History Month - Disaster Presentation	How to prepare for disasters. St Petersburg College, Clearwater 3/26/2014	Community Event	College Students/staff	Make your Family/ Business Disaster Plan	42	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Fire Safety & Disaster Preparedness	Fire safety, preparing for disasters, Special Needs Shelters. Four Seasons MHP, 3/26/14	Community Event	Mobile Home Park Residents	Make your Family/ Business Disaster Plan	100	10/30/2014	1/21/2026			**Mark Hendrickson**
American Red Cross	Caregivers Table top & Citizen CPR	Disaster preparedness & Citizen CPR, St Petersburg Hospice	Roundtable/Forum	Hospice Volunteers & Staff	Make your Family/ Business Disaster Plan and Citizen CPR instruction	40	10/30/2014	1/21/2026			**Mark Hendrickson**
Eckerd College	Email to faculty/staff (May 2016) and distribution of annual hurricane guide to students (August 2016)	Distribution/posting of annual hurricane preparedness information	Brochure/Publication	Eckerd College community	Make your Family/ Business Disaster Plan	3,000	10/3/2014	1/21/2026	10/5/2016		**Lisa Mets**

Pinellas County
Local Mitigation Strategy 2025 - 2026
Appendix A, Table A-2 Municipal Outreach Matrix

Municipality / Entity	Name of Event/Outreach	Description of Event/Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Review Comments	Name of Last Reviewer
Pinellas County Extension - UF/IFAS								1/21/2026			
Pinellas County Extension - UF/IFAS	Coastal Resilience Index	Consultation/Facilitated Assessment of Preparedness	Presentation to Governing Body	Municipality	Other- All of the above, Assessment of ability to recover post-disaster		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Pinellas County Ext Website	Online education	Website	County-wide	Other- All of the above		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Florida Homeowner Handbook to Prepare for Natural Disasters	New Publication, Co-authored and printed by UF/IFAS Extension, distributed in Pinellas County facilities	Brochure/Publication	County-wide	Protect your property from the hazard(s)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Hurricane Preparedness Workshop	Community workshop	Community Event	County-wide	Protect your property from the hazard(s)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Regional Floodplain Management Workshop	Workshop for professionals (urban planners, floodplain managers) on NFIP and new CRS.	Roundtable/Forum	Other: Regional, Pinellas, Pasco, Hillsborough, Manatee, Sarasota	Other - Changes to NFIP, CRS, legal implications		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Timely Topics Blog	Online education	Newsletter	County-wide	Public Safety Information (ex. Turn Around Don't Drown)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Thinking Green Blog	Online education	Newsletter	County-wide	Public Safety Information (ex. Turn Around Don't Drown)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Water Column e-Newsletter	Online education	Newsletter	County-wide	Protect your property from the hazard(s)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Factsheet: Preparing your Pets for Hurricane Season	General education - printed	Brochure/Publication	County-wide	Public Safety Information (ex. Turn Around Don't Drown)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Factsheet: Preparing your Boats for Hurricane Season	General education - printed	Brochure/Publication	County-wide	Know your risk		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Factsheet: Staying Connected during Hurricane Season	General education - printed	Brochure/Publication	County-wide	Public Safety Information (ex. Turn Around Don't Drown)		9/18/2014	1/21/2026			**Ramona Madhosingh / Libby Carnahan**
Pinellas County Extension - UF/IFAS	Wind and Trees Display	General education	Tabletop Display	County-wide	Insure your property for your hazard(s)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Disaster Preparedness for Residents	General education	Tabletop Display	County-wide	Make your Family/ Business Disaster Plan		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Coastal Cleanups	Hands-on events where participants learn about impacts to local ecosystem	Community Event	County-wide	Protect natural functions (floodplain; habitat; etc.)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Going Coastal: Estuary-Friendly Living	Hands-on training where participants learn about impacts to local ecosystem	Community Event	County-wide	Protect natural functions (floodplain; habitat; etc.)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Sustainable Floridians	Training for residents on behaviors and impacts to environment - water, land use etc.	7-week Training Program	County-wide	Protect natural functions (floodplain; habitat; etc.)		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Pinellas County Extension - UF/IFAS	Clean Marina Workshops	Training and education for marina and boat owners/operators	Presentation to Industry	Businesses	Make your Family/ Business Disaster Plan		9/18/2014	1/21/2026			**Ramona Madhosingh/Libby Carnahan**
Tarpon Springs Housing Authority	Resident Notice	Annual Update of Evacuation Levels	Door-to-Door Distribution	Residents of Tarpon Springs Housing Authority	Public Safety Information (ex. Turn Around Don't Drown)	405	8/25/2014	1/21/2026	9/21/2016		**Deb Amon**
Tarpon Springs Housing Authority	Publication Distribution	"Surviving the Storm" Publication	Door-to-Door Distribution	Residents of Tarpon Springs Housing Authority	Public Safety Information (ex. Turn Around Don't Drown)	405	8/25/2014	1/21/2026	9/21/2016		**Deb Amon**
Tarpon Springs Housing Authority	Disaster/ Emergency Preparedness	Annual Update of Disaster/Emergency Preparedness Plan	Staff Master Document Distribution	Residents of Tarpon Springs Housing Authority	Make your Family/Business Disaster Plan	405	10/31/2014	1/21/2026	9/21/2016		**Deb Amon**
Tarpon Springs Housing Authority	Pinellas County Emergency Management	TSHA's website	Website	County-wide	Make your Family/Business Disaster Plan	929,028	10/31/2014	1/21/2026	9/21/2016		**Deb Amon**
Tampa Bay Regional Planning Council	Website	The www.tampabayprepares.org website was developed to provide families and businesses with information on how to prepare for all hazards, safety tips, and mitigation. The website also has guidance to businesses on how to develop their BCP and protect themselves from economic losses. Also includes the most recent Disaster Planning Guide for Families and Businesses.	Website	County-wide (Residents and Businesses); Spanish speaking	All Target Messages are addressed	12,000	8/22/2014	1/21/2026			**Betti Johnson**
Tampa Bay Regional Planning Council	Disaster Planning Guide - Spanish	A county-specific All-Hazards printed guide which preparedness and mitigation information including floodplain management strategies in Spanish	Brochure/ Publication	Spanish Speaking Residents	All Target Messages are addressed	10,000	8/22/2014	1/21/2026			**Betti Johnson**

Pinellas County
Local Mitigation Strategy 2025 - 2026
Appendix A, Table A-2 Municipal Outreach Matrix

Municipality / Entity	Name of Event/Outreach	Description of Event/Outreach	Outreach Method	Target Audience	Target Message	Estimated Population Reached	Date Entered on this Table	Date Last Reviewed	Date Last Updated	Review Comments	Name of Last Reviewer
Tampa Bay Regional Planning Council	Presentations to Regional Council Members	Staff briefs the Regional Council members on Emergency Management/ Floodplain Management issues throughout the year at the monthly meetings. These include the importance of the Local Mitigation Strategies, CRS and Flood Insurance, available mitigation workshops, hurricane evacuation planning and domestic security.	Presentation to Governing Body	Council members represent the (4) County Commissioners, municipalities and gubernatorial appointees.	All Target Messages are addressed	35	8/22/2014	1/21/2026			**Betti Johnson**
Tampa Bay Regional Planning Council	Community Presentations	Preparedness / Mitigation Talks to Homeowner Groups	Area-Specific Meeting	Hurricane Vulnerable Seniors	Make your Family/ Business Disaster Plan	50	8/22/2014	1/21/2026			**Betti Johnson**
Tampa Bay Regional Planning Council	Presentations to Planners	Briefing to LMS Members on Climate Change and Sea Level Rise	Area-Specific Meeting	County-wide	Know your risk	35	8/22/2014	1/21/2026			**Betti Johnson**
Tampa Bay Regional Planning Council	Participation in Public Safety Events	Booths at NOAA Hurricane Hunter Expo	Community Event	Students and Citizens	Know your risk	200	8/22/2014	1/21/2026			**Betti Johnson**
Palm Harbor Fire Rescue	Facebook Page	Updates on Palm Harbor Fire Rescue Facebook Page	Social Media/ Email	Municipality	Public Safety Information (ex. Turn Around Don't Drown)	Unknown	8/14/2014	1/21/2026			**Bob Markford**
Palm Harbor Fire Rescue	New E-Flash	Updates sent via e-mail in the form of an E-Flash	Social Media/ Email	Those that subscribe and are on the e-flash e-mailing list	Public Safety Information (ex. Turn Around Don't Drown)	100-150	8/14/2014	1/21/2026			**Bob Markford**
Palm Harbor Fire Rescue	Hurricane Preparedness	Talks to various Homeowners Groups in PH	Area-Specific Meeting	Municipality	Know your risk	100-200	8/14/2014	1/21/2026			**Bob Markford**
Pinellas County	Pinellas County Program for Public Information (PPI)	Flood related messages, target audiences, projects, and initiatives	Flood and Hurricane Outreach Program	Unincorporated and countywide projects	PPI Messages	300,000	11/28/2016	1/21/2026	3/18/2019	Located in Attachment 7-6; item was inadvertently omitted from this list, however was entered on the 7-3 Countywide Table	**Lisa Foster**
USF St Petersburg	HURRICANE PREPAREDNESS		Emai/Website/Guide	USF Campus Community	Get a Kit; Make a pLan; Stay Informed	8,500	9/6/2022	1/21/2026	9/6/2022	N/A	**Chief David Henry**

Annual Update Requirement

Major changes (if applicable) to the local hazard assessment, critical facilities list, repetitive properties list, or plan maps occurring in the last year.

Supporting documents:

- **Pinellas Multi-Jurisdictional Community Rating System Annual Report for Program for Public Information (PPI), Flood Insurance Improvement Plan and Flood Response Plan, January 2026.**

  Please note, the PPI is APPENDIX H within Pinellas County's 2025 LMS Plan.

- **Pinellas County Repetitive Loss Area Analysis (RLAA), January 2026.**

  Please note, the RLA analysis is a part of APPENDIX I within Pinellas County's 2025 LMS Plan.

Please note, there were no changes to the hazard analysis, critical facilities list and maps included in the LMS.

Pinellas County

MULTI-JURISDICTIONAL

COMMUNITY RATING SYSTEM

ANNUAL REPORT FOR PROGRAM FOR PUBLIC INFORMATION,

FLOOD INSURANCE IMPROVEMENT PLAN, AND

FLOOD RESPONSE PLAN

January 2026

PINELLAS COUNTY
MULTI-JURISDICTIONAL
COMMUNITY RATING SYSTEM ANNUAL REPORT
FOR
PROGRAM FOR PUBLIC INFORMATION, FLOOD INSURANCE IMPROVEMENT PLAN, AND FLOOD RESPONSE PLAN

Pinellas County | January, 2026

PINELLAS COUNTY
MULTI-JURISDICTIONAL
COMMUNITY RATING SYSTEM ANNUAL REPORT

Prepared for:

Pinellas County and Participating Municipalities

22211 US Hwy. 19 N.

Clearwater, FL 33765

January, 2026

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1 INTRODUCTION AND PLANNING COMMITTEE

This annual report presents the ongoing status of Pinellas County's Program for Public Information (PPI), which includes the flood insurance and flood response plans. This program is the floodplain management outreach arm of the Countywide Local Mitigation Strategy (LMS). The PPI includes all unincorporated areas of Pinellas County as well as 19 partner municipalities:

- Town of Belleair
- City of Belleair Beach
- City of Belleair Bluffs
- City of Clearwater
- City of Gulfport
- City of Indian Rocks Beach
- Town of Indian Shores
- City of Largo
- City of Madeira Beach
- City of Oldsmar
- City of Pinellas Park
- Town of Redington Beach
- Town of Redington Shores
- City of Safety Harbor
- City of South Pasadena
- City of St. Petersburg
- City of St. Pete Beach
- City of Tarpon Springs
- City of Treasure Island

Staff and stakeholders from these jurisdictions comprise the Pinellas County Flood Risk and Mitigation Public Information Working Group (FRMPIWG), which serves as the PPI committee as well as the stakeholder working group for the LMS. Having the same group of staff and stakeholders offers better coordination and consistency in messaging countywide and avoids duplication of efforts to reduce flood risk and damage. This committee meets the basic CRS PPI requirements, and it also evaluates Flood Insurance Coverage, Floodplain Management, Flood Warning and Response, and provides input to the multi-jurisdictional LMS. The FRMPIWG Core Members and Additional Support tables were updated in 2025 to reflect personnel changes (Table 1-1 and Table 1-2).

Table 1-1 FRMPIWG Core Members

Jurisdiction Represented	Staff/Stakeholder	Name	Affiliation
Pinellas County	Staff	John Carkeet	Pinellas County Communications – PIO
Pinellas County	Staff	Maxine Moore	Floodplain Technician
Pinellas County	Stakeholder	Ashley Tharp	Wright Flood, Corporate Agent Training Manager
Pinellas County	Stakeholder	Khan Boupha	Water Resources Engineering Consultant
Belleair	Staff	Ashley Bernal	Assistant Town Manager
Belleair	Stakeholder	Nancy Battaglia	Resident
Belleair Beach	Staff	Kyle Riefler	City Manager
Belleair Beach	Stakeholder	Marv Behm	Resident
Belleair Bluffs	Staff	Alexis Silcox	City Clerk/EM Mgmt
Belleair Bluffs	Stakeholder	Jodi Doll-Bowling	Resident
Clearwater	Staff	Sarah Kessler	Lead Environmental Specialist & CRS
Clearwater	Stakeholder	Bill Jonson	Resident
Gulfport	Staff	Michael Taylor	Community Development Principal Planner
Gulfport	Stakeholder	Mike Whitman	WhitCo Insurance Agency
Indian Rocks Beach	Staff	Dean Scharmen	Public Works Director
Indian Rocks Beach	Stakeholder	Ron Sacara	Resident
Indian Shores	Staff	Ashley Wagner	Building Clerk
Indian Shores	Stakeholder	Katrena Hales-Claver	Calusa Vacations LTD
Largo	Staff	Robert Hatton	Building Official
Largo	Stakeholder	Scott Nappier	Realtor
Madeira Beach	Staff	Joseph Petraglia	Planning Technician
Madeira Beach	Stakeholder	Chuck Dillon	Neighborhood Construction
Oldsmar	Staff	Debb Vitraelli	Public Communications Supervisor
Oldsmar	Stakeholder	Paula Saracki	Resident/Business Owner
Pinellas Park	Staff	Brian Ellis	Associate Planner
Pinellas Park	Stakeholder	Housh Ghovaee	Gateway Chamber of Commerce
Redington Beach	Staff	Adriana Nieves	Town Clerk
Redington Beach	Stakeholder	Barry Scarr	Insurance Agent
Redington Shores	Staff	Melissa Fultz	Town Clerk
Redington Shores	Stakeholder	Amy Baker	Resident
Safety Harbor	Staff	Derek Reeves	Assistant Community Development
Safety Harbor	Stakeholder	Jackie Tow	Brightway Insurance, The Wilson Agency
South Pasadena	Staff	Terri Sullivan	Building Official
South Pasadena	Stakeholder	Dawn Wunderle	Community Manager of Causeway Village

Jurisdiction Represented	Staff/Stakeholder	Name	Affiliation
St. Petersburg	Staff	Hannah Rebholz	Floodplain Manager
St. Petersburg	Staff	Carrie O'Brion	Marketing Director
St. Petersburg	Stakeholder	Sandy Dougherty	Florida Driven Real Estate
St. Petersburg	Stakeholder	Austin Wise	J.R. Evans Engineering
St. Pete Beach	Staff	Gil Martinez	Senior Planner
St. Pete Beach	Stakeholder	Chris Hollands	Local Business Owner
Tarpon Springs	Staff	Megan Araya	Tarpon Springs
Tarpon Springs	Stakeholder	Gina Miller	Tarpon Springs
Treasure Island	Staff	Jesse Miller	Principal Planner
Treasure Island	Stakeholder	Brian Ford	Insurance Services

Table 1-2 FRMPIWG Additional Support

Jurisdiction Represented	Name	Affiliation
Pinellas County	Josie Benwell	Pinellas County – Project Coordinator
Pinellas County	Anamarie Rivera	Pinellas County - Environmental Management
Pinellas County	Cara Serra	Tampa Bay Regional Planning Council
Pinellas County	Cheryl Morales	Pinellas Public Library Cooperative (PPLC)
Pinellas County	CJ Reynolds	Florida Housing Coalition
Pinellas County	David Connor	Pinellas County – Marketing & Communications
Pinellas County	Dawn Forrest	Wright Flood
Pinellas County	Gerry Evenwel	National Flood Experts
Pinellas County	Jessica McKracken	Pinellas County – Emergency Management
Pinellas County	Joe Farrell	Pinellas/Pasco Realtor Organization (PRO)
Pinellas County	John Hibbard	Weisner Insurance
Pinellas County	Kelsey Grentzer	Pinellas County – Marketing & Communications
Pinellas County	Lindsey O'Donnell	Florida Best Quote Insurance
Pinellas County	Lisa Foster	Pinellas County – Floodplain Administrator
Pinellas County	Mary Burrell	Pinellas County - Emergency Management
Pinellas County	Marq Caughell	Pinellas County – Public Works Communications
Pinellas County	Smita Ambadi	Pinellas County - Planning
Pinellas County	Zahra Andalib	National Flood Experts
Pinellas County	Zorana Kojic	StormSensor
Belleair	Debbie Darling	Belleair CC
Belleair	Keith Bodeker	Belleair - Town of Belleair
Belleair Beach	Aaron Glanz	Belleair Beach – Community Services Administrator
Belleair Beach	Frank Bankard	Resident
Clearwater	Derek Smith	Clearwater – Emergency Management
Clearwater	Jared Leane	Resident
Clearwater	Steve Kessler	Resident
Dunedin	Michelle Monteclaro	City of Dunedin
Gulfport	Clark Streicher	Gulfport - Building Official
Gulfport	Karen Brodeur	WhitCo Insurance Agency

Jurisdiction Represented	Name	Affiliation
Hillsborough County	Christine Hummel	Hillsborough County – CRS Coordinator
Indian Rocks Beach	Staff	Dean Scharmen
Indian Rocks Beach	Stakeholder	Ron Sacara
Indian Shores	Brian Rusu	Indian Shores - Building Official
Indian Shores	Robert E. Lyons	Sunwest Construction LLC
Largo	Matt Butler	Assistant Building Official
Madeira Beach	Jenny Rowan	Madeira Beach – Community Development Director
Madeira Beach	Lisa Sheuermann	Madeira Beach – Community Development Program Coordinator
Madeira Beach	Vincent Gadrix	Gulf Beaches Public Library Director
Oldsmar	Doug Bevis	Resident/Realtor
Oldsmar	Felicia Donnelly	Oldsmar – City Manager
Oldsmar	Gregg Silliman	Oldsmar - Code Enforcement Officer
Oldsmar	Mandi Clark	Oldsmar – Floodplain & Building Coordinator
Oldsmar	Mike Bolan	Mike's Weather Page
Oldsmar	Tatiana Childress	Oldsmar – Planning & Redevelopment Director
Pinellas Park	Danielle Stewart	Long Range Planning Manager
Pinellas Park	Terry England	Gateway Chamber of Commerce
Pinellas Park	Suzanne Boisvert	Emergency Management Manager
Pinellas Park	Elizabeth St. Pierre	Community Services Manager
Pinellas Park	Erica Lindquist	Planning & Development Services Director
Pinellas Park	Matt Pruitt	Risk & Emergency Management Director
Redington Beach	Annie Fleeting	Next Home Beach Time Realty
Redington Beach	Barry Scarr	Insurance Professional
Redington Beach	Pat English	Resident
Redington Beach	Tim Thompson	JPM Chase
Redington Shores	Bill Blackburn	Blackburn Coastal Realty
Redington Shores	Brian McClure	Charter
Redington Shores	Christy Herig	Resident
Redington Shores	Cynthia Hoyt	Resident
Redington Shores	Dave Motley	Resident
Redington Shores	Michael McGlothlin	Redington Shores – Town Administrator
Safety Harbor	Jessica Wilson	Brightway Insurance
South Pasadena	David Mixson	South Pasadena – Fire Chief
South Pasadena	Robin Miller	Tampa Bay Beaches Chamber of Commerce
St. Petersburg	Angie Phillips	St. Petersburg – Acting Floodplain Administrator
St. Petersburg	Brandi Gabbard	City Council & Real Estate Broker
St. Petersburg	Chris Dailey	Shore Acres Civic Association
St. Petersburg	Frank Malowany	Smith & Associates
St. Petersburg	John Mason	St. Petersburg Council of Neighborhood Associations
St. Pete Beach	Michael Welch	Resident
St. Pete Beach	Robert Pennington	CRS Support
St. Pete Beach	Gina Messenger	St. Pete Beach - Staff
St. Pete Beach	Camden Mills	St. Pete Beach - Staff

Jurisdiction Represented	Name	Affiliation
St. Pete Beach	Nichole Porter	St. Pete Beach - Staff
Tarpon Springs	Holly Langston	Sustainability Coordinator
Treasure Island	Brian Ford	Insurance Resources
Treasure Island	Maryellen Edwards	Treasure Island – Assistant Director
Consultant	Chris Zambito	Atkins
Consultant	Joan Van Stone	CRS Max, Inc.
Consultant	Khan Boupha	Jones Edmunds

2 ASSESSMENT OF PUBLIC INFORMATION NEEDS AND TARGET AUDIENCES

Pinellas County and its 19 participating communities continue to implement the PPI. The committee members met three times in 2025 to evaluate the outreach initiatives and update the plan report, as well as provide input on the LMS. Table 2-1 summarizes the committee's actions and discussion points from all three meetings. FRMPIWG meetings are advertised on the County's website (pinellas.gov/boards-councils-and-committees/flood-risk-and-mitigation-public-information-working-group/) and are open to the public.

Table 2-1 PPI Meetings

Date	Discussion Topics
April 18, 2025	The committee discussed the 5-year update for the LMS and Multi-Jurisdictional PPI; revisited priority audiences and projects; discussed other public information efforts such as new audiences and projects; and reviewed the status of each outreach project for the municipalities. Other notable discussions include presentations for mobile home parks held by the City of Oldsmar and Indian Shores highlighting a project focused on boat owners. The group discussed some upcoming hurricane preparedness events and the migration of the SharePoint.
July 18, 2025	The committee reviewed the status of the LMS and Multi-Jurisdictional PPI, along with their adoption status. The committee learned that the Pinellas County Board of County Commissioners adopted the 5-year update for the LMS and PPI. The attendee's list was discussed and updated for the year to reflect any staff or stakeholder changes. Other outreach project initiatives were discussed including the utility bill onserts, social media campaigns, updates to the Real Estate Disclosure Program, and dissemination of Repetitive Loss Area mailouts, as well as storm surge signage updates.
October 24, 2025	The committee reviewed the status of the PPI and potential updates to the report, including updates to the Flood Insurance Coverage Assessment and Repetitive Loss Area Analysis. The committee also discussed implementation of projects, creating new projects, and the status of the outreach projects. The committee created a task force to produce consistent flood-proofing messaging and flyers. The committee reviewed the LMS for messaging consistency and discussed the annual update. The committee will review the LMS in detail and provide additional comments to County staff to be incorporated into the LMS annual review.

The committee also reviewed the types of flooding across the County and how each is being addressed through outreach and mitigation. The committee refined priority audiences and messages to identify new ways for engaging with them about flood risks.

3 TARGET AUDIENCES

The committee evaluated existing target audiences, including the residents and businesses served by outreach projects. The following table outlines the updated list of target audiences.

Table 4-1 Target Audiences

	Audience(s)	Flood Insurance Plan Audience
1	Residents and businesses in Repetitive Loss Areas (RLAs)	Yes
2	Real Estate Professionals	Yes
3	Buyers of Real Estate	Yes
4	Residents and businesses in the Storm Surge (Cat 2), but outside of the FEMA SFHA (X & Surge)	Yes
5	Home Inspectors	Yes
6	County/City Building Inspectors	Yes
7	Architects/Designers/Contractors/Builders	Yes
8	County/City Call Center staff	Yes
9	Landscapers	No
10	Surveyors	Yes
11	Customers of Pinellas County and City services	Yes
12	English Speakers of Other Languages (ESOL)	Yes
13	Doctors, dialysis staff, home healthcare providers	No
14	Residents and businesses in Flood Response Hazard Areas	No
15	Owners of substantially damaged buildings	Yes
16	Residents and businesses affected by flood map changes	Yes
17	County/City staff	Yes
18	Sea Level Rise impacted areas	No
19	Boat Owners/Marinas	No
20	Pet owners	No
21	Seasonal residents	Yes
22	Insurance providers	Yes
23	Condo Association Management Companies	Yes
24	Homeowners Association (HOA)	Yes
25	Universities, Colleges, and Vocational Programs (trade schools)	Yes
26	FDIC insured banks/Lenders/Mortgage	Yes
27	Local Bar Association - Legal	No
28	Large Companies (e.g., HSN, Valpak, Jabil, etc.)	No
29	Public school students, faculty, staff, parents	No
30	PSTA/Trolly	No
31	St. Pete/Clearwater Airport	No
32	Veterinarians	No
33	Renters	Yes
34	Mobile Homes/Mobile Parks	Yes
35	Churches/Houses of Worship	No
36	Community-Based Groups (VFW, American, Elks, etc.)	No
37	Private Schools	No
38	Daycare Facilities	No

	Audience(s)	Flood Insurance Plan Audience
39	Aquarium	No
40	Girl Scouts/Boy Scouts	No
41	Property Appraisers	No

4 MESSAGES AND OUTCOMES

Outreach campaign messages must be accurate and concise to produce actionable and positive outcomes. In 2025, the committee established a task force to evaluate existing key messages and identify updates to key messages established in 2024.

5 PROGRAM FOR PUBLIC INFORMATION (PPI) PROJECTS

New projects, such as the Tampa Bay News inserts, were also developed to streamline the coordination of messaging and better communicate to the public. Appendix B details the projects and includes the status of each.

FRMPIWG SharePoint Toolkit

The FRMPIWG SharePoint toolkit, maintained by Pinellas County, allows the participating communities to access PPI and LMS resources, including outreach project templates. Communities can also upload completed project documentation. The toolkit addresses the needs of the participating communities to better coordinate messages and projects. Communities can view outreach messages of other communities as well as edit and upload their own content. The toolkit also provides templates for brochures, community newsletters, repetitive loss area letters and other valuable tools they can use to better communicate with residents about flood hazards and measures they can take to reduce risks. The toolkit also tracks and documents the status of outreach initiatives.

Since its inception in 2020, the committee has continually updated the toolkit with a more modern, user-friendly interface. The toolkit has evolved beyond outreach to meet further needs of the participating communities by providing calendar notifications of pertinent outreach events and allowing the download of other documents, such as LMS documentation and the Flood Warning and Response Plan.

Flood Response Plan

The committee identified a two-part update for the Flood Response Toolkit. Part One updates the messaging to reflect clear actions by the municipalities and direct messaging to the public. Part Two will allow for better organization and more user-friendly search capabilities. The committee completed Part One before the 2024 Hurricane Season. The group aims to finish Part Two by the end of 2026. Additionally, the County and the *Tampa Bay Times* developed the 2025 Hurricane Preparedness Guide to update emergency contacts, pet guidelines, and storm timelines.

6 FLOOD INSURANCE IMPROVEMENT PLAN

The committee reviewed and updated the flood insurance improvement plan. In 2025, the County received the updated policy claims and repetitive loss information. Appendix B details the updates to the plan.

Appendix A

Status of PPI Project

330 OUTREACH PROJECTS WORKSHEET

Projects Implemented Countywide | Newly Implemented Projects | Identified but Not Implemented Projects

Project ID	Outreach Projects	Description	CPI?	Target Audience	STK?	Countywide Reach	Unincorp	Belleair	Belleair Beach	Belleair Bluffs	Clearwater	Gulfport	Indian Rocks Beach	Indian Shores	Largo	Madeira Beach	Oldsmar	Pinellas Park	Redington Beach	Redington Shores	Safety Harbor	South Pasadena	St. Pete Beach	St. Petersburg	Tarpon Springs	Treasure Island
OP#1	RLA Letter	Letter, Flood Info Brochure, and Insurance Info Sheet distributed via direct mail to residents and businesses in the Repetitive Loss Areas	Y	RLAA	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
*OP#2	*Flood Guide available at County/City Buildings	PC Departments: Building, Planning, Development Review Services, Communications, Utilities	Y	Customers of Pinellas County Services	N	N	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	N	Y	N	N	N	N	Y	Y	N
*OP#3	*Flood Guide available at County Libraries	Made available at 25 Library Locations throughout Pinellas County	Y	Customers of Pinellas County Libraries	Y	Y																				
*OP#4a	*Hurricane Guide	Distributed countywide. Made available at County and municipal buildings. Made available at numerous buisinesses.	Y	No target audience	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	Y	Y	Y
*OP#4b	*Hurricane Guide - ESOL (Spanish)	Distributed countywide. Made available at County and municipal buildings. Made available at numerous buisinesses.	Y	Spanish-Speaking Residents	N	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N
*OP#4c	*Hurricane Guide - ESOL (Vietnamese)	Distributed countywide. Made available at County and municipal buildings. Made available at numerous buisinesses.	Y	Vietnamese-Speaking Residents	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N
*OP#5a	*Hurricane Guide Available at County Libraries	Made available at 25 Library Locations throughout Pinellas County	Y	No target audience	Y	Y																				
OP#5b	*Hurricane Guide - ESOL (Spanish) Available at County Libraries	Made available at 25 Library Locations throughout Pinellas County	Y	Spanish-Speaking Residents	Y	Y																				
*OP#5c	*Hurricane Guide - ESOL (Vietnamese) Available at County Libraries	Made available at 25 Library Locations throughout Pinellas County	Y	Vietnamese-Speaking Residents	Y	Y																				
OP#6	Utility Bill Insert	Flood Information distributed in the utility bill for customers	Y	No target audience	N	N	Y	Y	Y	N	N	N	Y	N	N	Y	Y	N	Y	N	N	N	N	Y	Y	Y
*OP#7	*Flood Map Service Training	Pinellas County Floodplain Administrator and Flood Insurance Advocate present to Real Estate professionals that work countywide about: Flood Information-all 10 topics, Flood Insurance Details, How to use the online flood map service. Real Estate Flood Disclosure Brochures are provided	Y	Real Estate Professionals	Y	Y																				
*OP#8	*Real Estate Agents Flood Disclosure and Information Brochure (English & Spanish)	Brochure distributed to potential buyers of property countywide by real estate professionals.	Y	Buyers of Real Estate	Y	Y																				
*OP#9	*Pinellas/Pasco Realtor Organization Newsletter	Article published annually in the PRO newsletter that covers Pinellas County Flood Map Service, Real Estate Disclosure trainings, Emergency Management alert information, and technical assistance information.	Y	Real Estate Professionals	Y	Y																				
OP#10	Landscape Training	Any person or company providing landscape services can complete this Pinellas County Landscape Best Management Practices Course.	N	Landscapers	N	Y																				
OP#11	Commissioner / Mayor Article in Utility Bills or Mailed letters	Each year the County Commission Chair or Mayor will provide flood reminders, including for residents to review their insurance coverage and consider adding flood insurance, and promote flood insurance technical assistance in an article disseminated in Utility bills or mailed letters, and released to the press. This is frequently published in newspapers and neighborhood newsletters.	Y	No target audience	N	N	Y	Y	N	N	N	N	Y	N	N	N	Y	N	Y	N	N	N	N	N	Y	N

330 OUTREACH PROJECTS WORKSHEET

Projects Implemented Countywide | Newly Implemented Projects | Identified but Not Implemented Projects

Project ID	Outreach Projects	Description	CPI?	Target Audience	STK?	Countywide Reach	Unincorp	Belleair	Belleair Beach	Belleair Bluffs	Clearwater	Gulfport	Indian Rocks Beach	Indian Shores	Largo	Madeira Beach	Oldsmar	Pinellas Park	Redington Beach	Redington Shores	Safety Harbor	South Pasadena	St. Pete Beach	St. Petersburg	Tarpon Springs	Treasure Island
OP#12	Flood Map Service Promo Email Blast (via everbridge)	Flood Map Service Promo Email to Realtors, Insurance Agents, Lenders, and Surveyors registered in Pinellas County via Everbridge	Y	Realtors, Lenders, Insurance Agents	N	Y																				
OP#13	Storm Drain Markers	Only Rain Down Drain Storm Drain Marker program	N	No target audience	N	N	Y	N	Y	N	Y	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N
OP#14	Storm Drain Murals	Only Rain Down Drain Storm Drain Mural program	N	No target audience	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N
OP#15	Vehicle Wraps	Natural functions messages, such as Only Rain Down Drain are wrapped on vehicles. All vehicles can be see across the county and out of the county when vehicles are used for business travel.	N	No target audience	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N
OP#16	Bus Wraps	Natural functions messages, such as Only Rain Down Drain are wrapped on public transportation busses. All busses can be see across the county.	N	No target audience	Y	Y																				
OP#17	LMS and PPI Annual Update Press Release	LMS and PPI annual reports submitted to the governing body, released to the media, and made available to the public	N	No target audience	N	Y																				
OP#18	Scheduled Social Media Posts (Facebook)	Defined Social Media posts that cover all topics	Y	No target audience	N	N	Y	Y	N	Y	N	N	Y	N		Y	Y	N	N	N	N	N	N	Y	Y	Y
OP#19	Scheduled Social Media Posts (Instagram)	Defined Social Media posts that cover all topics	Y	No target audience	N	N	Y	Y	N	Y	N	N	N	N		N	Y	N	N	N	N	N	N	Y	Y	Y
OP#20	Scheduled Social Media Posts (Twitter)	Defined Social Media posts that cover all topics	Y	No target audience	N	N	Y	Y	N	N	N	N	Y	N		Y	Y	N	N	N	N	N	N	N	Y	Y
OP#21	E-News/E-Lert	Email blasts from the community sent to citizens who opt-in. Topics may include floodplain management, environmental news, and public safety.	N	No target audience	N	N	Y	Y	Y	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Y	Y
OP#22	Newsletter(s)	Newsletter from the community distrubuted by multiple dissemination methods, such as email blasts, mailers, and articles in neighborhood newsletters/magazines	Y	Varies	N	N	N	Y	Y	Y	N	N	Y	N	N	N	Y	Y	N	Y	Y	N	N	Y	Y	Y
OP#23	CRS Users Group Meetings	Meetings for community officials who manage, plan to join, or wish to learn about CRS topics and best practices for completing program activities	Y	No target audience	N	Y																				
OP#24	Pinellas County's Speakers Bureau	Organized events in neighborhoods or offices to learn more about your flood risk, flood insurance, property protection, preparedness and safety, and natural floodplains.	Y	Varies	N	Y																				
OP#25	New Homeowner Brochure	Brochure for new homeowners to introduce them to Pinellas County watersheds and flood risks.	Y	New Homeowners	N	N	Y	Y	N	Y	N	N	N	N		N	N	N	Y	N	N	N	N	N	N	N
OP#26	Hurricane Season Press Release	An annual press release reminding citizen of the upcoming Hurricane Season with preparation tips.	Y	No target audience	N	Y																				
OP#27	Parks & Recreation Educational Materials	Educational material placed in parks and recreational facilities about the watersheds and environmental aspects of the area.	N	No target audience	N	N	Y	N	Y	N	N	N	Y	Y		N	Y	N	Y	N	N	N	N	Y	Y	N
OP#28	Informational Videos	Flood related informational videos for residents and businesses disseminated by various methods	Y	No target audience	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	N	N	N	N	N	Y	Y
OP#29	Homeowners Association Meetings	Meetings from Homeowners Associations	Y	Homeowners Association members	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	N	N

330 OUTREACH PROJECTS WORKSHEET

Projects Implemented Countywide | Newly Implemented Projects | Identified but Not Implemented Projects

Project ID	Outreach Projects	Description	CPI?	Target Audience	STK?	Countywide Reach	Unincorp	Belleair	Belleair Beach	Belleair Bluffs	Clearwater	Gulfport	Indian Rocks Beach	Indian Shores	Largo	Madeira Beach	Oldsmar	Pinellas Park	Redington Beach	Redington Shores	Safety Harbor	South Pasadena	St. Pete Beach	St. Petersburg	Tarpon Springs	Treasure Island
OP#30	Tampa Bay Newspapers Full-Page Spread	Flood related reminders, including for residents to review their insurance coverage and consider adding flood insurance, and promote flood insurance technical assistance. Other flood related messages are included.	Y	No target audience	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	Y	Y
OP#31	Community Workshops / Meetings	Flood related informational workshops or meetings (virtual or in-person) for residents and businesses held separately from Commission or Board meetings. Some examples are Citizen's Academy, City Council Flood Education Workshops, City Boards Flood Education Workshops, etc.	Y	Varies	N	N	Y	N	N	N	N	N	N	Y		Y	Y	N	Y	Y	N	N	N	Y	Y	Y
OP#32	Only Rain Down the Drain Posted Signage	Posted Signage reminding residents and visitors Only Rain Down the Drain	N	No target audience	N	N	N	Y	N	Y	N	N	N	Y		N	Y		N	N	N	N	N	Y	Y	N
OP#33	Letter to Real Estate Professionals	A targeted letter to real estate professionals within the municipality accompanied with the flood brochure	N	Real Estate Professionals	N	N	N	N	N	N	N	N	Y	N		N	N	N	N	N	N	N	N	N	N	N
OP#34	Letter to Insurance Companies	A targeted letter to insurance companies within the municipality accompanied with the flood brochure	N	Insurance and Mortgage professionals	N	N	N	N	N	N	N	N	Y	N		N	N	N	N	N	N	N	N	N	N	N
OP#35	Letter to Landscapers	A targeted letter to landscapers within the municipality accompanied with the flood brochure	N	Landscapers	N	N	N	N	N	N	N	N	Y	N		N	N	N	N	N	N	N	N	N	N	N
OP#36	Social Media - Podcast	A podcast that discusses floodplain related messaging. Not Implemented Yet.	N	No target audience	N	N																				
OP#37	Storm Surge Inundation Level Signage	Signage placed at specific locations to identify storm surge innundation	N	No target audience	N	N	Y																		N	
OP#38	Home Inspector Training	Training on basic floodplain regulations for buildings	Y	Home Inspectors	N	Y																				
OP#39	Insurance and Mortgage Association Training	Pinellas County Floodplain Administrator and Flood Insurance Advocate present to Insurance and Mortgage professionals that work countywide about: Flood Information-all 10 topics, Flood Insurance Details, and How to use the online flood map service.	Y	Insurance and Mortgage professionals	N	Y																				
OP#40	Veterinarian Email Blasts	Not Implemented Yet	N	Veterinarians	N	Y																				
OP#41	DIY High Water Marks Flyer	A flyer to educate residents on doing high water marks by themselves post flood.	N	No target audience	N	N																				
OP#42	Boat and Dock Handouts	A handout for boat, dock, and marina owners for protecting natural floodplain functions.	N	Boat Owners/Marinas	N	N																				
OP#43	Letter to Homeowner Associations (HOA)	A targeted letter to home owner associations within the municipality accompanied with the flood brochure	N	Home Owners Associations	N	N																				
OP#44	Bus/Trolley Stop Posters	A targeted poster to bus/trolley passengers posted at the stops.	N	PSTA/Trolley Passengers	N	N																				
OP#45	Flood Knowledge Scout Badge	A targeted badge that girl scouts and boy scouts could earn	N	Girl Scouts/Boy Scouts	N	N																				
OP#46	Flood Awareness Week Social Media Campaign	Targeted campaign to residents of communities who have experienced flooding.	N	Home Owners / Community Residents	N	Y											Y									

Appendix B

Flood Insurance Improvement Plan Annual Report

PINELLAS COUNTY
PROGRAM FOR PUBLIC INFORMATION
ANNUAL REPORT
FOR
FLOOD INSURANCE COVERAGE IMPROVEMENT PLAN

Pinellas County | January, 2026

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1 INTRODUCTION

This annual report presents the ongoing status of the **Pinellas County Flood Insurance Coverage Improvement Plan**. This plan is developed and coordinated by the multi-jurisdictional **Pinellas County Flood Risk and Mitigation Public Information Working Group (FRMPIWG)**, which serves as the Flood Insurance Assessment and Improvement Plan Committee. The FRMPIWG is also responsible for developing and coordinating the efforts of the multi-jurisdictional Program for Public Information (PPI), Floodplain Management, Flood Warning and Response, and providing input to the multi-jurisdictional Local Mitigation Strategy (LMS). The FRMPIWG includes representatives from the community's floodplain management division and the public information office as well as representatives from local insurance agencies.

The Flood Insurance Coverage Improvement Plan includes all unincorporated areas of Pinellas County and the following municipalities who are represented in the committee members:

- Town of Belleair
- City of Belleair Beach
- City of Belleair Bluffs
- City of Clearwater
- City of Gulfport
- City of Indian Rocks Beach
- Town of Indian Shores
- City of Largo
- City of Madeira Beach
- City of Oldsmar
- City of Pinellas Park
- Town of Redington Beach
- Town of Redington Shores
- City of Safety Harbor
- City of South Pasadena
- City of St. Petersburg
- City of St. Pete Beach
- City of Tarpon Springs
- City of Treasure Island

2 FLOOD INSURANCE COVERAGE ASSESSMENT

REVIEW OF FLOOD INSURANCE POLICY DATA

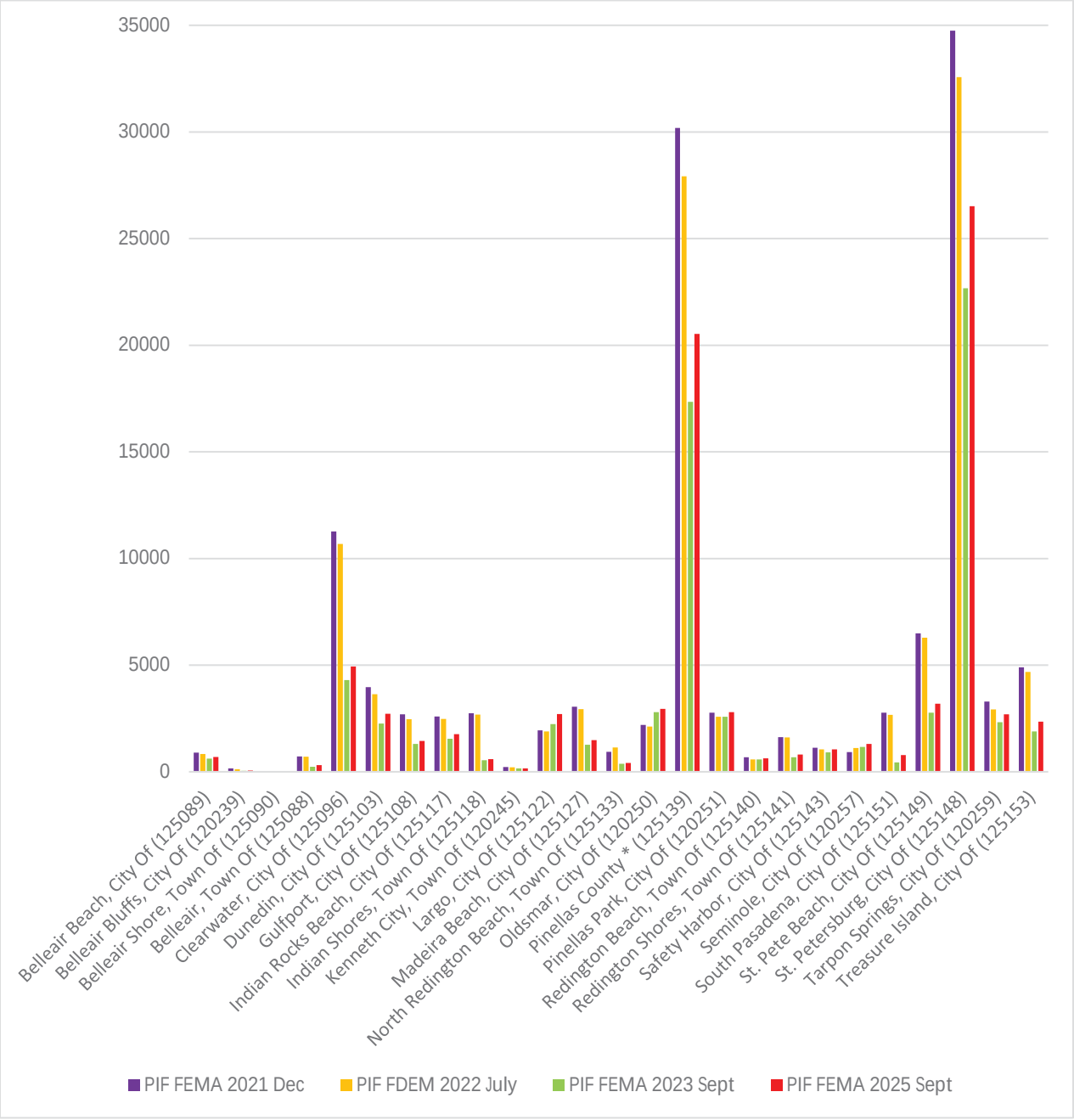
Flood insurance policy data was provided by FEMA to the County in September 2025. The provided data included the community's name, address, occupancy type, flood zone, premiums, fees, building coverage, contents coverage, and policy effective date for active contracts. A comparison of the active contracts for the past four years can be found in Table 1 and Figure 1. Note that the 2023 data is based on the assumed community from the address geolocation and does not include premium data.

Table 1: Community NFIP PIF and Premium Summary 2021-2025

Community Name (Number)	PIF FEMA Dec 2021	Premiums FEMA Dec 2021	PIF FDEM July 2022	Premiums FDEM July 2022	PIF FEMA Sept 2023 (geocoded community)	Premiums FEMA Sept 2023	PIF FEMA Sept 2025	Premiums FEMA Sept 2025
Belleair Beach, City Of (125089)	893	$1,560,881	841	$1,345,584	621	No Data Provided By FEMA	699	$3,505,765
Belleair Bluffs, City Of (120239)	158	$56,996	126	$39,031	40	No Data Provided By FEMA	53	$85,843
Belleair Shore, Town Of (125090)	32	$109,047	29	$80,676	30	No Data Provided By FEMA	34	$155,725
Belleair, Town Of (125088)	726	$432,809	710	$387,549	242	No Data Provided By FEMA	310	$763,491
Clearwater, City Of (125096)	11,267	$8,426,272	10,680	$7,252,485	4,305	No Data Provided By FEMA	4,938	$15,475,118
Dunedin, City Of (125103)	3,973	$3,683,880	3,635	$3,083,703	2,262	No Data Provided By FEMA	2,725	$7,528,923
Gulfport, City Of (125108)	2,693	$1,847,712	2,471	$1,564,287	1,311	No Data Provided By FEMA	1,451	$3,959,464
Indian Rocks Beach, City Of (125117)	2,599	$2,472,764	2,475	$2,216,738	1,554	No Data Provided By FEMA	1,769	$6,405,926
Indian Shores, Town Of (125118)	2,742	$1,610,169	2,687	$1,374,573	538	No Data Provided By FEMA	587	$2,795,484
Kenneth City, Town Of (120245)	225	$147,271	206	$130,062	162	No Data Provided By FEMA	163	$219,815
Largo, City Of (125122)	1,939	$1,362,598	1,896	$1,338,335	2,234	No Data Provided By FEMA	2,709	$4,924,792
Madeira Beach, City Of (125127)	3,049	$3,483,043	2,937	$3,142,950	1,268	No Data Provided By FEMA	1,484	$7,097,594
North Redington Beach, Town Of (125133)	942	$884,361	1,144	$889,380	379	No Data Provided By FEMA	411	$2,255,846
Oldsmar, City Of (120250)	2,192	$1,977,153	2,116	$1,924,680	2,793	No Data Provided By FEMA	2,950	$6,391,456
Pinellas County * (125139)	30,187	$20,997,595	27,917	$17,524,450	17,341	No Data Provided By FEMA	20,529	$35,870,399
Pinellas Park, City Of (120251)	2,771	$1,999,020	2,582	$1,749,831	2,586	No Data Provided By FEMA	2,794	$3,389,798

Redington Beach, Town Of (125140)	677	$1,371,739	583	$1,223,179	585	No Data Provided By FEMA	632	$2,679,810
Redington Shores, Town Of (125141)	1,622	$1,196,693	1,611	$1,126,617	679	No Data Provided By FEMA	804	$3,148,209
Safety Harbor, City Of (125143)	1,132	$630,994	1,057	$585,077	917	No Data Provided By FEMA	1,053	$1,275,303
Seminole, City Of (120257)	918	$452,696	1,111	$591,036	1,161	No Data Provided By FEMA	1,311	$3,647,444
South Pasadena, City Of (125151)	2,777	$2,123,167	2,665	$1,839,217	438	No Data Provided By FEMA	784	$4,536,790
St. Pete Beach, City Of (125149)	6,493	$8,326,899	6,286	$7,487,171	2,774	No Data Provided By FEMA	3,193	$15,833,397
St. Petersburg, City Of (125148)	34,754	$35,746,131	32,564	$31,572,823	22,674	No Data Provided By FEMA	26,520	$73,228,261
Tarpon Springs, City Of (120259)	3,291	$2,978,912	2,928	$2,583,057	2,322	No Data Provided By FEMA	2,689	$6,839,550
Treasure Island, City Of (125153)	4,898	$5,165,872	4,683	$4,748,136	1,887	No Data Provided By FEMA	2,346	$11,101,126

Figure 1: Community NFIP PIF Summary 2021-2025



Since Risk Rating 2.0 began in 2021, there has been a decrease in NFIP policy counts year to year for most of the Pinellas County communities (Table 2). It is unclear how many people dropped NFIP policies to purchase flood insurance through a private insurer or how many people chose to not renew their NFIP policies because of increased rates. There is an increase in NFIP policy counts between 2023 and 2025, which could be from homeowners being enrolled in group flood insurance policies by FEMA, property sales increasing the number of federally backed mortgages, the demolition and construction of new structures, private flood insurance companies dropping members, and the outreach efforts of the working group. Although there has been an increase in NFIP policies between 2023 and 2025, the NFIP policy counts are drastically lower

than they were in 2021.The difference in the number of NFIP policies is concerning and the working group will continue to identify, improve, and implement outreach to educate the public about the benefits of insurance coverage following a flood. Countywide, the majority of the PIF in 2025 were for single family homes in the FEMA Special Flood Hazard Area (SFHA) (Table 3). A focus on outreach to residential properties will take precedence.

Table 2: Change in NFIP PIF 2021 to 2025

Community Name (Number)	PIF FEMA Dec 2021	PIF FDEM July 2022	PIF FEMA Sept 2023 (geocoded community)	PIF FEMA Sept 2025	PIF Change 2021 to 2025
Belleair Beach, City Of (125089)	893	841	621	699	-194
Belleair Bluffs, City Of (120239)	158	126	40	53	-105
Belleair Shore, Town Of (125090)	32	29	30	34	2
Belleair, Town Of (125088)	726	710	242	310	-416
Clearwater, City Of (125096)	11,267	10,680	4,305	4,938	-6,359
Dunedin, City Of (125103)	3,973	3,635	2,262	2,725	-1,248
Gulfport, City Of (125108)	2,693	2,471	1,311	1,451	-1,242
Indian Rocks Beach, City Of (125117)	2,599	2,475	1,554	1,769	-830
Indian Shores, Town Of (125118)	2,742	2,687	538	587	-2,155
Kenneth City, Town Of (120245)	225	206	162	163	-62
Largo, City Of (125122)	1,939	1,896	2,234	2,709	770
Madeira Beach, City Of (125127)	3,049	2,937	1,268	1,484	-1,565
North Redington Beach, Town Of (125133)	942	1,144	379	411	-531
Oldsmar, City Of (120250)	2,192	2,116	2,793	2,950	758
Pinellas County * (125139)	30,187	27,917	17,341	20,529	-9,658
Pinellas Park, City Of (120251)	2,771	2,582	2,586	2,794	23
Redington Beach, Town Of (125140)	677	583	585	632	-45
Redington Shores, Town Of (125141)	1,622	1,611	679	804	-818
Safety Harbor, City Of (125143)	1,132	1,057	917	1,053	-79
Seminole, City Of (120257)	918	1,111	1,161	1,311	393
South Pasadena, City Of (125151)	2,777	2,665	438	784	-1,993
St. Pete Beach, City Of (125149)	6,493	6,286	2,774	3,193	-3,300
St. Petersburg, City Of (125148)	34,754	32,564	22,674	26,520	-8,234
Tarpon Springs, City Of (120259)	3,291	2,928	2,322	2,689	-602
Treasure Island, City Of (125153)	4,898	4,683	1,887	2,346	-2,552

Figure 2: Countywide NFIP PIF by FEMA Flood Zone and Structure Type

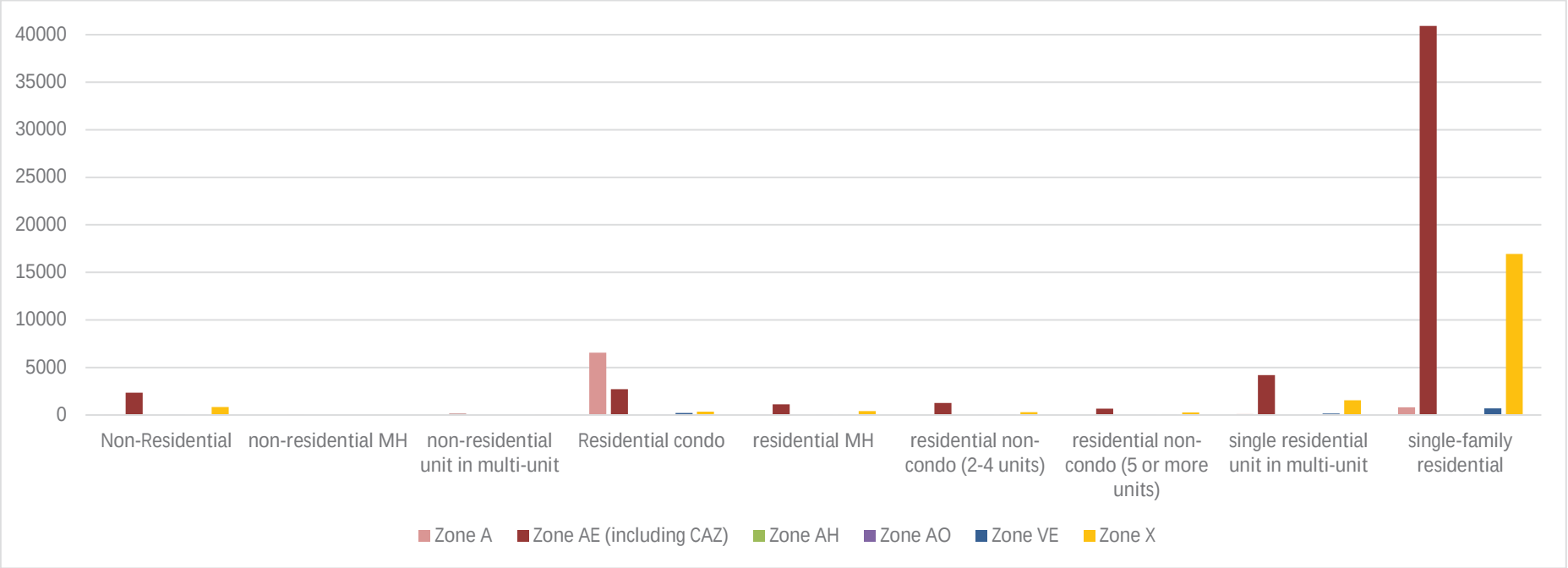


Table 3: Countywide NFIP PIF by FEMA Flood Zone and Structure Type

Use	Zone VE	Zone AE (Including CAZ)	Zone A	Zone AH	Zone AO	Zone X
Non-Residential	63	2345	43	0	3	828
Non-Residential Mobile/Manufactured Home	0	6	0	0	0	1
Non-Residential Unit in Multi-Unit	0	128	1	0	0	63
Residential Condo	220	2,731	6,552	0	15	359
Residential Mobile/Manufactured Home	20	1,114	54	0	5	401
Residential Non-Condo (2-4 units)	13	1,280	18	1	4	313
Residential Non-Condo (5 or more units)	13	656	5	0	2	279
Single Residential Unit in Multi-Unit	165	4,196	102	0	11	1,538
Single-Family Residential	704	40,928	799	3	20	16,937
Grand Total	**1,198**	**53,384**	**7,574**	**4**	**59**	**20,719**

Table 4: Policies in Force by Jurisdiction and Building Type

Use	Count per Community
BELLEAIR BEACH, CITY OF	**699**
non-residential	5
Residential condo	112
residential non-condo (2-4 units)	1
residential non-condo (5 or more units)	2
single residential unit in multi-unit	54
single-family residential	525
BELLEAIR BLUFFS, CITY OF	**53**
non-residential	5
Residential condo	3
residential non-condo (2-4 units)	2
single residential unit in multi-unit	9
single-family residential	34
BELLEAIR SHORE, TOWN OF	**34**
non-residential	1
Residential condo	3
single-family residential	30
BELLEAIR, TOWN OF	**310**
non-residential	6
Residential condo	24
residential non-condo (5 or more units)	1
single residential unit in multi-unit	20
single-family residential	259
CLEARWATER, CITY OF	**4,938**
non-residential	354
non-residential unit in multi-unit	25
Residential condo	617
residential MH	78
residential non-condo (2-4 units)	120
residential non-condo (5 or more units)	99
single residential unit in multi-unit	592
single-family residential	3,053
DUNEDIN, CITY OF	**2,725**
non-residential	90
non-residential unit in multi-unit	6
Residential condo	352
residential MH	83
residential non-condo (2-4 units)	51
residential non-condo (5 or more units)	9
single residential unit in multi-unit	300
single-family residential	1,834
GULFPORT, CITY OF	**1,451**
non-residential	42
non-residential unit in multi-unit	1
Residential condo	177
residential non-condo (2-4 units)	57
residential non-condo (5 or more units)	9
single residential unit in multi-unit	98
single-family residential	1,067

INDIAN ROCKS BEACH, CITY OF	**1,769**
non-residential	43
non-residential unit in multi-unit	5
Residential condo	338
residential non-condo (2-4 units)	118
residential non-condo (5 or more units)	13
single residential unit in multi-unit	155
single-family residential	1,097
INDIAN SHORES, TOWN OF	**587**
non-residential	29
non-residential unit in multi-unit	2
Residential condo	180
residential non-condo (2-4 units)	20
residential non-condo (5 or more units)	8
single residential unit in multi-unit	145
single-family residential	203
KENNETH CITY, TOWN OF	**163**
non-residential	5
Residential condo	3
single residential unit in multi-unit	12
single-family residential	143
LARGO, CITY OF	**2,709**
non-residential	129
non-residential unit in multi-unit	13
Residential condo	275
residential MH	304
residential non-condo (2-4 units)	31
residential non-condo (5 or more units)	74
single residential unit in multi-unit	251
single-family residential	1,632
MADEIRA BEACH, CITY OF	**1,484**
non-residential	87
non-residential unit in multi-unit	12
Residential condo	356
residential non-condo (2-4 units)	138
residential non-condo (5 or more units)	11
single residential unit in multi-unit	112
single-family residential	768
NORTH REDINGTON BEACH, TOWN OF	**411**
non-residential	15
non-residential unit in multi-unit	2
Residential condo	93
residential non-condo (2-4 units)	4
residential non-condo (5 or more units)	1
single residential unit in multi-unit	44
single-family residential	252
OLDSMAR, CITY OF	**2,950**
non-residential	217
non-residential unit in multi-unit	8
Residential condo	76
residential MH	234
residential non-condo (2-4 units)	37

residential non-condo (5 or more units)	36
single residential unit in multi-unit	81
single-family residential	2,261
PINELLAS COUNTY *	**20,529**
non-residential	578
non-residential MH	5
non-residential unit in multi-unit	20
Residential condo	1,700
residential MH	442
residential non-condo (2-4 units)	278
residential non-condo (5 or more units)	131
single residential unit in multi-unit	1,524
single-family residential	15,851
PINELLAS PARK, CITY OF	**2,794**
non-residential	286
non-residential unit in multi-unit	13
Residential condo	97
residential MH	63
residential non-condo (2-4 units)	26
residential non-condo (5 or more units)	34
single residential unit in multi-unit	101
single-family residential	2,174
REDINGTON BEACH, TOWN OF	**632**
non-residential	2
Residential condo	117
residential non-condo (2-4 units)	4
residential non-condo (5 or more units)	1
single residential unit in multi-unit	17
single-family residential	491
REDINGTON SHORES, TOWN OF	**804**
non-residential	20
non-residential unit in multi-unit	1
Residential condo	160
residential non-condo (2-4 units)	50
residential non-condo (5 or more units)	7
single residential unit in multi-unit	56
single-family residential	510
SAFETY HARBOR, CITY OF	**1,053**
non-residential	21
non-residential unit in multi-unit	4
Residential condo	17
residential MH	35
residential non-condo (2-4 units)	3
single residential unit in multi-unit	47
single-family residential	926
SEMINOLE, CITY OF	**1,311**
non-residential	57
non-residential unit in multi-unit	1
Residential condo	280
residential MH	46
residential non-condo (2-4 units)	15
residential non-condo (5 or more units)	4

single residential unit in multi-unit	147
single-family residential	761
SOUTH PASADENA, CITY OF	**784**
non-residential	60
non-residential unit in multi-unit	2
Residential condo	385
residential MH	22
residential non-condo (2-4 units)	5
residential non-condo (5 or more units)	15
single residential unit in multi-unit	139
single-family residential	156
ST. PETE BEACH, CITY OF	**3,193**
non-residential	201
non-residential unit in multi-unit	17
Residential condo	574
residential non-condo (2-4 units)	147
residential non-condo (5 or more units)	35
single residential unit in multi-unit	271
single-family residential	1,948
ST. PETERSBURG, CITY OF	**26,520**
non-residential	819
non-residential MH	1
non-residential unit in multi-unit	48
Residential condo	2,843
residential MH	252
residential non-condo (2-4 units)	394
residential non-condo (5 or more units)	423
single residential unit in multi-unit	1,455
single-family residential	20,285
TARPON SPRINGS, CITY OF	**2,689**
non-residential	113
non-residential MH	1
non-residential unit in multi-unit	9
Residential condo	340
residential MH	35
residential non-condo (2-4 units)	24
residential non-condo (5 or more units)	13
single residential unit in multi-unit	105
single-family residential	2,049
TREASURE ISLAND, CITY OF	**2,346**
non-residential	97
non-residential unit in multi-unit	3
Residential condo	754
residential non-condo (2-4 units)	104
residential non-condo (5 or more units)	29
single residential unit in multi-unit	277
single-family residential	1,082
Grand Total	**82,938**

Pinellas County Unincorporated,

REPETITIVE LOSS AREA ANALYSIS (RLAA)

January 2026

PINELLAS COUNTY

REPETITIVE LOSS AREA ANALYSIS (RLAA)

January, 2026

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PINELLAS COUNTY NFIP COMMUNITIES REPETITIVE LOSS AREA ANALYSES

Introduction

Flooding continues to pose a significant challenge to the safety, resilience, and long-term sustainability of Pinellas County. Properties that experience repeated flood losses place a disproportionate burden on residents, local resources, and the National Flood Insurance Program (NFIP). Structures located in flood prone areas are costly and may be classified by the NFIP as Repetitive Loss (RL) or Severe Repetitive Loss (SRL) structures. An RL structure is one that has had two or more NFIP-paid flood insurance claims of at least $1,000 within any rolling 10-year period. An SRL property is one that has experienced multiple flood losses of significant severity, such as four or more separate NFIP claims of at least $5,000 each, or two or more claims where the cumulative amount exceeds the value of the building. These definitions highlight properties where repeated flooding is not incidental but indicative of higher flood vulnerability.

To better understand the underlying causes and consequences of these recurring losses and to identify any potential mitigation strategies, Unincorporated Pinellas County and multiple municipalities have undertaken Repetitive Loss Area Analyses (RLAA) in accordance with the requirements of the NFIP Community Rating System (CRS) program. The purpose of these analyses is to examine areas containing RL and SRL properties and nearby buildings that are subject to the same flood hazard, evaluate the physical, environmental, and flood hazard factors contributing to flooding, and develop actionable recommendations that reduce future flood risk. Unlike a parcel-specific engineering study, the RLAA focuses on the broader neighborhood-scale conditions that shape flood risk like building characteristics, flood behavior, community vulnerabilities, and drainage patterns.

It is important to note that the RL and SRL properties are merely representative of the community's overall repetitive flooding problem. Other structures near the ones listed by FEMA may have been uninsured during the floods, may have had single flood insurance claims, or may have had claims under private market policies. As such, all properties with the same exposure to repeated flood damage are analyzed through the RLAA.

This report is intended to support Pinellas County and its municipal floodplain management programs, guide mitigation investments, inform local planning efforts, reduce flood losses and NFIP claims, enhance public safety, and strengthen compliance with CRS requirements.

The findings will also inform outreach to property owners to help promote long-term resilience. These findings and recommendations will be incorporated into the Pinellas County Local Mitigation Strategy (LMS), which serves as the Floodplain Management Plan for Unincorporated Pinellas County and most of its municipalities. For more information or to view the plan, visit www.pinellaslms.org.

Countywide Flood Loss Overview

Countywide, 41,356 NFIP claims have been paid through 2025. This equates to over 3.6 billion dollars in claims paid by NFIP (Figures 1 and 2). Structures with claims are generally located in low-lying riverine and coastal areas. Pinellas County claims data, as of August 2025, is shown in Figure 3, Figure 4 and Table 1.

There are 3,042 RL structures across Pinellas County. Of the total NFIP claims paid, almost 600 million dollars is attributed to flood damage to the RL structures (Figure 5, Figure 6 and Table 2). Pinellas County has 24 incorporated municipalities with many of them having 40-50% of their RL structures classified as SRL (Table 3). Like with the claims, RL structures are generally located in low-lying riverine and coastal areas.

Methodology

FEMA claims and repetitive loss data were geospatially mapped using the latitude and longitude coordinates provided in the dataset. For records without coordinate information, addresses were geocoded to generate location points. These claim points were then appended with data from the Pinellas County Property Appraiser's Office through spatial analysis.

Each claim point was associated with a parcel by identifying the closest address point and assigning its corresponding Parcel ID. This Parcel ID served as the related field for the claim data with property appraiser records.

In addition, both FEMA claims and Repetitive Loss (RL) points were spatially evaluated against multiple flood hazard layers, including Sea-level rise projections, Hurricane storm surge inundation areas, and the 25 and 100-yr design storm floodplains. Any claim or RL point located within 50 feet of a mapped flood hazard was considered vulnerable to that specific risk.

Due to inherent limitations in geocoding and spatial matching processes, minor positional inaccuracies may exist. Therefore, the results should be considered representative and suitable for the purposes of this analysis, rather than exact.

Figure 1: NFIP claim filed in Pinellas County, Florida through 2025 (floodsmart.gov/historical-nfip-claims-information-and-trends)

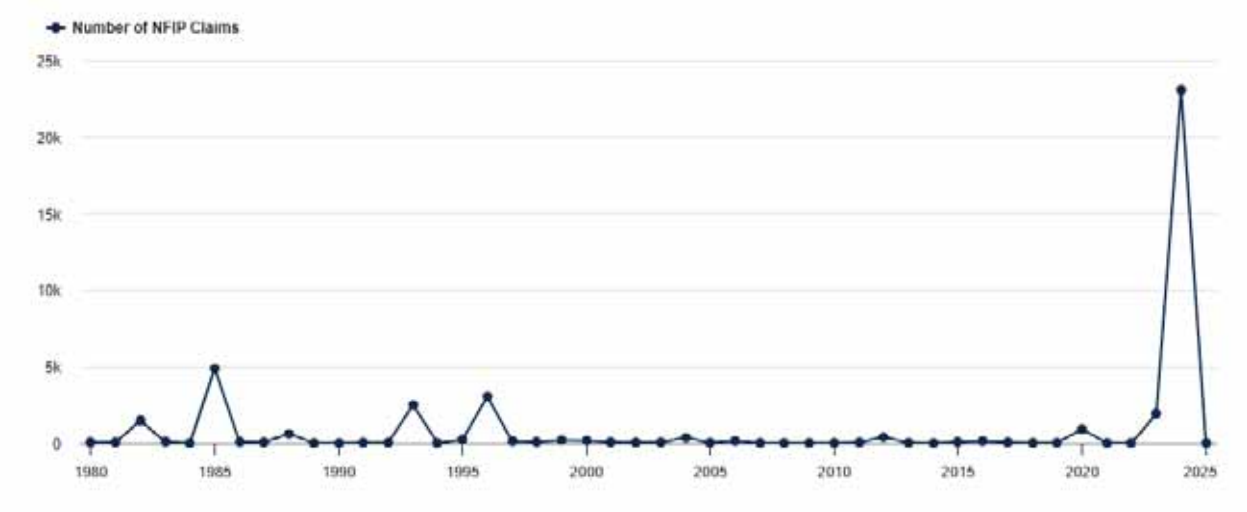


Figure 2: NFIP claim payments in Pinellas County, Florida through 2025 (floodsmart.gov/historical-nfip-claims-information-and-trends)

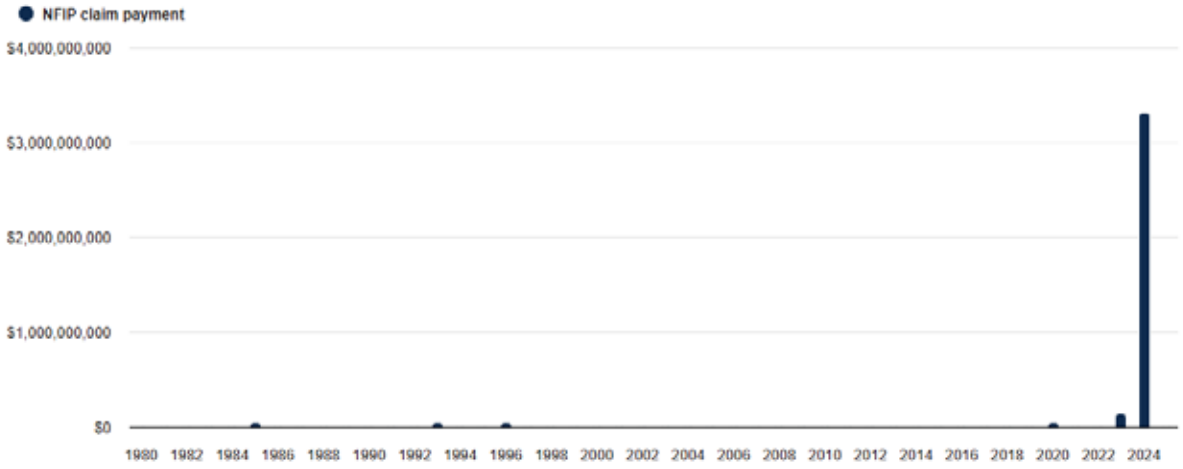


Figure 3: NFIP Claims paid through August 2025

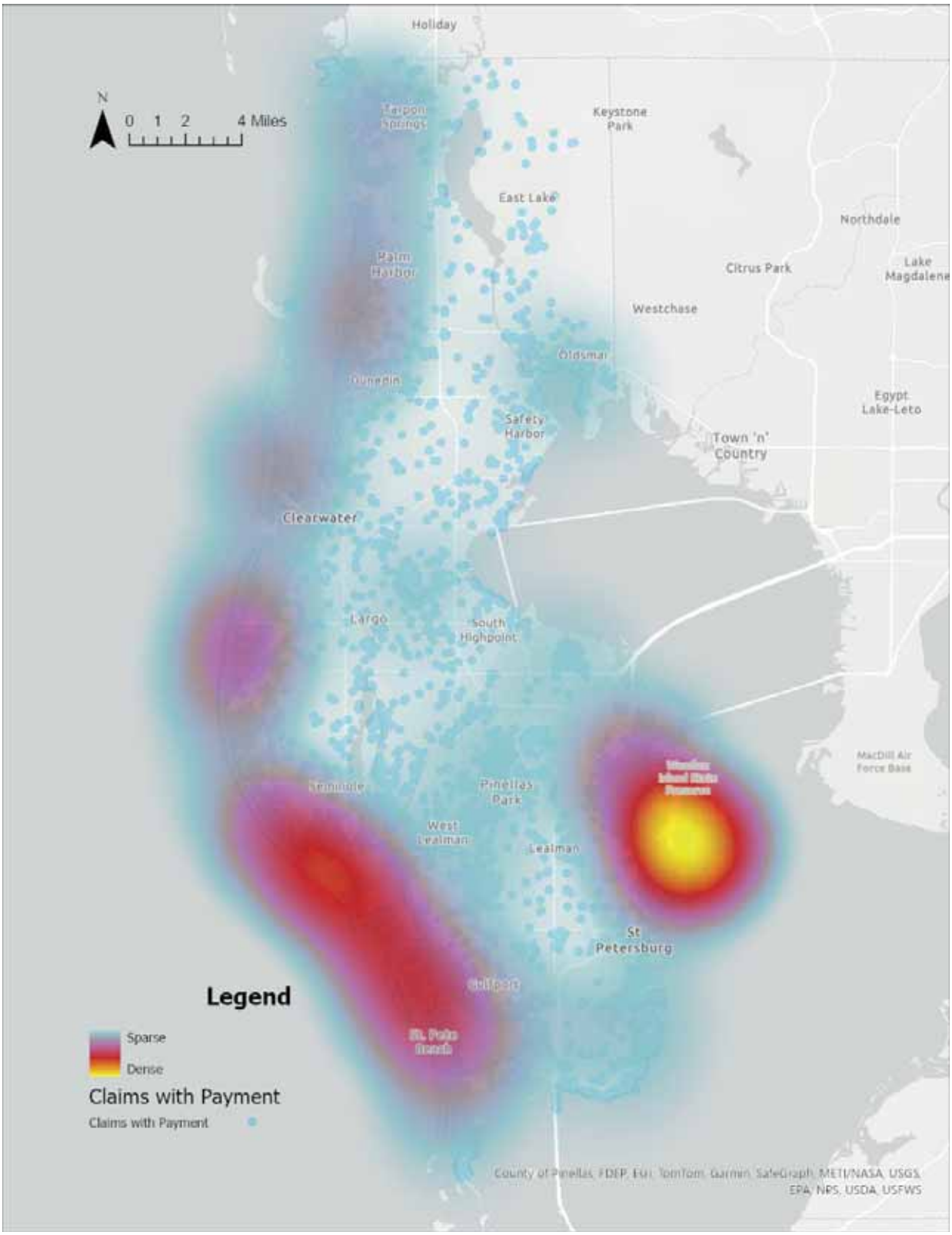


Figure 4: NFIP claim payments in Pinellas County, Florida through August 2025

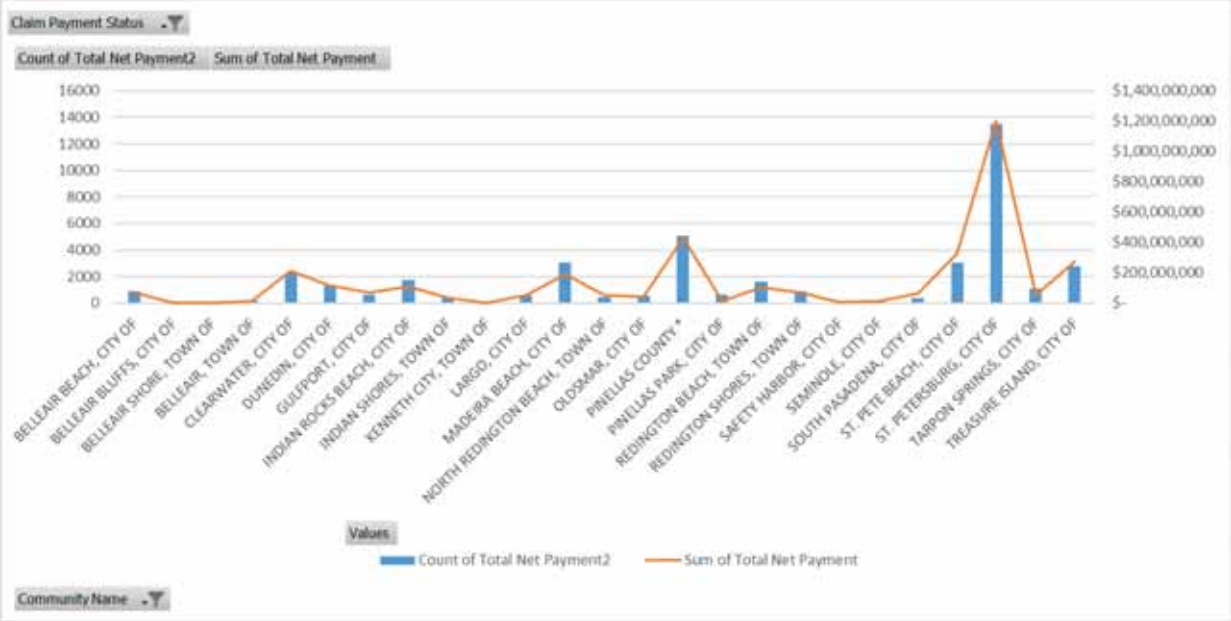


Table 1: NFIP claim payments in Pinellas County, Florida through August 2025

Community	# of Claims Paid	Total Net Payment	% of Claims Paid Countywide
Belleair Beach, City Of	909	$ 68,027,197	2%
Belleair Bluffs, City Of	9	$ 363,263	0%
Belleair Shore, Town Of	52	$ 4,117,960	0%
Belleair, Town Of	179	$ 14,288,315	0%
Clearwater, City Of	2,283	$ 212,147,447	6%
Dunedin, City Of	1,313	$ 113,238,151	3%
Gulfport, City Of	616	$ 69,670,767	2%
Indian Rocks Beach, City Of	1,757	$ 111,427,420	3%
Indian Shores, Town Of	446	$ 36,631,841	1%
Kenneth City, Town Of	15	$ 151,490	0%
Largo, City Of	601	$ 55,199,767	2%
Madeira Beach, City Of	3,050	$ 192,386,538	5%
North Redington Beach, Town Of	460	$ 51,911,982	1%
Oldsmar, City Of	600	$ 38,919,640	1%
Pinellas County *	5,099	$ 427,349,644	12%
Pinellas Park, City Of	637	$ 14,817,543	0%
Redington Beach, Town Of	1,588	$ 102,814,463	3%
Redington Shores, Town Of	895	$ 70,354,994	2%
Safety Harbor, City Of	98	$ 5,137,087	0%
Seminole, City Of	159	$ 13,689,998	0%
South Pasadena, City Of	370	$ 65,293,364	2%
St. Pete Beach, City Of	3,063	$ 327,389,654	9%
St. Petersburg, City Of	13,506	$ 1,199,913,155	34%
Tarpon Springs, City Of	1,104	$ 52,924,285	2%
Treasure Island, City Of	2,784	$ 273,135,844	8%
Grand Total	**41,593**	**$ 3,521,301,809**	**100%**

Figure 5: Repetitive Loss Heat Map



Figure 6: Pinellas County Repetitive Loss Properties Summary

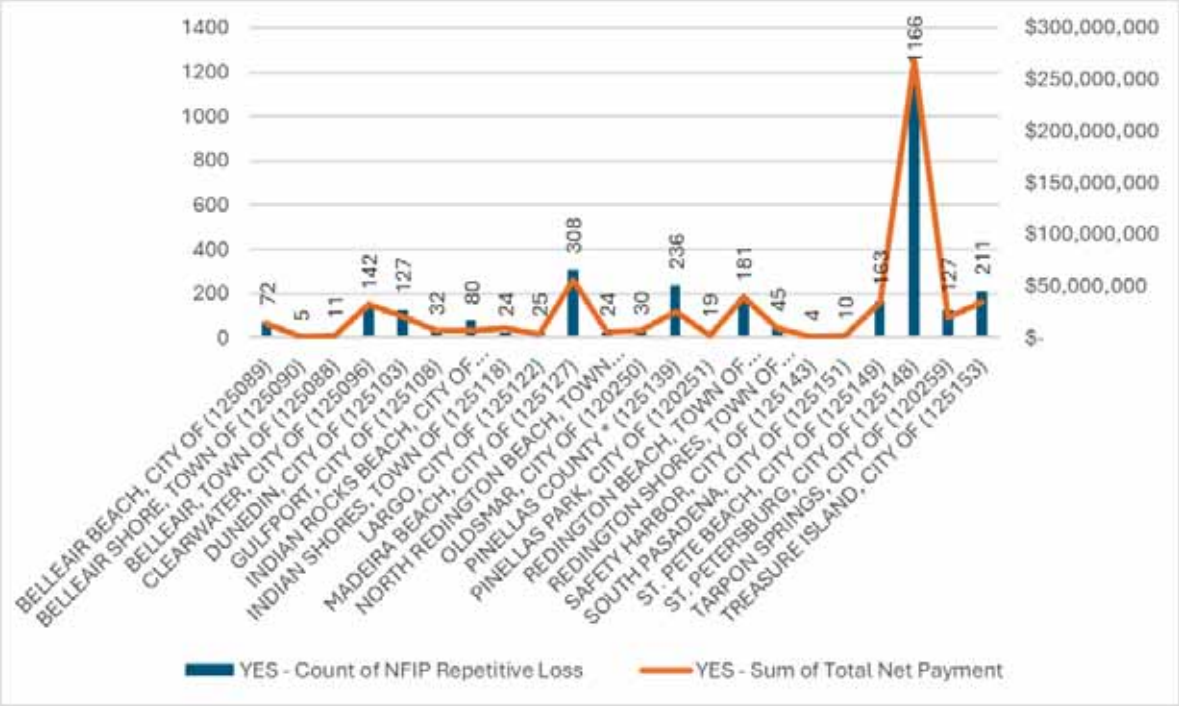


Table 2: Pinellas County Repetitive Loss Properties Summary

Community	Count of NFIP RL Structures	RL Net Loss Payments	% of Total RL Properties	% of Total RL Payments
Belleair Beach, City Of (125089)	72	$13,906,361	2%	2%
Belleair Shore, Town Of (125090)	5	$783,672	0%	0%
Belleair, Town Of (125088)	11	$2,370,760	0%	0%
Clearwater, City Of (125096)	142	$31,862,575	5%	5%
Dunedin, City Of (125103)	127	$21,252,651	4%	4%
Gulfport, City Of (125108)	32	$6,669,054	1%	1%
Indian Rocks Beach, City Of (125117)	80	$6,330,334	3%	1%
Indian Shores, Town Of (125118)	24	$8,491,995	1%	1%
Largo, City Of (125122)	25	$2,641,504	1%	0%
Madeira Beach, City Of (125127)	308	$55,348,981	10%	9%
North Redington Beach, Town Of (125133)	24	$5,564,474	1%	1%
Oldsmar, City Of (120250)	30	$6,228,850	1%	1%
Pinellas County * (125139)	236	$25,180,215	8%	4%
Pinellas Park, City Of (120251)	19	$2,011,731	1%	0%
Redington Beach, Town Of (125140)	181	$39,798,115	6%	7%
Redington Shores, Town Of (125141)	45	$8,868,287	1%	1%
Safety Harbor, City Of (125143)	4	$1,415,687	0%	0%
South Pasadena, City Of (125151)	10	$2,158,576	0%	0%
St. Pete Beach, City Of (125149)	163	$34,717,234	5%	6%
St. Petersburg, City Of (125148)	1,166	$269,037,255	38%	45%
Tarpon Springs, City Of (120259)	127	$19,120,785	4%	3%
Treasure Island, City Of (125153)	211	$35,017,210	7%	6%
Grand Total	**3,042**	**$598,776,306**	**100%**	**100%**

Table 3: Pinellas County Severe Repetitive Loss Properties Summary

Community	Count of NFIP SRL Properties	% of RLs that are SRL
Belleair Beach, City Of (125089)	28	39%
Belleair Shore, Town Of (125090)	0	0%
Belleair, Town Of (125088)	2	18%
Clearwater, City Of (125096)	28	20%
Dunedin, City Of (125103)	33	26%
Gulfport, City Of (125108)	7	22%
Indian Rocks Beach, City Of (125117)	9	11%
Indian Shores, Town Of (125118)	1	4%
Largo, City Of (125122)	2	8%
Madeira Beach, City Of (125127)	130	42%
North Redington Beach, Town Of (125133)	8	33%
Oldsmar, City Of (120250)	3	10%
Pinellas County * (125139)	35	15%
Pinellas Park, City Of (120251)	4	21%
Redington Beach, Town Of (125140)	85	47%
Redington Shores, Town Of (125141)	19	42%
Safety Harbor, City Of (125143)	2	50%
South Pasadena, City Of (125151)	1	10%
St. Pete Beach, City Of (125149)	42	26%
St. Petersburg, City Of (125148)	614	53%
Tarpon Springs, City Of (120259)	37	29%
Treasure Island, City Of (125153)	57	27%
Grand Total	**1,147**	**38%**

Causes of Flooding

Tropical events, including tropical depressions, tropical storms, and hurricanes, are the primary cause of flooding associated with NFIP claims across the county. These tropical events result in flooding from storm surge, moderate to excessive rainfall, or a combination thereof. Most flood events in the County were associated with named storms. Based on data from the NOAA, 155 tropical events have passed within 100 miles of Pinellas County, dating back to the 1800s (Figure 7). Since flood hazard maps became available in Pinellas County in 1970, 52 tropical events have passed within 100 miles of the county, of which several tropical depressions crossed the county (Figure 8); however, no hurricanes have made landfall in the county since flood maps and floodplain management regulation have gone into effect across Pinellas County. Prior to this, four hurricanes passed through Pinellas County (Figure 9).

Most of the RL structures are in low-lying coastal or riverine areas. Some of the RLs are located along tidally influenced creeks where astronomical tides may prevent runoff from rainfall to discharge. Generally, these RLs were built prior to the existence of flood hazard

maps, thus flood damage is attributed to the structures having been built below the current 100-year flood elevation. To a lesser extent, some RL structures are in areas outside of designated flood hazard and are impacted by storm events that cause flooding beyond the 100-year flood.

Many structures have become classified as RL since 2020 as a result of flooding from several storm events, including Hurricane Eta in 2020, Hurricane Idalia and a winter front in 2023, followed by three storm events in 2024 (Figure 10, Figure 11, Figure 12). The 2024 events included an extreme rainfall event, Tropical Storm Debby, which brough heavy rainfall in tandem with astronomical tides, followed by Hurricane Helene, which was over 100-miles away and still brought a 7 ft storm surge, and lastly, Hurricane Milton, which brought extreme rainfall reaching a 250 year-event in some areas of Pinellas County.

Hurricane Helene, which passed about 100 miles west of the county, caused the costliest flood event in the history of Pinellas County (Figure 2). However, based on the flood maps, it was not a 100-year flood event. Weather events that have resulted in 99% of all NFIP claims since the inception of the program are shown in Figure 13.

Pinellas County also experiences nuisance flooding from astronomical tides, intense rainfall, or a combination thereof. Although these minor flood events do not result in structure flooding or NFIP claims, they do cause damage to vehicles and other personal property. This flooding also impacts community assets, such as roads, and in some cases can overload the sanitary sewer system.

Figure 7: Tropical events within 100 Miles of Pinellas County



Figure 8: Tropical events within 100 Miles of Pinellas County Since 1970

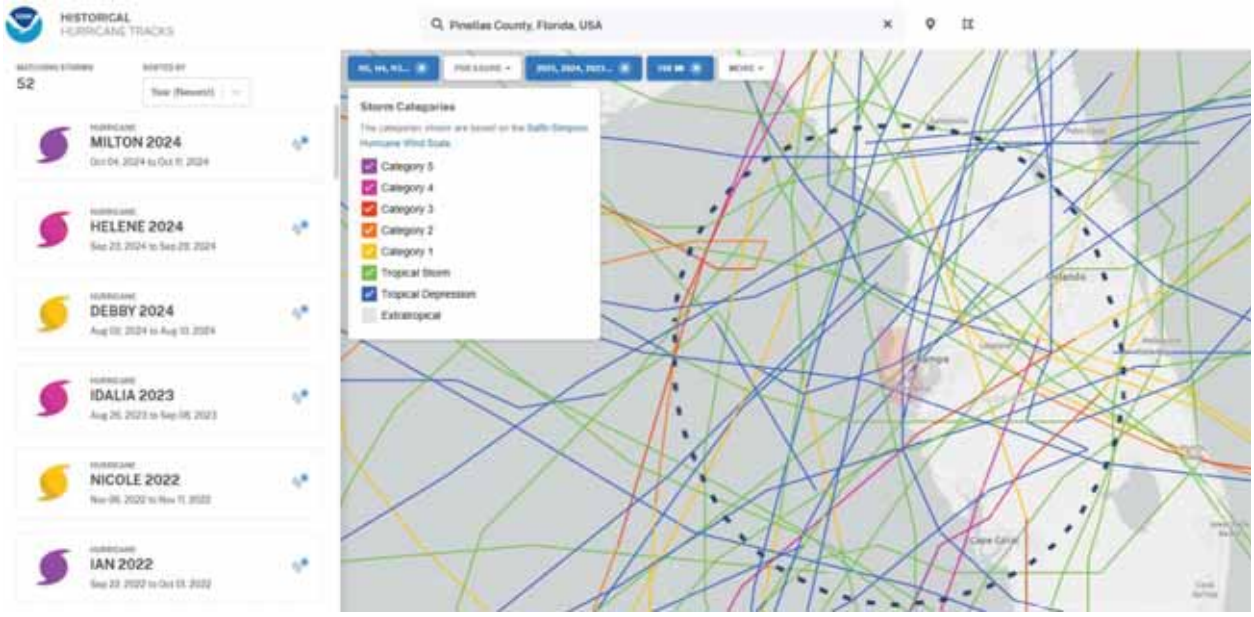


Figure 9: Pinellas County Hurricanes Prior to 1970

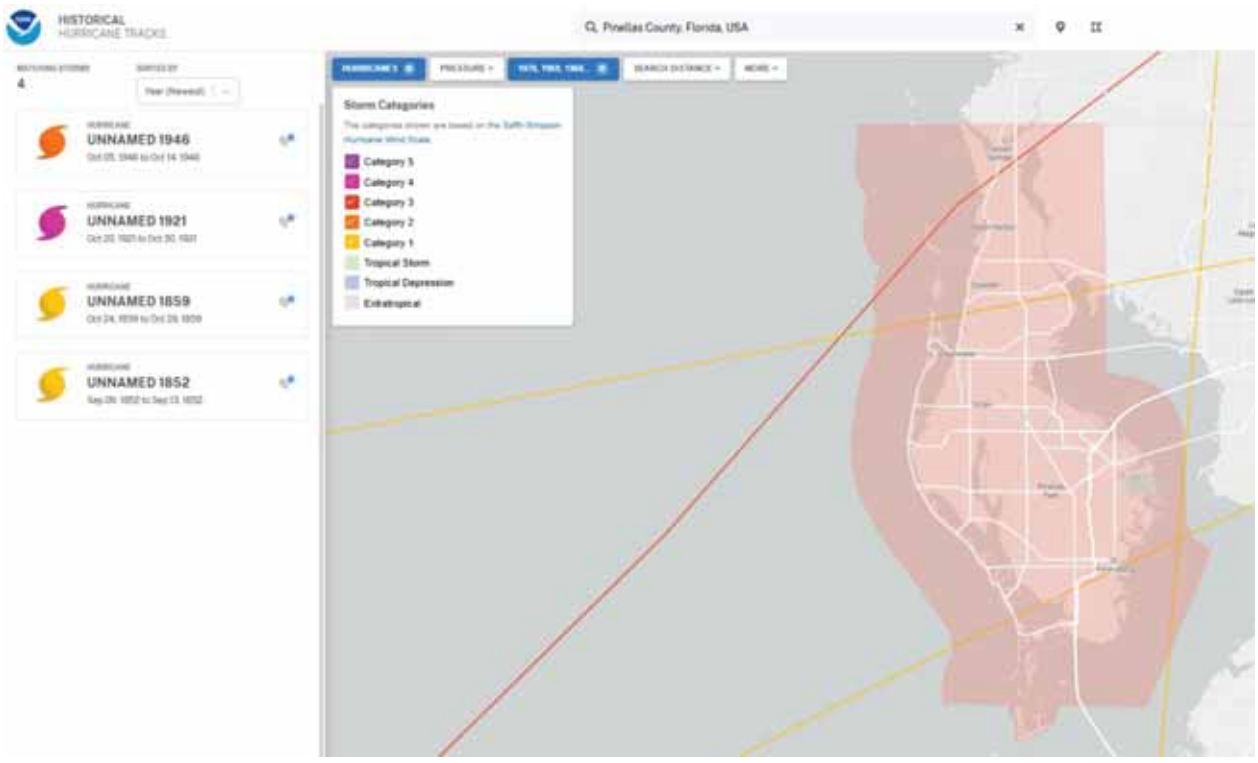


Figure 10: Hurricane Idalia Track 2023

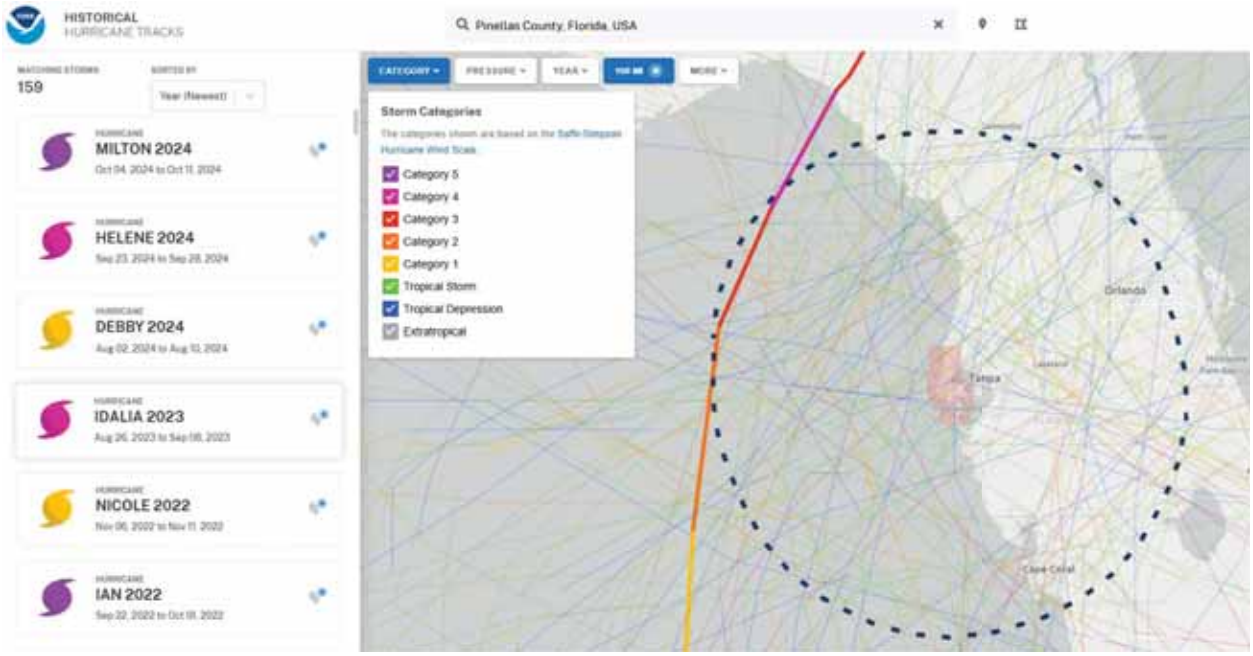


Figure 11: Hurricane Helene Track 2024

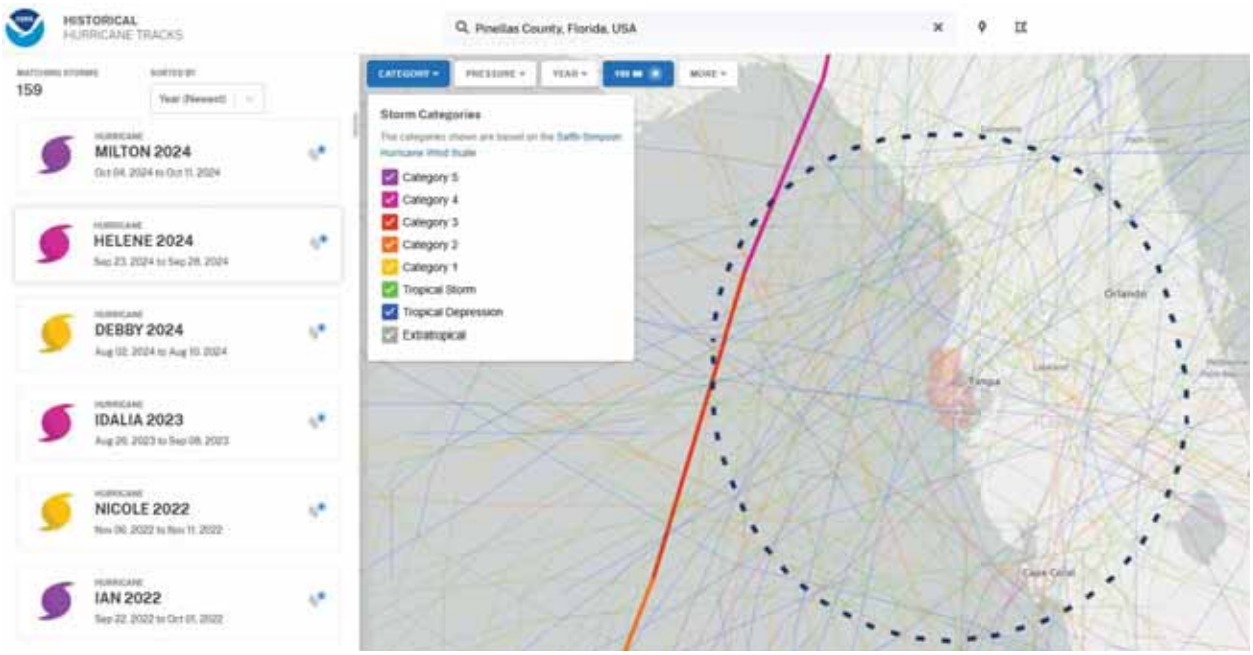


Figure 12: Hurricane Milton Track 2024

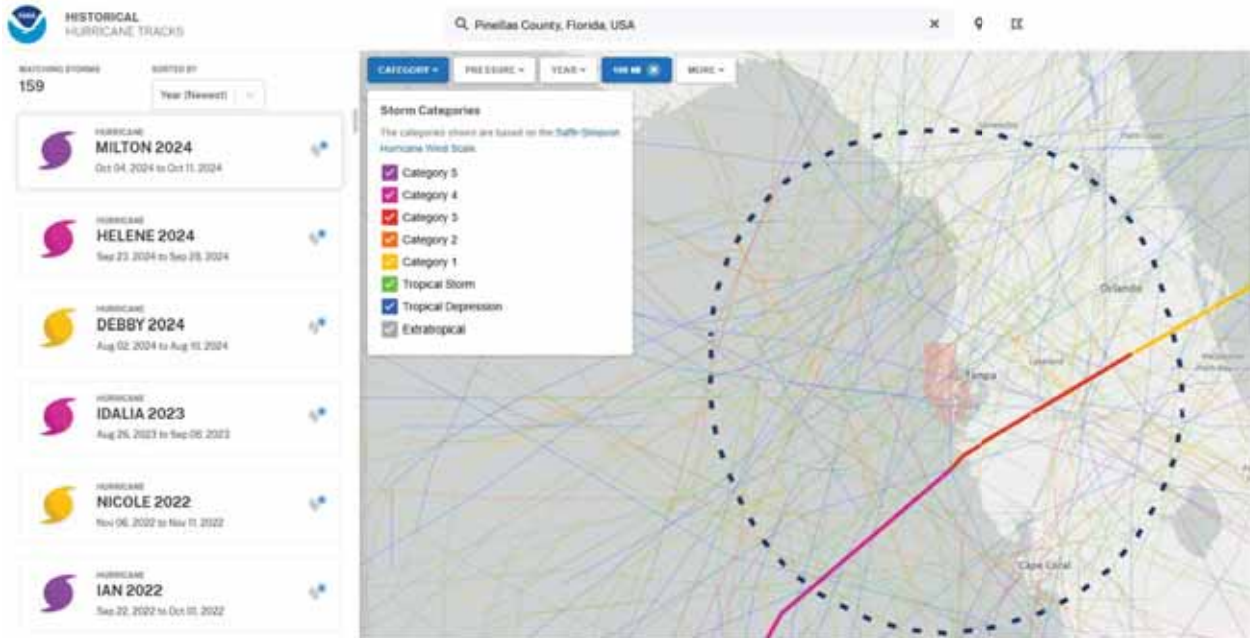
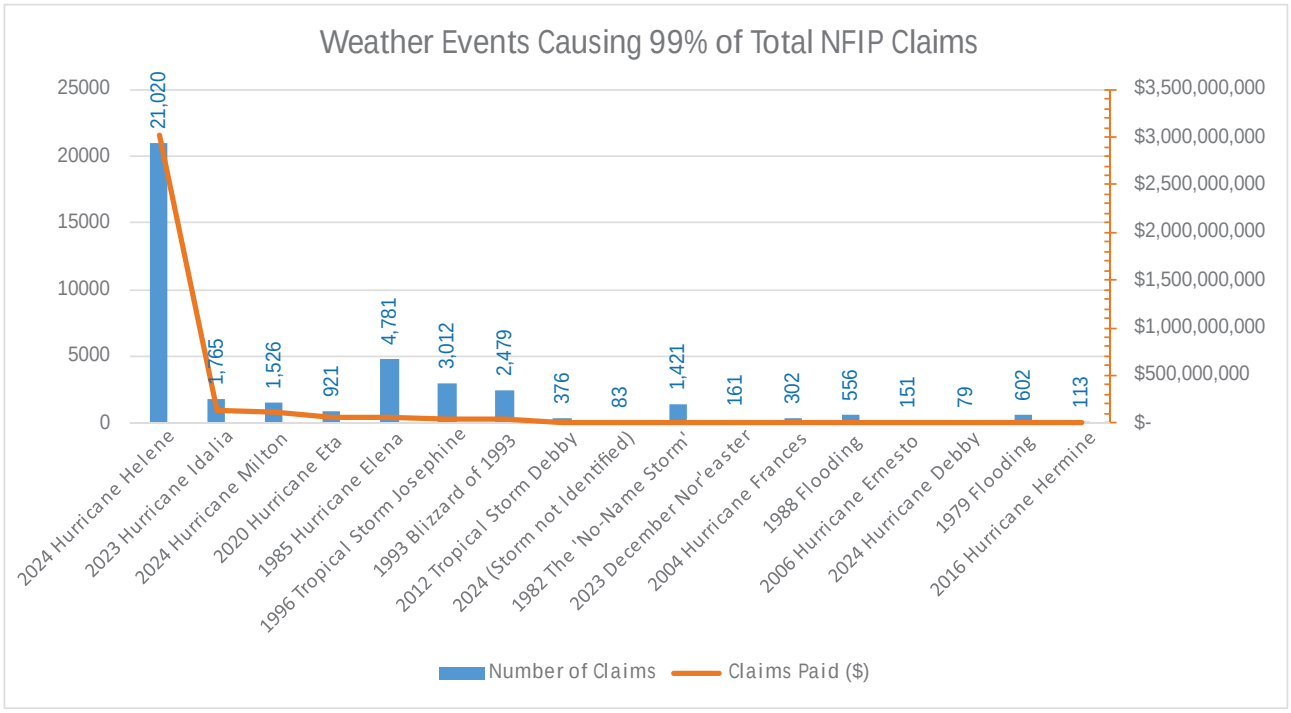


Figure 13: Weather Events Causing 99% of Total NFIP Claims



Flood Vulnerability

There are several factors that affect a property's flood vulnerability, such as location, type(s) of flood hazard(s), and how a structure is built. Pinellas County is vulnerable to flooding from storm surge, astronomical tides, rainfall, and combinations thereof. The hallmark of floodplain regulation is its building elevation requirement, wherein new development within a flood hazard area must be built at or above the base flood elevation (BFE). Most repeatedly flooded structures were built before detailed flood hazard data and flood elevations were available in locations susceptible to flood hazards. As such, most of these structures were built below the flood protection elevation for its location. Once flood hazard maps become available, communities may join the NFIP and enact floodplain management regulations to ensure flood insurance is available within the community and foster resiliency.

All municipalities in Pinellas County, including unincorporated, participate in the NFIP, have enacted and enforce floodplain management ordinances, and flood insurance through the NFIP is available. All but four municipalities in Pinellas County had a flood hazard map and had entered the NFIP in 1971 (fema.gov/flood-insurance/work-with-nfip/community-status-book). Pinellas Park and Belleair Bluffs joined the NFIP several years later in 1977 and Seminole and Kenneth City joined a decade later in 1981. For analysis of the flood vulnerabilities of NFIP insurable structures in Pinellas County, the year following the community's NFIP entry date was selected to distinguish as pre or post floodplain construction requirements. Selecting the following year accounts for the time to build following the enactment of the floodplain development requirements.

Countywide, at least 71% of the total amount of claims paid through August of 2025 have been for structures that were built prior to the community's participation in the NFIP (Figure 16). The 5% of structures with no year built may be structures that have been demolished. Almost all RL structures are within the FEMA Special Flood Hazard Area (SFHA) and/or a Pinellas County Floodplain, with almost a third of those in a 25-year floodplain. Over 85% of the RL structures are within the year 2100 Mean High Higher Water inundation area based on the intermediate Sea Level Rise (SLR) Curve (Figure 14). About a quarter of the RL structures are vulnerable to the 2100 MHHW based on intermediate SLR and the 25-year event, while almost 60% are vulnerable to the same SLR but the 100-year event. The RL vulnerabilities for each community vary (Figure 15).

Figure 14: RL Flood Vulnerabilities

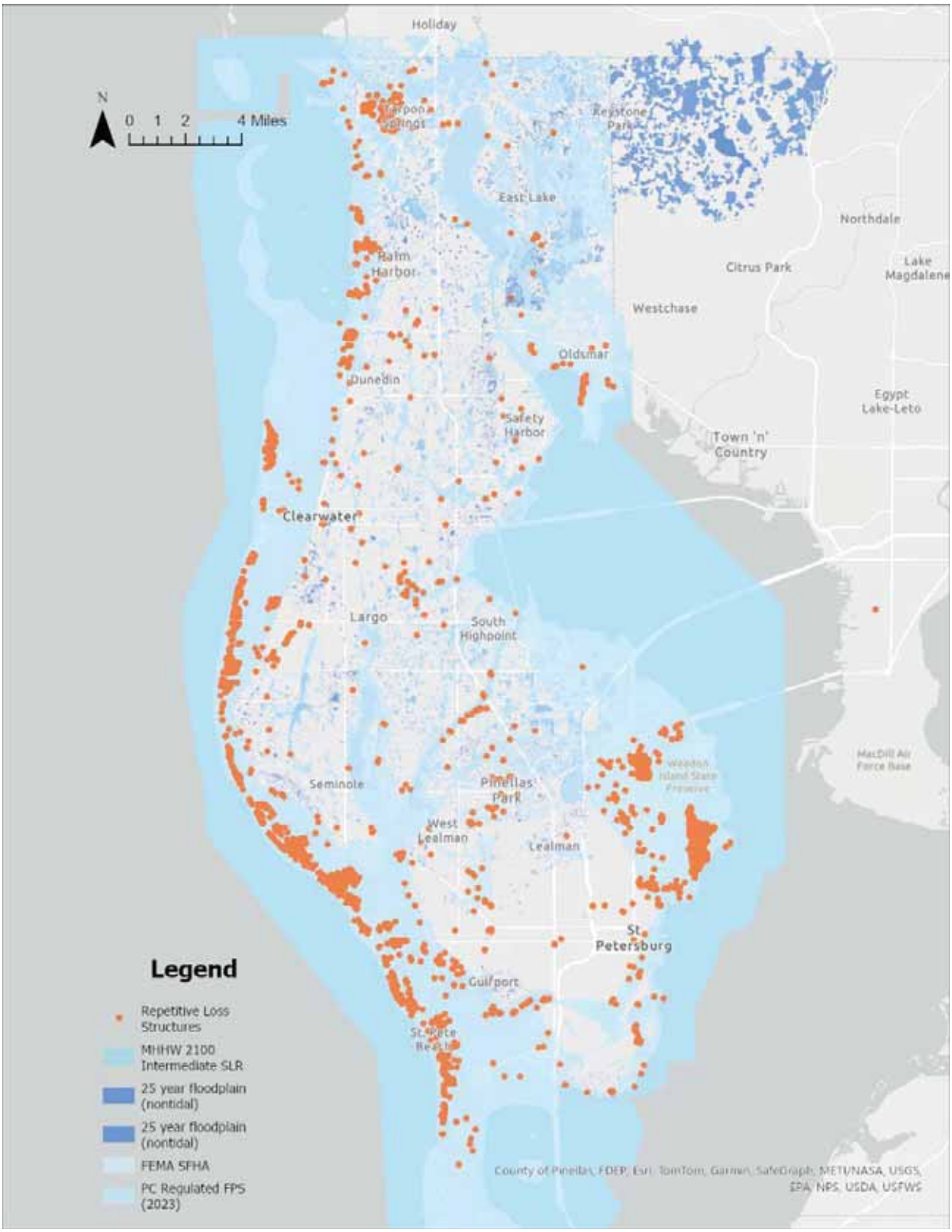


Figure 15: Percent of RLs by Flood Hazard

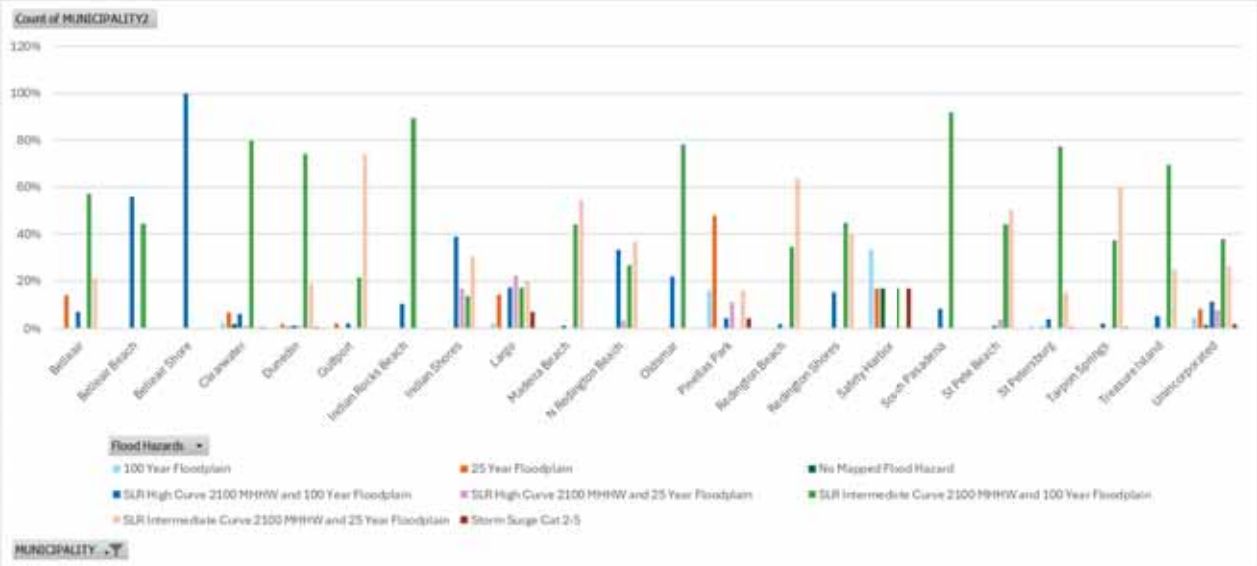


Figure 16: Claims Paid for Pre and Post NFIP Participation for all Pinellas County Municipalities

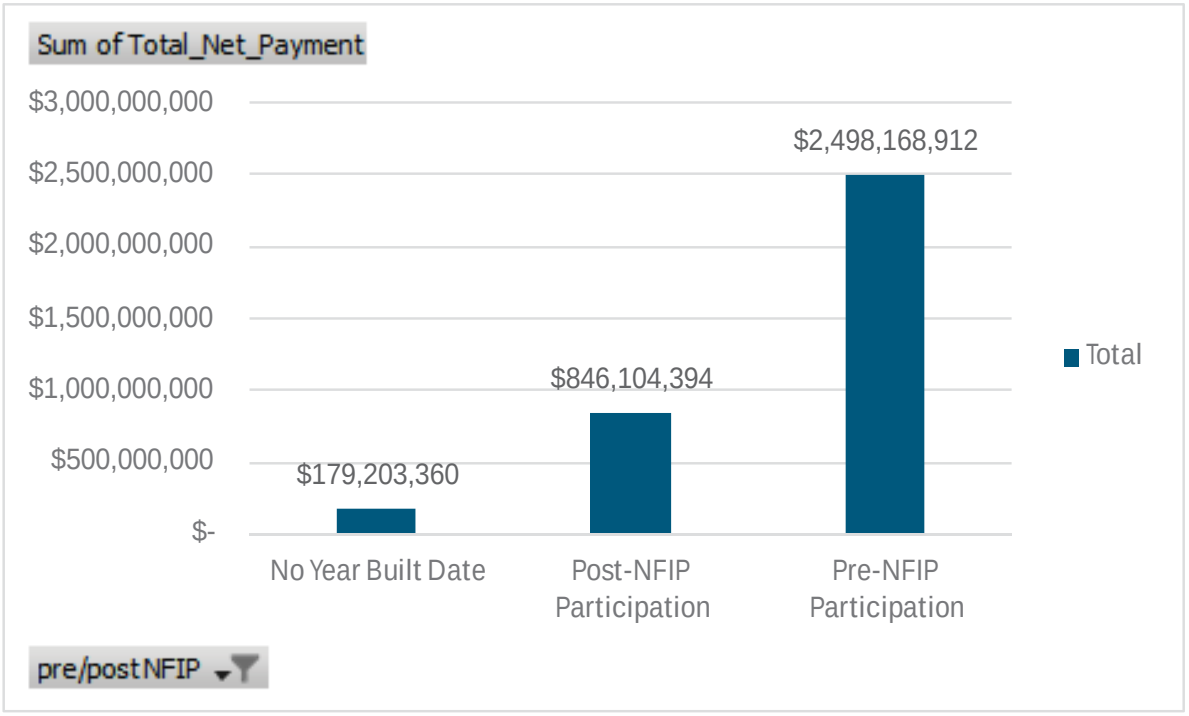
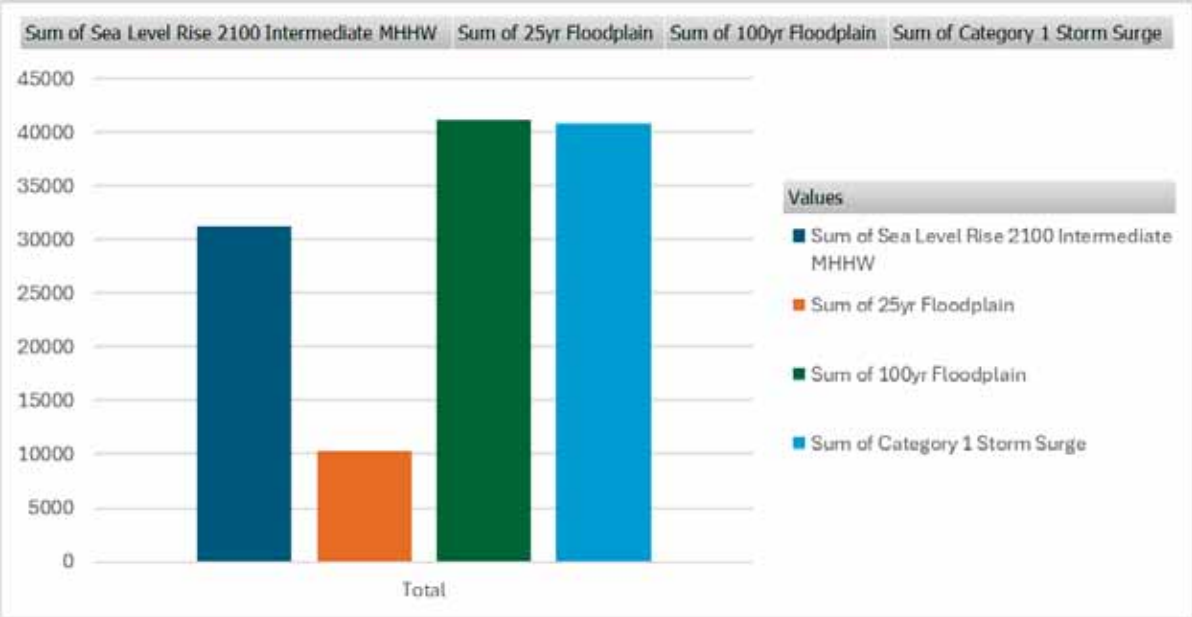


Figure 17: Claims Count by Structure Flood Hazard



Repetitive Loss Area Analyses for Unincorporated Pinellas County

The Pinellas County Repetitive Loss Area Analysis (RLAA) includes all unincorporated properties on the repetitive loss list and all nearby properties that may experience similar flooding conditions. Data used to develop the RLAA included, but is not limited to:

- FEMA repetitive loss data
- FEMA Flood Insurance Claims
- Damage Assessments
- Conveyance system components (e.g., location and size of stormwater pipes, ditches, storage basins, and work requests)
- Known hots spots (e.g., conveyance system problem areas)
- High water mark (HWM) information
- Flood complaint information
- Floodplains (e.g., Pinellas County Watershed Management Plans (WMP), municipal Stormwater Master Plans (SWMP), Pinellas County Vulnerability Assessment, FEMA Flood Insurance Study (FIS) and FEMA Flood Insurance Rate Maps (FIRMs))
- Storm surge areas
- LiDAR (elevation data)
- Street view

- Field observations

Each year the County requests various data from FEMA to review and update their plans as needed, including repetitive loss data. The most recent repetitive loss data from FEMA was provided to Pinellas County in August 2025. Because Pinellas County experienced significant damages from four consecutive storms in 2024, a significant amount of new RLs were added. As recovery efforts continue to date, permit records are in flux with many property owners still working to secure funding for mitigation. Pinellas County Floodplain Management is reviewing the list for accuracy to determine whether the properties are within the community's corporate limits, and whether the buildings have been removed, retrofitted, or otherwise protected from the cause of repetitive flooding. Any corrections to the list will be sent to FEMA.

As of August of 2025, there are a total of 301 repetitive loss properties (RL) listed as unincorporated Pinellas County. Of these, 236 are listed as "NFIP Repetitive Loss", and 35 are listed as "NFIP Severe Repetitive Loss". Additionally, 21 of the 301 properties are considered "Flood Mitigation Assistance (FMA) Repetitive Loss" and 46 are considered "FMA Severe Repetitive Loss". After comparing the recently provided RL list to the previously provided RL list, it was determined that FEMA added 165 properties listed as unincorporated Pinellas County to the list. Presumably, the 2024 storms were the cause of the increase in RLs, however, loss dates were not included in the data set provided to confirm this. Table 4 summarizes the findings; pursuant to the Privacy Act of 1974, addresses have been excluded.

A review of previously recommended mitigation strategies for identified Repetitive Loss Areas (RLA) was completed as well. No new mitigation strategies have been identified or implemented; however, the County continues to implement ongoing efforts, such as known hot spot inspections and maintenance. There are no recommended changes to the action items at this time. New RL that does not fall within identified RLA are still under evaluation.

Table 4: Unincorporated Pinellas County RL Summary

RL Status 2025	Not Mitigated	Mitigated	Total RLs
Address not found	1		1
Listed as one claim	3		3
MH Park - exact structure unknown	6		6
Mitigated - Demo 2019 (AQA19-H-20430)	1		1
Not an RLA	1		1
Not an RLA - 2022 added new Uninc. RL, only claims 82 and 83; no other claims in area since 84	1		1
Wrong Juris – Should be Uninc. (125139)	6	1	7
RLA 22003	1		1
RLA 22002	1		1
RLA 22001	1		1

RLA 21002	2		2
RLA 21001	6		6
RLA 1065	1		1
RLA 1060	1		1
RLA 1058	1		1
RLA 1056	1		1
RLA 1055	1		1
RLA 1054	2		2
RLA 1053	2		2
RLA 1050	1		1
RLA 1049	1		1
RLA 1047	2	2	4
RLA 1046		1	1
RLA 1045	2		2
RLA 1044	1		1
RLA 1043	2		2
RLA 1042	1		1
RLA 1041	1		1
RLA 1040	2		2
RLA 1039	1		1
RLA 1036	1		1
RLA 1035	1		1
RLA 1034	1		1
RLA 1033	5		5
RLA 1031	2		2
RLA 1030	1		1
RLA 1029	1		1
RLA 1028	1		1
RLA 1027	1		1
RLA 1026	1		1
RLA 1024	1		1
RLA 1023	4	1	5
RLA 1019	6	4	10
RLA 1017	2		2
RLA 1015	1		1
RLA 1013	1		1
RLA 1012	3		3
RLA 1011	1		1
RLA 1009	8	4	12
RLA 1008	1		1
RLA 1007	15	6	21
RLA 1006	4		4
RLA 1004	1		1
RLA 1003	1		1
RLA 1001	1		1
Added following 2024 storms	152	10	162
Mitigated - Demo	1		1
Mitigated - Demo/Rebuild 2022	1		1
Grand Total	**272**	**29**	**301**

Mitigation Strategies

Several structural and nonstructural mitigation strategies were identified to reduce flood loss in the RLAs. Structural projects identified for different RLAs, such as culvert and channel upgrades and elevating buildings and equipment, are described in the RLA attachments, which are organized by watershed. Nonstructural strategies, such as education, flood information services, and conveyance system maintenance apply to all the RLAs. For instance, Pinellas County routinely informs residents and businesses in RLAs of strategies and opportunities to decrease their flood risk. The County will also:

- Maintain funding for and continue to implement identified surface water capital improvement projects to improve storage and conveyance in problem areas.
- Maintain funding for and continue to implement proactive stormwater operations and maintenance program to ensure storage basins and major conveyance are functional.
- Maintain the County's CRS classification to help make flood insurance more affordable.
- Review and update the Local Mitigation Strategy (LMS) as needed to maintain eligibility for FEMA's Hazard Mitigation Grant Program (HMGP).

Methodology

The methodology for this Repetitive Loss Area Analysis follows the standards outlined in CRS Activity 512 and FEMA's guidance for conducting area-based flood risk assessments. The analysis was completed using a combination of spatial data review, field observations, stakeholder input, and evaluation of historical flood loss information.

Data Acquisition

The information in this report comes from many sources including internal departments, external agencies and direct input from citizens. Collecting data from these sources is extremely important as it provides additional information on existing conditions and plans or studies that could affect the cause or impacts of flooding. Pinellas County departments that contributed information in this RLA analysis include: BTS (Business Technology Service), Building, Development Review Services, Public Works, Property Appraiser Office, and Emergency Management. Data from federal and state agencies like FEMA, Southwest Florida Water Management District (SWFWMD), National Weather Service, and National Oceanic and Atmospheric Administration (NOAA) was also used.

The data provided by both internal and external agencies included: historical NFIP claims, repetitive loss claims, NFIP policy data, stormwater asset inventory, digital LiDAR,

development plans, high water marks, building/structure information, elevation certificates, FIRMs, County watershed management plans and floodplains, storm surge, evacuation zones, transportation, CIP, hot spots, flood related work orders, and major storms, precipitation and gage data.

Identification of Repetitive Loss Areas

Repetitive loss properties form the basis for the RLAA. Each RLA was delineated using local, state and federal datasets as well as citizen input specific to the flood conditions and observations in each area. NFIP Repetitive Losses, historical claims, and policy data obtained from FEMA were geocoded in ArcGIS Pro and layered with the other collected data to identify areas with structures that may experience the same or similar flooding as the RL and historical claim properties in the vicinity. Weather events and drainage patterns for each area were then evaluated to identify potential causes of the repetitive flooding. Flooding and flood-related datapoints reviewed for RLA delineation include:

- Repetitive loss properties and data (e.g., number of losses and associated cost).
- Historical claims properties (e.g., number of losses and associated cost).
- Damage Assessments
- LiDAR (elevation data, land slope).
- Conveyance system components (e.g., location and size of storm water pipes, ditches, storage basins, work requests).
- Known hot spots (e.g., conveyance system problem areas, storm high water information, and flood complaint areas).
- Floodplains (e.g., WMP studies and FIRMs, Vulnerability Assessment).
- High water marks.
- Work orders.
- Storm surge zones.
- Building information (e.g. year built or substantially improved, foundation type, elevation data)
- Major storms, surge, precipitation date vs historical loss dates
- Property owner/resident provided information
- NFIP claims data and FEMA repetitive loss (RL) and severe repetitive loss (SRL) property lists were reviewed to identify clusters of properties with multiple flood insurance claims.

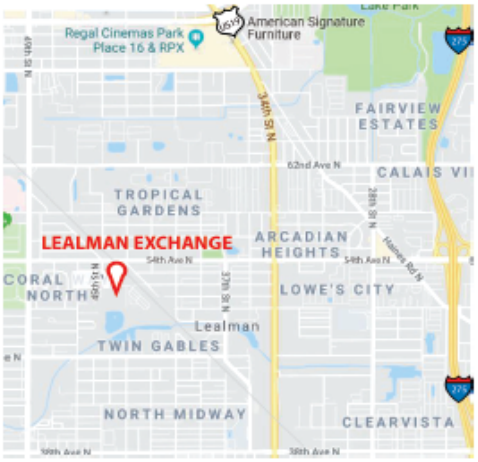
Properties were grouped into repetitive loss areas based on proximity, shared drainage characteristics, and common flood sources. Boundaries of each RL area were mapped using GIS to support field verification and hazard assessment.

Outreach and Engagement

This RLAA was completed in conjunction with the Pinellas County LMS 5-year update and is included in the LMS as an appendix. Residents and businesses were invited to two workshops and community open houses to provide their observations and concerns about local hazards, including their susceptibility to flooding. The first event was held on April 15, 2024, and the second was held on October 17th, 2024 (Figure 18 - Figure 19). The events were publicized in the newspaper, through press releases, via social media, and the LMS website. Attendees were encouraged to provide input for the draft RLAA and were able to learn more about other components of the LMS. Each year a press release regarding the annual LMS update and publicizing the LMS website, www.pinellaslms.org, is also distributed.

Figure 18: Public Workshop 1

Local Mitigation Strategy WORKSHOP



Join us at a public workshop to discuss the 5-Year Update for the Local Mitigation Strategy (LMS).

When? **Monday, April 15, 2024**
6:00 – 8:00 p.m.

Where? **Lealman Exchange**
5175 45th Street N.
St. Petersburg, FL 33714

The Pinellas County Local Mitigation Strategy (LMS) is a detailed plan that assesses various types of hazards. It evaluates the risks our communities face from both natural and manmade disasters. The LMS helps numerous jurisdictions manage projects that aim to reduce or even prevent the loss of life and property. Implementing this plan also allows local governments, businesses, non-profits and residents to qualify for federal funding.

Additionally, the LMS acts as the county's floodplain management plan. It earns credit under the Community Rating System (CRS) program, which gives residents and property owners discounts on flood insurance premiums.

The Federal Emergency Management Agency (FEMA) requires us to update the entire plan every five years. We need your help to keep this plan relevant by addressing the evolving risks that may bring harm to our communities.

This public workshop will provide information on hazards we face and seek citizen input on updating our plan to address them.

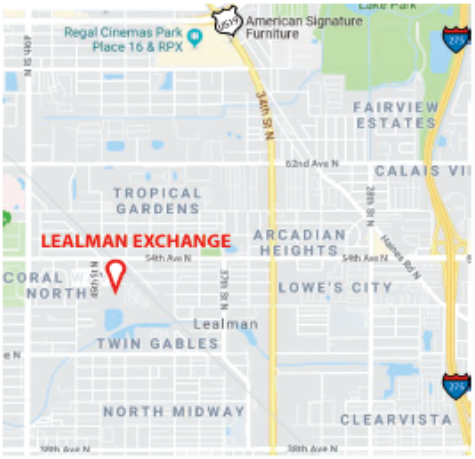
Pinellas County
Housing & Community Development

Want to know more about the project?
www.pinellaslms.org or (727) 464-8200

Pinellas County complies with all federal, state and local laws related to persons with disabilities. To request alternate formats of this information, contact the Office of Human Rights at (727) 464-4062 (V/TDD) or email accommodations@pinellas.gov. 3/24

Figure 19: Public Workshop 2

Local Mitigation Strategy WORKSHOP



Join us at a public workshop to discuss the 5-Year Update for the Local Mitigation Strategy (LMS).

When? **Monday, April 15, 2024**
6:00 – 8:00 p.m.

Where? **Lealman Exchange**
5175 45th Street N.
St. Petersburg, FL 33714

The Pinellas County Local Mitigation Strategy (LMS) is a detailed plan that assesses various types of hazards. It evaluates the risks our communities face from both natural and manmade disasters. The LMS helps numerous jurisdictions manage projects that aim to reduce or even prevent the loss of life and property. Implementing this plan also allows local governments, businesses, non-profits and residents to qualify for federal funding.

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Pinellas County
Housing & Community Development

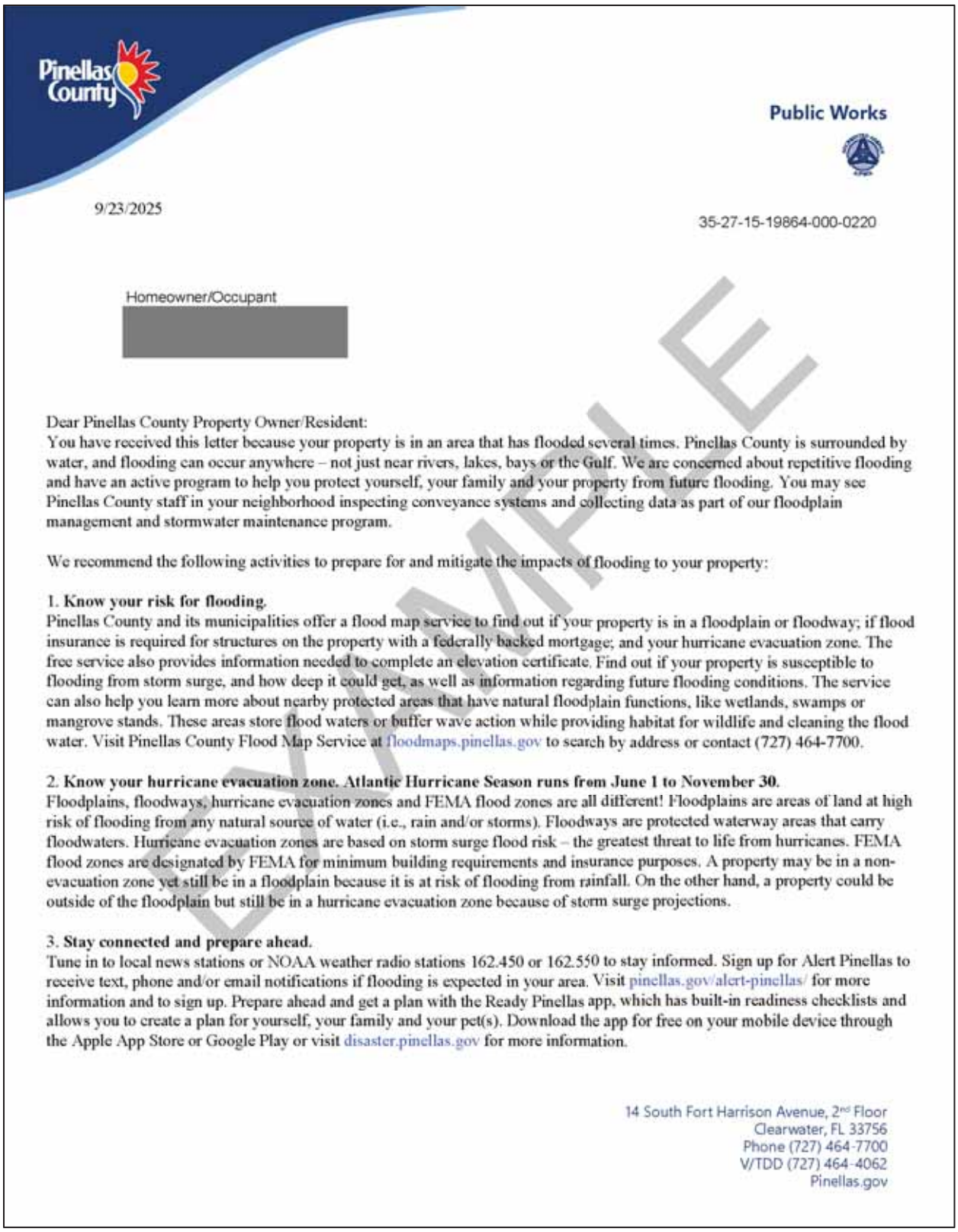
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The Pinellas County Flood Risk and Mitigation Public Information Working Group (FRMPIWG) is a countywide public information group that is tasked, in part, with the integration of CRS elements like the PPI and RLAA into the LMS. This group is comprised of staff and stakeholders. This group met two times during the LMS update. The FRMPIWG received updates from the LMS Working Group and provided input for the updated LMS. Many members of the FRMPIWG also attended the LMS public workshops. The information regarding the FRMPIWG and the countywide Program for Public Information can be found at pinellas.gov/program-for-public-information.

As an additional measure of public outreach, the Pinellas County Floodplain Administrator sent letters to RLA properties notifying recipients of their location within an RLA and requested information about previous flooding issues (Figure 20 - Figure 21). The letter notified residents that county staff would be visiting their neighborhood to collect data and contained an email address and phone number for recipients to report any flood-related information available.

Figure 20: RLA Outreach Letter Page 1



Pinellas County

Public Works

9/23/2025

35-27-15-19864-000-0220

Homeowner/Occupant
[redacted]

EXAMPLE

Dear Pinellas County Property Owner/Resident:
You have received this letter because your property is in an area that has flooded several times. Pinellas County is surrounded by water, and flooding can occur anywhere – not just near rivers, lakes, bays or the Gulf. We are concerned about repetitive flooding and have an active program to help you protect yourself, your family and your property from future flooding. You may see Pinellas County staff in your neighborhood inspecting conveyance systems and collecting data as part of our floodplain management and stormwater maintenance program.

We recommend the following activities to prepare for and mitigate the impacts of flooding to your property:

1. **Know your risk for flooding.**
Pinellas County and its municipalities offer a flood map service to find out if your property is in a floodplain or floodway; if flood insurance is required for structures on the property with a federally backed mortgage; and your hurricane evacuation zone. The free service also provides information needed to complete an elevation certificate. Find out if your property is susceptible to flooding from storm surge, and how deep it could get, as well as information regarding future flooding conditions. The service can also help you learn more about nearby protected areas that have natural floodplain functions, like wetlands, swamps or mangrove stands. These areas store flood waters or buffer wave action while providing habitat for wildlife and cleaning the flood water. Visit Pinellas County Flood Map Service at floodmaps.pinellas.gov to search by address or contact (727) 464-7700.

2. **Know your hurricane evacuation zone. Atlantic Hurricane Season runs from June 1 to November 30.**
Floodplains, floodways, hurricane evacuation zones and FEMA flood zones are all different! Floodplains are areas of land at high risk of flooding from any natural source of water (i.e., rain and/or storms). Floodways are protected waterway areas that carry floodwaters. Hurricane evacuation zones are based on storm surge flood risk – the greatest threat to life from hurricanes. FEMA flood zones are designated by FEMA for minimum building requirements and insurance purposes. A property may be in a non-evacuation zone yet still be in a floodplain because it is at risk of flooding from rainfall. On the other hand, a property could be outside of the floodplain but still be in a hurricane evacuation zone because of storm surge projections.

3. **Stay connected and prepare ahead.**
Tune in to local news stations or NOAA weather radio stations 162.450 or 162.550 to stay informed. Sign up for Alert Pinellas to receive text, phone and/or email notifications if flooding is expected in your area. Visit pinellas.gov/alert-pinellas/ for more information and to sign up. Prepare ahead and get a plan with the Ready Pinellas app, which has built-in readiness checklists and allows you to create a plan for yourself, your family and your pet(s). Download the app for free on your mobile device through the Apple App Store or Google Play or visit disaster.pinellas.gov for more information.

14 South Fort Harrison Avenue, 2nd Floor
Clearwater, FL 33756
Phone (727) 464-7700
V/TDD (727) 464-4062
Pinellas.gov

Figure 21: RLA Outreach Letter Page 2

4. **Purchase flood insurance for your home, business, or rental.**
Flood insurance is recommended, even if it is not required by your lender. When purchasing a flood insurance policy, **understand what is covered!**

- Most homeowner and renter insurance policies don't cover water damage from flooding or storm surge.
- There are separate flood coverages for the building and your contents.
- Flood insurance usually takes 30 days to go into effect.
- A National Flood Insurance Program (NFIP) policy does not cover loss of use, meaning any hotel stays or equivalent after your home is flooded will not be reimbursed.

Because Pinellas County has a proactive Floodplain Management Program and participates in the NFIP Community Rating System (CRS), you may get up to a 40% discount on your NFIP flood insurance premium. Pinellas County also offers free flood insurance technical assistance from flood insurance specialists in the insurance field. Visit pinellas.gov/flood-advocates/ for a list of flood insurance advocates.

5. **Determine what building permits you may need and hire a licensed contractor.**
Building permits protect you and others by ensuring all proposed work complies with current construction codes, standards, and methods. Design projects with flood hazards and required development standards in mind.

Be aware of the substantial improvement rules:
Remodeling projects that cost 49% of the value or greater of the original structure will require you to elevate the building above the regulatory flood level. This includes work on structures substantially damaged by fire, flood, or any other cause. Visit pinellas.gov/sdsi/ to learn more.

6. **Protect your property.**

- Elevate your equipment, such as water heaters and A/C units above the base flood elevation.
- Check and mark your fuse or breaker box to show the circuits for areas that are vulnerable to flooding.
- Determine if sewer line check valves, which prevents sewer backups, will work for you.
- If you are rebuilding or elevating your existing home, consider building stronger to withstand future storms.

Financial assistance may be available. Visit pinellas.gov/flood-mitigation/ for information about the FEMA Flood Mitigation Program, FEMA Hazard Mitigation Program, and Increased Cost of Compliance funding.

Staff is available for drainage evaluations and one-on-one consultations about how to protect your property from flooding. To schedule a consultation, call (727) 464-7700.

7. **Help prevent flooding by keeping storm drains clear.**
Keep leaves, grass clippings and other debris out of storm drains and waterways to prevent flooding in your neighborhood. Additionally, pollutants from trash, yard waste, pet waste, or pesticides that spill into waterways may cause algae blooms that result in fish kills. When storm drains get clogged with debris, they can back up with water and flood yards and homes. Remember, only rain down the drain! It's the law, Ordinance #06-13. To report illegal dumping, visit pinellas.gov/report-request-contact-us/ or call (727) 464-4425.

Email Maxine Moore, Floodplain Technician, at mmoore@pinellas.gov to share information about previous flooding in your area. For more information, visit pinellas.gov/flooding or call (727) 464-7700.

Sincerely,

Lisa Foster

Lisa Foster, CFM
Floodplain Administrator

EXAMPLE

Identification of Mitigation Strategies

Each RLA was evaluated to determine whether any of the following property protection measures or stormwater management improvements were feasible or may be beneficial based on the character of the RLAs and nature of the flooding.

1. **Public Education and Outreach:** Education and public awareness is essential to flood protection. Public education will raise awareness about flood risks and the impact of flooding and build support for floodplain management planning and projects. Public information and messaging: Initiating public outreach that teaches the community about the risks of flooding and how to take preventative measure to reduce flood risk (e.g., flood brochures, educational door hangers, "only rain down the drain"); Adding areas as target warning areas.

    a. Cost: Cost for various outreach projects, which are identified in the Pinellas County Program for Public Information (PPI) vary in cost based on dissemination method and breadth of audience.

    b. Feasibility: Flooding occurs in and out of areas designated as high-risk flood zones and outreach is recommended for all properties in Pinellas County, especially the target audience identified in the PPI.

2. **Acquiring and Maintaining flood insurance:** This measure does not protect or reduce damage that floods cause; however, it can help homeowners rebuild damaged property at a reduced cost.

    a. Advantages of the NFIP program:

        i. Covers flood damage to the property from multiple sources: storm water runoff, heavy rainfall, tidal patterns and storm surge.

        ii. Building coverage is included as well as contents coverage if the owner/renter chose to have it.

        iii. It might be the only option

    b. Cost: The cost varies depending on multiple factors, such as the age of the age of the structure and the flood zone. Because the County participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS), many residents and businesses throughout Pinellas County are eligible for a discount on their flood insurance premiums. Unincorporated residents and businesses may receive up to a 40 percent premium discount, which is a cumulative savings of more than $10 million a year for policyholders.

Properties located in X zones may be eligible for extremely discounted Preferred Risk Policies (PRP) as well.

c. Feasibility: Flooding occurs in and out of areas designated as high-risk flood zones and is recommended for all properties in Pinellas County. Residents should ask their insurance agent about their options or contact the County or a flood insurance specialist at: pinellas.gov/flood-insurance-technical-assistance

3. **Utility protection:** This measure applies to several different utilities that can be adversely affected by floodwaters such as Heating, Ventilation, and Air Conditioning (HVAC) systems; Fuel meters and pipes; Electrical service boxes, wiring and fixtures; Sewage systems; and Drinking Water systems. Damage to utilities can prevent a residence that remains structurally sound after a flood from being reoccupied. Retrofitting utilities includes things as simple as raising them above the flood level and building small walls around furnaces and water heaters to protect from shallow flooding.

   a. Cost: The cost for protecting utilities varies and is dependent upon the measure itself, condition of the system, structure, and foundation. A lot of the measures can be performed by the homeowners themselves, although it is always a good idea to consult a professional contractor and/or engineer (depending on the project). The costs can be lower when done as part of a repair or remodeling project. Residents interested in pursuing a retrofitting measure to protect their utilities should contact Pinellas County to determine whether a permit is required.

   b. Feasibility: Given that the flooding experienced by the homeowners across Pinellas County includes both shallow and deep flooding, utility protection is an acceptable mitigation measure. Interested homeowners should examine their flooding history and decide if utility protection is an appropriate measure for their building.

4. **On-Site stormwater management improvements (gutters/grading):** Re-grading yards, swales or adding drainage gutters to the structure as well as adding yard drains.

   a. Cost: The cost for retrofitting a property varies and is dependent upon the measure itself and how much work is needed. Residents interested in pursuing stormwater management improvements should contact Pinellas

County Development Review Services to determine the best option and whether a permit is required.

b. Feasibility: Onsite retrofitting strategies can be very cost effective and time intensive in reducing flood damage from less extreme weather and tide events.

5. **Dry Floodproofing:** This technique involves modifying the structure to keep floodwaters out of a building. Close any foundation cracks with mortar and masonry caulk or hydraulic cement, which expands and fills gaps completely. Walls may be coated with waterproofing compounds or plastic sheeting. Openings (i.e., doors, windows, and vents) may be closed either permanently, or temporarily with removable shields or sandbags. To protect a structure against sewer backup, backup valves or overhead sewer lines may be installed. The FEMA P-312, Homeowner's Guide to Retrofitting and FEMA educing Damage from Localized Flooding: A Guide for Communities describe several floodproofing techniques (www.fema.gov/homeowners-guide-retrofitting and www.fema.gov/media-library/assets/documents/1012).

   a. Cost: The cost for a floodproofing project will vary according to the building's construction and condition. It may range from $5,000 to $20,000, depending on how secure the owner wants to be from flooding. Owners can do some of the work by themselves, although an experienced contractor provides greater security. Each property owner can determine how much of their own labor they can contribute and whether the cost and appearance of a project is worth the protection from flooding that it may provide.

   b. Feasibility: Because the walls are exposed to floodwaters and the pressures they exert, dry floodproofing is practical only appropriate for structures with walls constructed of masonry or poured concrete and only where flood depths are low (typically no more than 2 to 3 feet) and short duration. Many dry floodproofing techniques involve components that must be installed or activated each time flooding threatens, such as a flood shield placed across a doorway. For this reason, dry floodproofing is not an appropriate retrofitting method for flash floods or for structures that are only occupied seasonally, and the homeowner does not have someone locally that is able or willing to install shields or other components before floodwaters arrive. Additionally, there is no government financial assistance programs available for dry floodproofing, therefore the entire cost of the project must be paid by the homeowner. However, National Flood Insurance Program flood policies will

cover up to $1,000 in reasonable expenses incurred to protect your insured property, and up to $1,000 to move your insured property away from a flood or imminent danger of a flood. To be eligible for the Flood Loss Avoidance benefit, the insured property must be in a community where a general condition of flooding in the area exists, or an official has issued an evacuation order or other civil order for the community requiring measures to preserve life and property from flooding.

6. **Elevation:** This technique involves elevating the structure (or lowest living floor) above the flood level and is generally viewed as the best flood protection measure, short of removing the building from the floodplain. There are several methods to accomplish this, such as elevating the whole structure or elevating by extending the walls of the structure or by abandoning the lower enclosed area. The FEMA P-312, Homeowner's Guide to Retrofitting describes several elevation techniques (www.fema.gov/homeowners-guide-retrofitting).

    a. Cost: Most of the cost to elevate a building is in the preparation and foundation construction. The cost to elevate six feet is little more than the cost to go up two feet. Elevation is usually more cost-effective for wood frame buildings on posts/piles or crawlspace because it is easiest to get lifting equipment under the floor. Elevating a slab house is more costly. The actual cost of elevating a particular building depends on factors such as its condition, whether it is masonry or brick faced, and if additions have been added on over time. While the cost of elevating a home can be high, there are funding programs that can help. The usual arrangement is for a FEMA grant to pay 75% of the cost while the owner pays the other 25%.

    b. Feasibility: Federal funding support for an elevation project requires a study that shows that the benefits of the project exceed the cost of the elevation. Project benefits include savings in insurance claims paid on the structure. Elevating a masonry home or a slab may cost upwards of $100,000, which means that benefit/cost ratios may be low. Looking at each property individually could result in funding for the worst-case properties, i.e., those that are lowest, subject to the most frequent flooding, and in good enough condition to elevate.

7. **Conveyance System Maintenance:** Clearing stormwater infrastructure from debris. Pinellas County maintains County stormwater infrastructure. Private stormwater drainage systems are required to be maintained as permitted by the owner.

a. Cost: The cost varies depending on the equipment and resources needed for the job. Individual property owners can help reduce maintenance costs by clearing stormwater inlets and swales in their neighborhood before and after storms to reduce the need for major maintenance costs in the future while helping to prevent localized flooding from blockages.

b. Feasibility: Pinellas County has a proactive Operation and Maintenance Program to maintain major conveyance systems. Additionally, the County inspects and clears as needed "Hot Spot" conveyance system components before and after major storm events. Dumping into the stormwater system is also illegal. The County has a proactive "Only Rain Down the Drain" program to publicize this and encourage residents and businesses to help maintain the system as well. Programs like these are funded through the stormwater assessment.

8. **Drainage improvements (CIP):** Improving existing drainage systems to more effectively manage stormwater runoff. Improvements could include modifying a culvert, stream or river channel to provide a higher carrying capacity. The Pinellas County CIP is a comprehensive multi-year plan of proposed capital projects intended to identify and balance the capital needs of the community within the fiscal capabilities and limitations of the County.

    a. Stormwater Capital Projects are developed through multiple mechanisms:

        i. Work requests that cannot be addressed through regular maintenance.
        ii. Projects identified during the development of studies, such as this RLAA
        iii. Watershed Management Plans (WMPs)
        iv. 1984 Stormwater Master Plan (SWMP)
        v. Vulnerability Assessment
        vi. Stormwater Technical Committee (SWTC)
        vii. Tampa Bay Estuary Program (TBEP) Comprehensive Conservation Management Plan (CCMP)
        viii. Clearwater Harbor-St. Josephs Sound (CHSJS) CCMP
        ix. CHSJS Sediment Management Plan
        x. Regulatory Requirements, such as Reasonable Assurance Plans (RAPs) or Total Maximum Daily Loads (TMDLs).
        xi. Permitted Facilities Alternatives Analysis Report (2016)
        xii. Inflow and Infiltration (I/I) Study
        xiii. Wastewater – Stormwater Task Force

xiv. Pinellas County Comprehensive Plan
xv. Planning and Economic Development Objectives
xvi. Public Commitments
xvii. Local Mitigation Strategy (LMS)

b. Cost: The cost varies significantly depending on the scope of the projects.

c. Feasibility: During the annual CIP budgeting process, the project list is evaluated and adjusted to reflect changes in priority and funding availability.

9. **Acquisition:** Purchasing flood-prone properties and clearing the sites to eliminate structural flood risk. This mitigation strategy is recommended on sites where the flood risk is extremely high or so frequent that it is not safe to leave the structure on the site. Depending on the funding for the project, a new building may be built with correct and updated flood protection code requirements, or the lot can be left vacant. Restoring the acquired land to natural floodplains helps reduce erosion and pollutants, increase groundwater recharge, and provide natural habitat for wildlife.

    a. Cost: This approach would involve purchasing and clearing the lowest or the most severe repeatedly flooded homes. If FEMA grant funds are used, the following apply:

        i. The applicant for FEMA funding must demonstrate that the benefits exceed the costs, using FEMA's benefit/cost software.

        ii. The owner must be a willing seller.

        iii. The parcel must be deeded to a public agency that agrees to maintain the lot and keep it forever as open space.

    b. Feasibility: Acquisition of multiple flood prone buildings in the same area that are acquired for a floodplain restoration, regional stormwater facility, or similar project may be feasible in some areas.

Although, there are challenges with acquisition/restoration mitigation projects, such as difficulty to obtain a favorable benefit-cost ratio in shallow flooding areas and finding property owners that are interested in relocation, there are numerous benefits, including reduced flood risk, improved water quality, increase groundwater recharge, additional natural habitat for wildlife, and increased local amenities and thus nearby property values. Acquisition of individual scattered properties, on the other hand, in most cases is not feasible, as checkerboard pattern of vacant properties could result, leaving "holes" in the neighborhood. Additionally, there is no reduction in expenses to maintain the neighborhood's infrastructure, although the tax base is reduced. The vacant lots must also

be maintained by the new owner agency, which adds additional expense. If the lot is only minimally maintained, its presence may reduce the property values of the remaining houses as well.

Identification of Potential Funding Sources

There are many possible sources of funding for several of these mitigation strategies. These funding opportunities range from federal FEMA grants, like the HMGP, down to smaller-scale locally derived funds like Penny for Pinellas. Table 5 Summarizes the mitigation strategies and potential funding sources evaluated.

National Flood Insurance Program (NFIP) Increased Cost of Compliance (ICC): There is a special funding provision in the National Flood Insurance Program (NFIP) for insured buildings that have been substantially damaged by a flood, "Increased Cost of Compliance." ICC coverage pays for the cost to comply with floodplain management regulations after a flood if the building has been declared substantially damaged. ICC will pay up to $30,000 to help cover elevation, relocation, demolition, and (for nonresidential buildings) floodproofing. It can also be used to help pay the 25% owner's share of a FEMA funded mitigation project.

- The building's flood insurance policy must have been in effect during the flood. This payment is in addition to the damage claim payment that would be made under the regular policy coverage, if the total claim does not exceed $250,000. Claims must be accompanied by a substantial or repetitive damage determination made by the local floodplain administrator
- Coverage under the ICC does have limitations: It covers only damage caused by a flood, as opposed to wind or fire damage. The building's flood insurance policy must have been in effect during the flood ICC payments are limited to $30,000 per structure Claims must be accompanied by a substantial or damage determination made by the local floodplain administrator and the structure must be in an A zone.

NFIP Loss Avoidance: NFIP flood policies will also cover up to $1,000 in reasonable expenses incurred to protect an insured property, and up to $1,000 to move insured property away from a flood or imminent danger of a flood. To be eligible for this benefit, the insured property must be in a community where a general condition of flooding in the area exists, or an official has issued an evacuation order or other civil order for the community requiring measures to preserve life and property from flooding.

Excess Flood Insurance: Excess flood insurance is a kind of private flood insurance policy that extends policy limits beyond the National Flood Insurance Program (NFIP) coverage maximum.

The Flood Mitigation Assistance Program (FMA): FMA funds assist States and communities in implementing measures that reduce or eliminate the long-term risk of flood damage to structures insured under the NFIP. Project Grants to implement measures to reduce flood losses, such as elevation, acquisition, or relocation of NFIP-insured structures. States are encouraged to prioritize FMA funds for applications that include repetitive loss properties; these include structures with 2 or more losses each with a claim of at least$1,000 within any ten-year period since 1978.

Hazard Mitigation Grant Program (HMGP): The HMGP provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. Projects must provide a long-term solution to a problem (e.g., elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood). Examples of eligible projects include acquisition and elevation, as well as local drainage projects.

Pre-Disaster Mitigation Program (PDM): The Pre-Disaster Mitigation (PDM) program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event.

US Department of Housing and Urban Development (HUD) 203(K) Rehab Mortgage Insurance: HUD offers a competitive loan to finance mitigation of single-family residences. Section 203(k) insurance enables homebuyers and homeowners to finance both the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.

Small Business Administration Mitigation (SBA) Loans: The Small Business Administration (SBA) offers mitigation loans to SBA disaster loan applicants who have not yet closed on their disaster loan. Applicants who have already closed must demonstrate that the delay in application was beyond their control.

Surface Water Assessment: The Surface Water Assessment is a user fee for stormwater services in unincorporated Pinellas County, which addresses flooding, water quality, and the operation of county-owned stormwater systems. The assessment is based on each property's impervious area, which includes all the hard surfaces that do not absorb water, such as parking lots and buildings. Impervious areas increase the amount of stormwater runoff, which is the cause of much of our flooding and pollution problems.

Penny for Pinellas: The Penny for Pinellas tax is a one percent sales tax paid by everyone who spends money in Pinellas County. It was first approved by voters in 1989 and went into

effect in February 1990. Three extensions of the Penny for Pinellas have been approved; March 1997, March 2007, and February 1, 2010, to January 31, 2020.

- The 2020-2030 Penny for Pinellas was approved on November 7, 2017, by 139,000 Pinellas County residents or 83% of registered voters. This fourth round will be in effect February 1, 2020, through January 31, 2030.
- The county uses the Penny for Pinellas resources to fund capital improvements to the county's infrastructure including streets and roads, bridges, stormwater system upgrades, parks and recreation centers and public facilities.
- The county has also leveraged Penny for Pinellas resources to secure additional grant funding to maximize the impact of the Penny. For example, grants from the Southwest Florida Water Management District (SWFWMD) have been combined with matching funds from Penny resources to complete additional stormwater management projects.

Southwest Florida Water Management District (SWFWMD) Cooperative Funding Initiative: A key program for building partnerships is the District's Cooperative Funding Initiative (CFI) program. The CFI covers up to 50 percent of the cost of projects that help create sustainable water resources, enhance conservation efforts, restore natural systems and provide flood protection. All CFI funding decisions are made by volunteer Governing Board members who are well informed on the specific resources and challenges within their areas.

Resilient Florida Program: The Resilient Florida Program, administered by the Florida Department of Environmental Protection (DEP), provides multi-million-dollar grants to help communities prepare for sea-level rise, intensified storms, and flooding.

Table 5: Mitigation Strategies and Potential Funding Sources

	Public Education & Outreach	Acquiring & Maintaining Flood Insurance	Utility Protection	On-site Stormwater Improvements	Dry Floodproofing	Elevation	Conveyance System Maintenance	Hot Spot	Drainage Improvements (CIP)	Acquisition
NFIP ICC			x	x		x				
NFIP Loss Avoidance			x	x	x					
Excess Flood Insurance			x	x		x				
Flood Mitigation Assistance Program (FMA)				x		x			x	x
Hazard Mitigation Grant Program (HMGP)						x			x	x
Pre-Disaster Mitigation Program (PDM)						x			x	x
HUD 203(K) Rehab Mortgage Insurance			x			x				
Small Business Administration Mitigation (SBA) Loans			x			x				
Surface Water Assessment	x						x	x	x	x
Penny for Pinellas							x		x	x
SWFWMD Cooperative Funding							x		x	x

RLA Summary

Table 6 outlines the costliest weather events to affect RLAs. These storms are associated with 4,774 NFIP claims payments and account for over 99.6% of all claim payouts. Of note, in unincorporated Pinellas County, Hurricane Helene accounted for over half of the claims paid, and over 88% of the total claims paid since the inception of the NFIP.

Table 6: Weather Events with the Highest NFIP Claims in Unincorporated Pinellas County

Storm	Number of NFIP Claims Paid	Total Net Payment
2024 Hurricane Helene	2,683	$377,267,373
2024 Hurricane Milton	311	$21,599,569
1993 Blizzard of 1993	527	$9,306,644
2023 Hurricane Idalia	86	$4,036,424
1996 Tropical Storm Josephine	190	$2,040,838
1985 Hurricane Elena	195	$1,828,607
1999	90	$1,081,014
2006	52	$1,047,478
2024	14	$979,740
2012 Tropical Storm Debby	75	$961,036
2020 Hurricane Eta	21	$674,909
1988 Flooding	111	$638,730
2024 Hurricane Debby	14	$528,922
2011	18	$485,113
1979 Flooding	129	$468,399
2015	35	$387,929
2017 Hurricane Irma	13	$300,685
2004 Hurricane Frances	23	$292,558
1979	38	$265,152
1995 Hurricane Opal	4	$253,691
1982 The 'No-Name Storm'	60	$235,496
2016 Hurricane Hermine	18	$219,390
2003	31	$209,411
2018	8	$175,113
2014	3	$136,245
1998	19	$127,756
2023 December Nor'easter	6	$122,453

Based on the character of the RLAs and nature of flooding, Pinellas County Staff identified mitigation approaches to improve protection from future flood damage. The following mitigation strategies are recommended for all areas:

- Public Education and Outreach
- Acquiring and Maintaining flood insurance
- Utility Protection
- On-site Stormwater Improvements where absent
- Dry Floodproofing
- Elevation
- Conveyance System Maintenance where infrastructure exists

Property owners should look at these alternatives but understand they are not all guaranteed to provide protection at all degrees of flooding. Major drainage and/or restoration mitigation projects and acquisitions were applicable in some areas. It is recommended that future conditions, including sea level rise and rainfall intensity, be considered for all development, including redevelopment of properties and Capital Improvement Projects (CIP). Additional flood mitigation projects may be identified through the Watershed Management Planning program as well, as the RLAA data will be incorporated into future WMP updates.

OTHER PLAN UPDATES

APPENDIX F – Plan Adoption

APPENDIX F – PLAN ADOPTION

This appendix includes the FEMA APA Letter and local adoption resolutions for each of the participating jurisdictions.

Jurisdiction	Date of Adoption
Belleair	July 15, 2025
Belleair Beach	August 4, 2025
Belleair Bluffs	May 12, 2025
Belleair Shore	April 15, 2025
Clearwater	July 10, 2025
Dunedin	May 8, 2025
Gulfport	May 6, 2025
Indian Rocks Beach	May 13, 2025
Indian Shores	April 8, 2025
Kenneth City	Oct. 15, 2025
Largo	May 6, 2025
Madeira Beach	May 14, 2025
North Redington Beach	May 8, 2025
Oldsmar	May 20, 2025
Pinellas Park	May 8, 2025
Redington Beach	Oct. 1, 2025
Redington Shores	May 14, 2025
Safety Harbor	July 21, 2025
St. Petersburg	May 1, 2025
St. Pete Beach	April 23, 2025
Seminole	June 24, 2025
South Pasadena	May 13, 2025
Tarpon Springs	May 27, 2025
Treasure Island	April 15, 2025
Unincorporated Pinellas County	April 22, 2025
Pinellas Suncoast Fire Rescue	April 15, 2025

RESOLUTION NO. 2025-18

A RESOLUTION OF THE TOWN OF BELLEAIR, FLORIDA, APPROVING AND ADOPTING THE LOCAL MITIGATION STRATEGY DEVELOPED FOR PINELLAS COUNTY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Belleair is located in an area that is vulnerable to natural and manmade disasters; and

WHEREAS, the town supports efforts made to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA:

That the commission hereby adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup.

That this resolution supersedes Resolution No. 20-04.

That this resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Commission of the Town of Belleair, Florida this **15th** day of **July, A.D., 2025.**

Mayor

ATTEST:

Town Clerk

BELLEAIR TOWN SEAL FLORIDA

RESOLUTION 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLEAIR BEACH, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY (LMS) PLAN; MAKING THE LOCAL MITIGATION STRATEGY PLAN FUNCTION AS THE CITY OF BELLEAIR BEACH'S FLOODPLAIN MANAGEMENT PLAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Belleair Beach is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Belleair Beach supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy Plan ("Plan") represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, the Plan provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Plan includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy Plan was adopted by the Pinellas County Board of County Commissioners in 1999; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the Plan were made available through all participating local governments;

WHEREAS, the Pinellas County Local Mitigation Strategy Plan was previously adopted by the City of Belleair Beach in 2010 by Resolution 2010-02, in 2015 by Resolution 2015-03 and in 2020 by Resolution 2020-05; and

WHEREAS, the City of Belleair Beach became a participant of the Community Rating System of the National Flood Insurance Program in 1992; and

WHEREAS, participation in the Community Rating System provides benefits to homeowners by providing a reduction in flood policy costs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Belleair Beach, Florida, that this Council adopts the 2025 Pinellas County Local Mitigation Strategy Plan developed by the Local Mitigation Strategy Work Group and also that the Local Mitigation Strategy Plan be adopted as the City's Floodplain Management Plan required under the Community Rating System.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025, at a regular meeting of the City Council of Belleair Beach, Florida, at which a quorum was present.

ATTEST:

Kathy Thornsberry
City Clerk

APPROVED:

Dave Gattis
Mayor

RESOLUTION NO 2025-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLEAIR BLUFFS, FLORIDA ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY; MAKING THE LOCAL MITGATION STRATEGY FUNCTION AS THE CITY OF BELLEAIR BLUFF'S FLOODPLAIN MANAGEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Belleair Bluffs is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Belleair Bluffs supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing, or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the City of Belleair Bluffs in 1999; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through the City of Belleair Bluffs website; and

WHEREAS, the City of Belleair Bluffs is allowed to utilize a countywide Local Mitigation Strategy as its Floodplain Management Plan; and

WHEREAS, the City of Belleair Bluffs will rely on its specific Comprehensive Plan adopted on August 1, 2024 as it relates to Floodplain Administration; and

WHEREAS, the City of Belleair Bluffs has previously approved four five-year updates to the Local Mitigation Strategy (Resolution 2005-03, Resolution 2010-05, Resolution 2015-04, and Resolution 2020-05); and

WHEREAS, the 2025 update of the Local Mitigation Strategy (LMS) included the 10-step planning process identified in the FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan; and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the Housing and Community Development Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, an LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BELLEAIR BLUFFS, FLORIDA THAT:

Section 1. That the Pinellas County Local Mitigation Strategy is hereby adopted by the City of Belleair Bluffs.

Section 2. That the City of Belleair Bluffs shall use the Pinellas County Local Mitigation Strategy as its Floodplain Mitigation Plan.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the City Commission of Belleair Bluffs, Florida at its regular meeting on the 12th day of MAY 2025.

Chris Arbutine, Sr., Mayor

ATTEST:

CITY OF BELLEAIR BLUFFS CORPORATE SEAL 1963 FLORIDA

Alexis A. Silcox, City Clerk

Ayes: C. Arbutine, J. Berkley, K. Rafferty, D. Roberts, S. Sofer
Nays: Ø

RESOLUTION NO. 02-2025

A RESOLUTION OF THE TOWN OF BELLEAIR SHORE, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY ORDINANCE; RECOMMENDING ADOPTION OF THE LOCAL MITIGATION STRATEGY BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSSIONERS; MAKING THIS LOCAL MITIGATION STRATEGY FUNCTION AS THE TOWN OF BELLEAIR SHORE FLOODPLAIN MANAGEMENT PLAN; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Belleair Shore, Florida, ("Town") is a municipal corporation located within Pinellas County; and

WHEREAS, the Town is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the Town has adopted previous iterations of the Countywide Local Mitigation Strategy under Resolution 2020-04; and

WHEREAS, the Local Mitigation Strategy is reviewed and updated every (5) years in accordance with law and the best interests of the community; and

WHEREAS, the Town supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the State of Florida has designated that a local strategy is the first step in the process of making a community disaster-resistant; and

WHEREAS, the local mitigation strategy has been through a comprehensive five-year revision as required by State and Federal law; and

WHEREAS, the Local Mitigation Strategy qualifies for credit as a floodplain management plan under the National Flood Insurance Program and Community Rating System; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR SHORE, FLORIDA, AS FOLLOWS:

Section 1. That the Town Commission hereby finds the above statements to be true and correct, and incorporated as a material part of this Resolution.

Section 2. The Town Commission hereby approves and adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup and further approves its adoption by the Pinellas County Board of County Commissioners.

Section 3. That this local mitigation strategy shall function as the Town's Floodplain Management Plan required under the Community Rating System.

Section 4. That the Town Clerk is directed to distribute copies of this Resolution to the Federal Emergency Management Agency and all other concerned governmental bodies, agencies, and representatives as deemed appropriate by the Town Commission.

Section 5. That if any provision of this Resolution is found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision(s) shall be severed, and the remainder shall continue in full force and effect.

Section 6. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

The above and foregoing Resolution, upon Motion by Commissioner Tolbert and seconded by Commissioner Cain, was duly approved and adopted at a regular Town Commission meeting held on the 15th day of April, 2025.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR SHORE, FLORIDA, THIS 15th DAY OF April 2025.

Steve Blume
Mayor

ATTEST:

Mary Palmer, MMC
Town Clerk

Docusign Envelope ID: 893F9D63-9312-4E14-967B-5681A695DF6B

RESOLUTION NO. 25-08

A RESOLUTION OF THE CITY OF CLEARWATER, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY MULTI-JURISDICTIONAL LOCAL MITIGATION STRATEGY AS PART OF COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM'S COMMUNITY RATING SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clearwater ("City") is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the State of Florida has designated that a Local Mitigation Strategy is the first step in the process of making a community disaster resistant; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Pinellas County Board of County Commissioners in 1999; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 330); and

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WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, the State of Florida has approved the latest Pinellas County Local Mitigation Strategy (LMS) plan updated for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d); and

WHEREAS, the Pinellas County Board of County Commissioners approved the LMS at the April 22, 2025 meeting; and

WHEREAS, by adopting the LMS, the unincorporated and incorporated areas of Pinellas County will be establishing a framework for future mitigation efforts and post disaster redevelopment in order to reduce recovery time; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. That the City of Clearwater, Florida approves and hereby adopts Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup as part of compliance with the National Flood Insurance Program's Community Rating System. The LMS is in effect from May 6, 2025 through May 5, 2030. This Resolution supersedes City of Clearwater Resolution 20-18.

Section 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of July, 2025.

Signed by: Bruce Rector
D58F063322074FD...

Bruce Rector
Mayor

Approved as to form:

Signed by: Jerrod Simpson
4EB5ACCFD8CA46D...

Jerrod D. Simpson
Senior Assistant City Attorney

Attest:

DocuSigned by: Rosemarie Call
620DD3FEDFFE41CF...

Rosemarie Call
City Clerk

DS

RESOLUTION 25-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, PROVIDING FOR THE ADOPTION OF THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Dunedin is located in an area that is vulnerable to natural and manmade disasters; and

WHEREAS, the City of Dunedin supports efforts to make the community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to residents and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation and post-disaster redevelopment efforts, regardless of the type of hazard faced by the community, where recovery time can be reduced; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy includes provisions for monitoring, evaluation, and updating the mitigation plan over a five-year cycle; and

WHEREAS, Pinellas County established a website for public input of the Local Mitigation Strategy (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the City of Dunedin in Resolution 20-19 adopted the 2020 version of the Pinellas County Mitigation Strategy that has been updated to the 2025 Pinellas County Local Mitigation Strategy; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the 2025 Pinellas County Local Mitigation Strategy on April 22, 2025.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, DULY ASSEMBLED THAT:

Section 1. That the City Commission adopts the 2025 Pinellas County Local Mitigation Strategy developed cooperatively by the workgroup at which a City representative was present; a copy of which is incorporated herein by

reference as Exhibit "A".

Section 2. That this resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 8th DAY OF MAY, 2025.

Maureen "Moe" Freaney
Mayor

ATTEST:

Rebecca C. Schlichter
City Clerk

Approved as to form:

Jennifer R. Cowan
City Attorney

RESOLUTION NO. 2025-43

A RESOLUTION OF THE CITY OF GULFPORT, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY MULTI-JURISDICTIONAL LOCAL MITIGATION STRATEGY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gulfport is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Gulfport supports efforts to make our community more disaster resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the City of Gulfport became a member of the Community Rating System of the National Flood Insurance Program on May 21, 1971; and

WHEREAS, the City of Gulfport became a member of the Community Rating System of the National Flood Insurance Program on October 1, 1993; and

WHEREAS, the first unified countywide Local Mitigation Strategy was adopted by the City of Gulfport in 1999; and

WHEREAS, the 2025 Local Mitigation Strategy, with subsequent annual amendments, represents a unified countywide strategy toward a more disaster-resistant community; and

WHEREAS, the City of Gulfport has established a website (www.mygulfport.us) and copies of the Local Mitigation Strategy plan were made available through all participating local governments; and

WHEREAS, the City Council has previously approved Resolution 99-48 that adopted the first unified countywide Local Mitigation Strategy and subsequent four, five-year updates to the Local Mitigation Strategy (Resolution 2004-113, Resolution 2010-68, Resolution 2016-11 and Resolution 2020-40); and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the City of Gulfport City Clerk's Office in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City of Gulfport's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain

management requirements of the County's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15, 2024, and virtually on October 17, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the Local Mitigation Strategy plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a Local Mitigation Strategy SharePoint site was established to coordinate the Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GULFPORT, FLORIDA:

Section 1.
The City of Gulfport will continue participation and coordination with the Countywide Local Mitigation Strategy Workgroup.

Section 2.
The Gulfport City Council hereby approves the 2025 Pinellas County Multi-jurisdictional Local Mitigation Strategy developed cooperatively by the Countywide Local Mitigation Strategy Workgroup.

Section 3.
This Local Mitigation Strategy, as amended from time to time, may continue to function as the City's Floodplain Management Plan and provide credit for CRS activities as required under the Community Rating System.

Section 4.
That this Resolution supersedes all previous Resolutions 99-48, 2004-112, 2010-68, 2016-11, and 2020-23.

Section 5.
This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2025 by the Council of the City of Gulfport, Florida

Karen Love

Karen Love, Mayor

ATTEST:

Theresa M. Carrico

Theresa M. Carrico, City Clerk

CITY OF INDIAN ROCKS BEACH
RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, ADOPTING THE COUNTYWIDE LOCAL MITIGATION STRATEGY (LMS); ACKNOWLEDGING THE CITY'S PARTICIPATION IN THE PROGRAM FOR PUBLIC INFORMATION (PPI) AS INCORPORATED IN THE LMS; PROVIDING FOR THE REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS CONFLICTING HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Indian Rocks Beach is located in an area that is vulnerable to natural disasters; and

WHEREAS, the City of Indian Rocks Beach supports the adoption of strategies that make its community more disaster-resistant, thereby reducing the costs associated with disasters, to prevent or mitigate their impact on the City's residents, and to reduce post-disaster recovery time; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy (LMS) represents a unified county-wide effort to be more disaster-resistant; and

WHEREAS, the LMS provides a consistent framework for countywide pre-disaster mitigation and post-disaster redevelopment efforts, regardless of the type of hazard faced by local communities; and

WHEREAS, the LMS includes provision for monitoring, evaluating, and updated the mitigation plan over a five-year cycle; and

WHEREAS, the 2025 update of the Local Mitigation Strategy includes the ten-step planning process identified in the FEMA Floodplain Management Planning section of the 2017 CRS Coordinator's Manual, thereby strengthening the link between the Local Mitigation Strategy and the City's Community Rating System (CRS) activities; and

WHEREAS, the 2025 Local Mitigation Strategy includes, as Appendix H, the Program for Public Information (PPI), developed and maintained through the Flood Risk and Mitigation Public Information Working Group (FRMPIWG), which facilitates countywide coordination of flood risk education and outreach activities and includes the City of Pinellas Park as a participating jurisdiction; and

WHEREAS, the Pinellas County Board of County Commissioners has unanimously adopted the Pinellas County LOCAL Mitigation Strategy; and

WHEREAS, after a review and update period, the 2025 Local Mitigation Strategy is on file in the City Clerk's Office and has been placed on the LMS public website (www.pinellaslms.org) in order to obtain public comment regarding the plan pursuant to Federal Regulations.

WHEREAS, the City Commission of the City of Indian Rocks Beach finds that the adoption of the Pinellas County Local Mitigation Strategy is in the interest of the public's health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, THAT:

Section 1. The City Commission hereby adopts the 2025 Pinellas County Local Mitigation Strategy as developed by the Local Mitigation Strategy Workshop and by the Pinellas County Board of County Commissioners. A copy of the 2025 Pinellas County Local Mitigation shall remain on file with the City Clerk of the City of Indian Rocks Beach.

Section 2. This Resolution shall supersede, replace, and repeal any portions of any prior resolutions in conflict herewith, to the extent of such conflict.

Section 3. This Resolution shall become effective immediately upon its adoption by the City Commission of the City of Indian Rocks Beach.

PASSED AND ADOPTED this 13 day of May, 2025, by the City Commission of the City of Indian Rocks Beach, Florida.

Denise Houseberg, Mayor-Commissioner

ATTEST: Lorin D. Kornijtschuk
Lorin Kornijtschuk, City Clerk

RESOLUTION NO. 08-2025

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY ORDINANCE; RECOMMENDING ADOPTION OF THE LOCAL MITIGATION STRATEGY BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSSIONERS; MAKING THIS LOCAL MITIGATION STRATEGY FUNCTION AS THE TOWN OF INDIAN SHORES FLOODPLAIN MANAGEMENT PLAN; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Indian Shores, Florida, ("Town") is a municipal corporation located within Pinellas County; and

WHEREAS, the Town is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the Town has adopted previous iterations of the Countywide Local Mitigation Strategy under Resolution 04-1999, Resolution 11-2004, Resolution 04-2010, Resolution 05-2015, and Resolution 09-2020; and

WHEREAS, the Local Mitigation Strategy is reviewed and updated every (5) years in accordance with law and the best interests of the community; and

WHEREAS, the Town supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Town is a participant in the Community Rating System of the Nation Flood Insurance Program; and

WHEREAS, the Town's participation in the Community Rating System provides benefits to homeowners holding flood insurance policies; and

WHEREAS, the State of Florida has designated that a local strategy is the first step in the process of making a community disaster-resistant; and

WHEREAS, the local mitigation strategy has been through a comprehensive five-year revision as required by State and Federal law; and

WHEREAS, the Local Mitigation Strategy qualifies for credit as a floodplain management plan under the National Flood Insurance Program and Community Rating System; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, AS FOLLOWS:

Section 1. That the Town Council hereby finds the above statements to be true and correct, and incorporated as a material part of this Resolution.

Section 2. The Town Council hereby approves and adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup.

Section 3. That this local mitigation strategy shall function as the Town's Floodplain Management Plan required under the Community Rating System.

Section 4. That the Town Clerk is directed to distribute copies of this Resolution to the Federal Emergency Management Agency and all other concerned governmental bodies, agencies, and representatives as deemed appropriate by the Town Council.

Section 5. That if any provision of this Resolution is found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision(s) shall be severed, and the remainder shall continue in full force and effect.

Section 6. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

The above and foregoing Resolution, upon Motion by Vice Mayor Ellen Bauer and seconded by Councilor Mark Housman, was duly approved and adopted at a regular Town Council meeting held on the 8th day of April, 2025.

Voting in favor of the Resolution: Mayor Diantha Schear, Vice Mayor Ellen Bauer, Councilor Mark Housman, Councilor Howard, and Councilor Nicholas Menchise

Voting in opposition to the Resolution: None Absent: None Abstaining: None

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, THIS 8th DAY OF April, 2025.

ATTEST:

Diantha Schear
Mayor

Freddie Lozano, CMC
Town Clerk

TOWN OF INDIAN SHORES OFFICIAL SEAL 1949 INCORPORATED FLORIDA

TOWN OF KENNETH CITY
RESOLUTION NO. 2025-11

A RESOLUTION OF THE TOWN OF KENNETH CITY, FLORIDA, PROVIDING FOR THE ADOPTION OF THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Kenneth City is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the Town of Kenneth City supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the State of Florida has designated that a Local Mitigation Strategy is the first step in the process of making a community disaster resistant; and

WHEREAS, by adopting this strategy, the framework for future mitigation efforts and post disaster redevelopment is established and recovery time can be reduced; and

WHEREAS, after a review and update period, the Executive Summary of the 2025 LMS Plan, has been placed on the Pinellas County LMS website (www.pinellaslms.org), and copies of the plan are available through the Pinellas County Planning Department upon request; and

WHEREAS, an online and paper survey were released to gain public input on the LMS plan's hazard identification and risk assessment; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, the Pinellas County Board of County Commissioners has previously approved five-year updates to the Local Mitigation Strategy (Resolution 04-165, Resolution 10-60; Resolution 15-30 and Resolution 20-32); and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the Housing and Community Development Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

WHEREAS, the Pinellas County Board of County Commissioners has adopted a 2025 update to the Local Mitigation Strategy on April 22, 2025 (Resolution 25-33);

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Town Council of the Town of Kenneth City finds that adoption of the Local Mitigation Strategy serves to protect the health, safety and welfare of the Town's residents and visitors, and their real and tangible personal property within the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF KENNETH CITY, FLORIDA, THAT

Section 1. The Town Council hereby adopts the 2020 2025 Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup, incorporated here by reference and available for inspection upon request to the Town's custodian of records.

Section 2. The Town Council hereby adopts the goals and objectives of a unified countywide Local Mitigation Strategy and the right of the county, and each municipality located within Pinellas County, Florida to adopt policies and ordinances to implement the Local Mitigation Strategy and regulate development within their respective jurisdictions

Section 3. This Resolution shall become effective immediately upon its adoption

As passed by the Town Council of the Town of Kenneth City, Florida on this 15th day of October, 2025

Serving Mayor

ATTEST:

Deputy Town Clerk

Approved as to form:

Town Attorney

RESOLUTION NO. 2432

A RESOLUTION OF THE CITY OF LARGO, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY PROVIDING A FRAMEWORK FOR A UNIFIED COUNTY-WIDE PRE-DISASTER MITIGATION AND POST-DISASTER REDEVELOPMENT EFFORT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Largo is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City supports the adoption of strategies that make our community more disaster resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating and updating the mitigation plan within a five year cycle; and

WHEREAS, the City of Largo City Commission supports the Local Mitigation Strategy as another tool to assist its residents before and after a disaster.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY RESOLVES:

Section 1. That the City Commission hereby adopts the 2025 Pinellas County Local Mitigation Strategy as developed by the Local Mitigation Strategy Workshop and adopted by the Pinellas County Board of County Commissioners on April 22, 2025.

Section 2. That this resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THIS 6 DAY OF May, 2025.

CITY OF LARGO, FLORIDA

Mayor

REVIEWED AND APPROVED:

City Attorney

ATTEST:

City Clerk

CITY OF LARGO INCORPORATED F.M. 1905 FLORIDA

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY; REPEALING RESOLUTION 2020-12; ADOPTING THE LOCAL MITIGATION STRATEGY AS THE CITY OF MADEIRA BEACH FLOODPLAIN MANAGEMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Madeira Beach is in Pinellas County, in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Madeira Beach supports efforts to make the community more disaster- resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999, and

WHEREAS, the Board of Commissioners of the City of Madeira Beach has previously approved four (4) five- year updates to the Local Mitigation Strategy (Resolution 05.14, Resolution 10.10, Resolution 2015-10, and Resolution 2020-12), and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website (www.pinellasims.org) and copies of the Plan are available upon request to the Community Development Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the City of Madeira Beach participated in the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multi-Jurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements

of the City's Community Rating System (Activity 330); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th and virtually on October 17th, 2024, to inform the public an obtain public comments; and

WHEREAS, an online and paper survey were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, participation in the Community Rating System provides benefits to homeowners by providing a reduction in flood policy costs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY MADEIRA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. That the Board of Commissioners hereby adopts the 2025 Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup, and effect from May 6, 2025 through May 5, 2030.

SECTION 2. That the Local Mitigation Strategy be adopted as the City's floodplain Management Plan required under the Community Rating System.

SECTION 3. That Resolution 2020-12 is hereby repealed.

SECTION 4. That this resolution shall become effective immediately upon its adoption.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, THIS 14th DAY OF May 2025.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

RESOLUTION 2025-296

A RESOLUTION OF THE TOWN OF NORTH REDINGTON BEACH, FL ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY

WHEREAS, North Redington Beach is located in Pinellas County, an area that is vulnerable to natural and man-made disasters; and

WHEREAS, North Redington Beach supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to the citizens of North Redington Beach and Pinellas County and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Pinellas County Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating and updating the mitigation plan within a five year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Town of North Redington Beach participated in the 2025 update of the Local Mitigation Strategy including the 10 step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, after a review and update period, the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the plan are available upon request to the Planning Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, a Multijurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the Town's and County's Community's Rating System (CRS Activity 330); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N, St. Petersburg) on April 15th, and virtually on October 17th, 2024 in inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, BE IT RESOLVED on this 8th day of May, 2025 that the Commission of the Town of North Redington Beach adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup. The LMS plan will be in effect from May 6, 2025 through May 5, 2030. This Resolution supersedes Resolution 2020-272. This resolution shall become effective immediately upon it's adoption.

Passed and adopted this 8th day of May, 2025

BOARD OF COMMISSIONERS TOWN OF NORTH REDINGTON BEACH, FLORIDA

By: _____
Jay Super, Mayor

ATTEST:

_____
Mari Campbell, CMC, Town Clerk

RESOLUTION NO. 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, DESIGNATING THIS LOCAL MITIGATION STRATEGY AS THE CITY OF OLDSMAR'S FLOODPLAIN MANAGEMENT PLAN THEREBY QUALIFYING FOR CREDIT UNDER THE NATIONAL FLOOD INSURANCE PROGRAM'S (NFIP) COMMUNITY RATING SYSTEM (CRS) PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, The City of Oldsmar is located in an area that is vulnerable to natural and man- made disasters; and

WHEREAS, the City of Oldsmar supports efforts to make the community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to the residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by the community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999, and

WHEREAS, the City of Oldsmar became a participant of the Community Rating System of the National Flood Insurance Program in 1991; and

WHEREAS the Community Rating System provides benefits to homeowners by proving a reduction in flood insurance policy costs; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the City of Oldsmar has previously approved four five- year updates to the Local Mitigation Strategy (Resolution 04-31, Resolution 10-07, Resolution 15-12, and Resolution 2020-31), and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the Pinellas County LMS public website and copies of the Plan are available upon request to the City Planning and Redevelopment Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan, and

WHEREAS, a Multi-Jurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County and its participating municipalities Community Rating Systems (CRS Activity 330);

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the City Council hereby adopts the 2025 Pinellas County Local Mitigation Strategy developed cooperatively by the Local Mitigation Strategy working group at which City representatives were present.

Section 2. That this Local Mitigation Strategy, as amended from time to time, may continue to function as the City's Floodplain Management Plan and provide credit for CRS activities as required under the Community Rating System.

Section 3. That the City Clerk is directed to distribute copies of this Resolution to the Federal Emergency Management Agency and to all other concerned governmental entities, agencies, and representatives as deemed appropriate by the City Council of the City of Oldsmar.

Section 4. The 2025 LMS Plan will be in effect from May 6, 2025 through May 5, 2030.

Section 5. This Resolution supersedes Resolution 2020-31.

Section 6. That this Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, THIS 20 DAY OF May ,2025.

CITY OF OLDSMAR

Katie Gannon

Katie Gannon, Mayor

Kristin Garcia, City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S.
City Attorney, City of Oldsmar

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING THE COUNTYWIDE LOCAL MITIGATION STRATEGY (LMS) AND MAKING THE LOCAL MITIGATION STRATEGY SERVE AS THE CITY'S FLOODPLAIN MANAGEMENT PLAN; ACKNOWLEDGING THE CITY'S PARTICIPATION IN THE PROGRAM FOR PUBLIC INFORMATION (PPI) AS INCORPORATED IN THE LMS; REPEALING RESOLUTION NO. 20-18 IN ITS ENTIRETY; PROVIDING FOR THE REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS CONFLICTING HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pinellas Park is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Pinellas Park supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified countywide strategy toward a more disaster-resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the ten step planning process identified in the FEMA Floodplain Management Planning section of the 2017 CRS Coordinator's Manual, thereby strengthening the link between the Local Mitigation Strategy and the City's Community Rating System (CRS) activities; and

WHEREAS, the 2025 Local Mitigation Strategy includes as Appendix H the Program for Public Information (PPI), developed and maintained through the Flood Risk and Mitigation Public Information Working Group (FRMPIWG), which facilitates countywide coordination of flood risk education and outreach activities and includes the City of Pinellas Park as a participating jurisdiction; and

WHEREAS, after a review and update period, the 2025 Local Mitigation Strategy is on file in the City Clerk's Office and has been placed on the LMS public website (www.pinellaslms.org) in order to obtain public comment regarding the plan pursuant to Federal Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1: The City hereby adopts the updated Local Mitigation Strategy developed by the Local Mitigation Strategy Working Group, including the Program for Public Information (PPI) as presented in Appendix H, attached hereto and incorporated herein as Exhibit A.

SECTION 2: The City will continue coordination and involvement with the Countywide Local Mitigation Strategy Working Group, including participation in the Program for Public Information (PPI), to support public awareness, education, and mitigation efforts as documented in Appendix H of the 2025 LMS.

SECTION 3: Resolution 20-18 is hereby repealed in its entirety, and all Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval in the manner provided by law.

ADOPTED THIS 8th, DAY OF May, 2025.

AYES: (5) Councilmembers: Butler, Caddell, Reed, Sabiel, Mayor Bradbury

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS 8th, DAY OF May, 2025.

Sandra L. Bradbury
MAYOR

CITY OF PINELLAS PARK SEAL FLORIDA

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY (LMS) PLAN; MAKING THE LOCAL MITIGATION STRATEGY PLAN FUNCTION AS THE TOWN OF REDINGTON BEACH'S FLOODPLAIN MANAGEMENT PLAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Redington Beach is located in an area that is vulnerable to natural and man- made disasters; and

WHEREAS, the Town of Redington Beach supports efforts to make our community more disaster- resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy (LMS) represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999, and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Pinellas County LMS was previously adopted by the Town of Redington Beach in 2010 by Resolution 2010-05, in 2015 by Resolution 2015-06 and in 2021 by Resolution 2021-04; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the Town's Floodplain Management Plan; and

WHEREAS, the Town of Redington Beach became a participant in the Community Rating System of the National Flood Insurance Program in 1993.

WHEREAS, participation in the Community Rating System provides benefits to homeowners by providing a reduction in flood policy costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Redington Beach Florida, that this Commission adopts the 2025 Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup and also that the LMS be adopted as the Town's Floodplain Management Plan as required under the Community Rating System.

This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of October 2025, at a regular meeting of the Board of Commissioners of the Town of Redington Beach, Florida at which a quorum was present.

ATTEST:

Adriana Nieves, CMC, CFM
Town Clerk

APPROVED:

David Will
Mayor

TOWN OF REDINGTON SHORES

RESOLUTION NO. 01-2025

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON SHORES, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY.

WHEREAS, Redington Shores is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, Redington Shores supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999, and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Board of County Commissioners has previously approved four five-year updates to the Local Mitigation Strategy (Resolution 01-05, Resolution 04-10, Resolution 01-15 and Resolution 02-20), and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the Planning Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations

pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Redington Shores, Florida, at a duly assembled meeting held on the 14th day of May, 2025, that the Board hereby adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup. The LMS Plan will be in effect from May 6, 2025 through May 5, 2030. This Resolution supersedes Resolution 02-20. This resolution shall become effective immediately upon its adoption.

DULY ADOPTED with a quorum present and voting this 14th day of May, 2025.

Thomas Kapper, Mayor

Attest:

Margaret Carey, Town Clerk

RESOLUTION NO. 2025-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY UPDATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Safety Harbor (the "City") is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City supports efforts to make the community more disaster resistant, thereby reducing the costs of disasters; and

WHEREAS, the Local Mitigation Strategy ("LMS," attached as Exhibit "A") represents a unified county-wide hazard mitigation strategy with a goal of making the community disaster resistant; and

WHEREAS, the LMS provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by the community; and

WHEREAS, the City participates in the countywide LMS workgroup and planning process; and,

WHEREAS, under Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act ("Stafford Act") and the Disaster Mitigation Act of 2000, Public Law 106-390 ("DMA2K") the LMS is required to be reviewed and approved by the Federal Emergency Management Agency every five (5) years in order to be eligible for an increased share of Federal funds allocated for hazard mitigation measures; and

WHEREAS, the LMS has been updated, reviewed, and approved by the LMS Workgroup; and

WHEREAS, the LMS includes a section describing the method and schedule of monitoring, evaluating and updating the mitigation plan within a five-year cycle; and,

WHEREAS, the City Commission, in Resolution No. 99-14 approved on May 17, 1999, supported the adoption of the initial LMS; and

WHEREAS, the City Commission has approved updates to the LMS in Resolution No. 2004-15, approved on October 4, 2004, Resolution No. 2010-20 approved on October 4, 2010, Resolution No. 2015-09 approved on October 5, 2015, and Resolution No. 2020-12, approved on July 20, 2020; and

WHEREAS, the 2025 update of the LMS has been determined by the Florida Division of Emergency Management as compliant with federal standards; and

WHEREAS, the 2025 update of the Local Mitigation Strategy serves as the City's Floodplain Management Plan; and

WHEREAS, a Multi-Jurisdictional Program for Public Information has been included in Appendix H of the LMS to satisfy the floodplain management requirements of the City's Community Rating System; and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County to inform the public and obtain public comments; and

WHEREAS, the City Commission finds it to be in the best interests of the City to approve and adopt the 2025 update to the LMS.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA IN SESSION AND DULY ASSEMBLED that:

Section 1. The above recitals are true, correct, and incorporated by reference as if set forth fully herein.

Section 2. The City Commission of the City of Safety Harbor hereby approves and adopts the 2025 update to the Local Mitigation Strategy, attached as Exhibit "A".

Section 3. This Resolution shall become effective immediately upon its final adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR THIS 21st DAY OF JULY, 2025.

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

APPROVED AS TO FORM:

Sarah L. Johnston, City Attorney

ATTEST:

Rachael Telesca, CMC, City Clerk

2025-231

A RESOLUTION ADOPTING THE 2025 PINELLAS COUNTY MULTI-JURISDICTIONAL LOCAL MITIGATION STRATEGY WHICH SERVES AS THE CITY'S FLOODPLAIN MANAGEMENT PLAN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM'S COMMUNITY RATING SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (City) is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City supports efforts to make our community more disaster resistant, thereby reducing the cost of disasters, mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the City is desirous to minimize, alleviate and mitigate the effects of flooding to the greatest possible extent; and

WHEREAS, the City is a participant in the Community Rating System (CRS) of the National Flood Insurance Program; and

WHEREAS, participation in the CRS provides benefits to homeowners holding flood insurance policies; and

WHEREAS, the City must prepare and adopt a Floodplain Management Plan in order to remain active in the CRS; and

WHEREAS, the 2025 update of the Local Mitigation Strategy (LMS) includes the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan (Plan); and

WHEREAS, the City is a participant of the Local Mitigation Strategy Workgroup that coordinates with other local governments, public and private sector agencies, and organizations in creation of the five-year update of the LMS; and

WHEREAS, the LMS represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the State of Florida Division of Emergency Management has determined that the recent update to the Pinellas County LMS is compliant with federal standards; and

WHEREAS, the LMS serves to minimize the loss of life, human suffering, damage to public and private property, and economic loss by recognizing and obtaining knowledge of the types of hazards that could affect Pinellas County; and

WHEREAS, the LMS provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, a Multijurisdictional Program for Public Information has been included in Appendix H of the LMS to satisfy the floodplain management requirements of the City's CRS; and

WHEREAS, the LMS Plan will be in effect from May 6, 2025 through May 5, 2030 with updates to be adopted annually.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City adopts the 2025 Pinellas County Multi-Jurisdictional Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup which shall function as the City's Floodplain Management Plan in compliance with the National Flood Insurance Program's Community Rating System.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 1st day of May 2025.

Copley Gerdes, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:

Chan Srinivasa, City Clerk

RESOLUTION NO. 2025-09

A RESOLUTION OF CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach ("City") is located within an area that is vulnerable to natural and man-made disasters;

WHEREAS, the City supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery;

WHEREAS, the City first joined the National Flood Insurance Program on May 22, 1970;

WHEREAS, the City is a member of the Community Rating System of the National Flood Insurance Program;

WHEREAS, participation in the Community Rating system provides benefits to homeowners and business owners holding flood insurance policies;

WHEREAS, the City must prepare and adopt a Floodplain Management Plan in order to remain active in the Community Rating System;

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy represents a unified countywide strategy toward a more disaster-resistant community;

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of threat faced by our community;

WHEREAS, the 2025 update of the Pinellas County Local Mitigation Strategy includes the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000, and serves as the City's Floodplain Management Plan;

WHEREAS, the 2025 Pinellas County Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle;

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments;

WHEREAS, the first unified countywide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999 and subsequent updates were adopted by Pinellas County in 2004, 2009, 2015, and 2020, with updates pending adoption on April 22, 2025;

WHEREAS, the City of St. Pete Beach has been an active participant of the Local Mitigation process in the Pinellas County Local Mitigation Strategy and its Countywide Local Mitigation Work Group since its inception;

WHEREAS, the State Hazard Mitigation Office, on behalf of FEMA, has reviewed the Pinellas County Local Mitigation Strategy and found it compliant;

WHEREAS, A Multi-Jurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County and its participating municipalities' Community Rating Systems (CRS Activity 330);

WHEREAS, two publicly noticed workshops were held at the Lealman Exchange located at 5175 45th Street North, St. Petersburg, a central location in Pinellas County, on March April 15th, and virtually on October 17th, 2024, to inform the public and obtain public comments;

WHEREAS, both online and paper surveys were released to gain public input on hazard identification and risk assessment in English and Spanish as identified in the Local Mitigation Strategy plan; and

WHEREAS, an LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. *Participation.* The City of St. Pete Beach will continue coordination and participation with the Pinellas County Local Mitigation Strategy Workgroup.

SECTION 2. *Adoption.* The City Commission adopts the 2025 Pinellas County Local Mitigation Strategy (2025 LMS) developed cooperatively by the Countywide Local Mitigation Strategy Workgroup.

SECTION 3. *Relationship to the Community Rating System.* This LMS, as amended from time to time, may continue to function as the City's Floodplain Management Plan and provide credit for CRS activities as required under the Community Rating System.

SECTION 4. *Effect on previous LMS Resolutions.* This Resolution supersedes previous Local Mitigation Strategy Resolutions passed by the St, Pete Beach City Commission.

SECTION 5. *Adoption and Effective Date.* The 2025 LMS shall become effective upon adoption of this Resolution or the Board of County Commissioners' adoption of the 2025 LMS, whichever occurs later, and be effective from May 6, 2025 through May 5, 2030.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS 23RD DAY OF APRIL, 2025.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

Adrian Petrila, Mayor

ATTEST:

Ginny Bodkin, Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes (Apr 23, 2025 14:48 EDT)

Ralf Brookes, City Attorney

RESOLUTION NO. 06-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Seminole is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City of Seminole supports efforts to make the community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to residents and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a Countywide strategy toward a more disaster-resistant community; and

WHEREAS, the Executive Summary is available on a website established by Pinellas County (www.pinellaslms.org) and copies of the Local Mitigation Strategy have been made available through Pinellas County to gain comment regarding the Local Mitigation Strategy plan pursuant to Federal regulations; and

WHEREAS, the Board of County Commissioners has approved the Local Mitigation Strategy; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included a planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA THAT:

Section 1. The City of Seminole City Council hereby adopts the Pinellas County Local Mitigation Strategy, the Executive Summary of which is deemed incorporated by reference herein as Exhibit A.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA, THIS 24 **DAY OF** JUNE **, 2025.**

Leslie Waters

Leslie Waters, Mayor

ATTEST:

Ann Marie Mancuso

Ann Marie Mancuso, City Clerk

Approved as to form:

Jay Daigneault, City Attorney

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, REPEALING RESOLUTION NO. 2020-03 AND ADOPTING THE 2025 PINELLAS COUNTY LOCAL MITIGATION STRATEGY.

WHEREAS, South Pasadena is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, South Pasadena supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy (LMS) represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the Executive Summary is available on a website established by Pinellas County (www.pinellaslms.org) and copies of the plan have been available through the Pinellas County Planning Department to gain public comment regarding the plan pursuant to federal regulations; and

WHEREAS, the City of South Pasadena has previously approved two five-year updates to the Local Mitigation Strategy (Resolution No. 2015-07 and Resolution No. 2020-03; and

WHEREAS, the 2025 update of the Local Mitigation Strategy includes the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multi-jurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation

Strategy to satisfy the floodplain management requirements of the City's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the City's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N., St. Petersburg, FL) on April 15th, 2024 and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS a LMS SharePoint site was established to coordinate the LMS plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION of the City of South Pasadena, Florida that the city hereby adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Working Group entitled Pinellas County 2025 Local Mitigation Strategy. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2025.

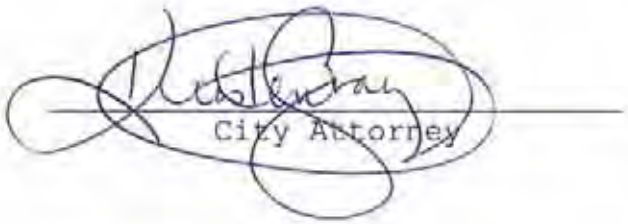
Arthur Penny, Mayor

ATTEST:

Carley Lewis, City Clerk

RES 2025-06-2

THIS RESOLUTION HAS BEEN APPROVED AS TO FORM AND CONTENT BY THE CITY ATTORNEY.



RESOLUTION NO. 2025-43

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY.

WHEREAS, The City of Tarpon Springs is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, The City of Tarpon Springs supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners and its Municipalities in 1999, and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Board of County Commissioners has previously approved four five year updates to the Local Mitigation Strategy (Resolution 04-165, Resolution 10-60 and Resolution 15-30 and Resolution 20-31)

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the Housing and Community Development Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan; and

WHEREAS, the City of Tarpon Springs actively participated in a Multi-Jurisdictional Program for Public Information (Attachment A) which has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the City's Community Rating System (CRS Activity 330); and

WHEREAS, Pinellas County's Repetitive Loss Area Analysis (RLAA) is included as Appendix I; and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024, to inform the public and obtain public comments; and

WHEREAS, an online and paper survey were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Tarpon Springs, Florida, at a duly assembled meeting held on the 27th day of May, 20 25, that the Board hereby adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup. This resolution shall become effective immediately upon its adoption.

PASSED and ADOPTED this 27th day of May, 2025.

JOHN KOULIANOS, MAYOR

MIKE EISNER, VICE MAYOR

PANAGIOTIS KOULIAS, COMMISSIONER

FRANK DiDONATO, COMMISSIONER

DAVID BANTHER, COMMISSIONER

MOTION BY: VICE MAYOR EISNER
SECOND BY: COMMISSIONER DiDONATO

VOTE ON MOTION

COMMISSIONER BANTHER	Yes
COMMISSIONER DiDONATO	Yes
COMMISSIONER KOULIAS	Yes
VICE MAYOR EISNER	Yes
MAYOR KOULIANOS	Yes

ATTEST:

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ANDREW SALZMAN
CITY ATTORNEY

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, PROVIDING FOR THE ADOPTION OF THE 2025 PINELLAS COUNTY MULTI-JURISDICTIONAL LOCAL MITIGATION STRATEGY.

WHEREAS, Treasure Island is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, Treasure Island supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact on our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the City Commission in 1999 (Resolution 99-54); and

WHEREAS, the City Commission has previously approved five five-year updates to the Local Mitigation Strategy (Resolutions 04-116, 10-28, 15-47, 2020-06, and 2020-09); and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website, and copies of the plan were made available upon request to the Pinellas County Planning Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy includes the 10-step planning process, which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan; and

WHEREAS, a Multi-Jurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the City's Community Rating System (Activity 330); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St. Petersburg) on April 15th, and virtually on October 17th, 2024, to inform the public and obtain public comments; and

WHEREAS, an online and paper survey were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA:

Section 1. The City Commission hereby adopts the 2025 Pinellas County Multi-Jurisdictional Local Mitigation Strategy developed by the Local Mitigation Strategy Working Group. The LMS Plan will be in effect from May 6, 2025, through May 5, 2030.

Section 2. This Resolution supersedes Resolutions 99-54, 04-116, 10-28, 15-47, 2020-06, and 2020-09.

Section 3. This Resolution shall take effect immediately upon its passage.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 15 day of April, 2025 by Commissioner Vasquez who moved its adoption; was seconded by Commissioner Czyszczon and upon roll call, the vote was:

YEAS: John Doctor, Arden Dickey, Tammy Vasquez, Arthur Czyszczon, Chris Clark

NAYS: None

ABSENT OR ABSTAINING: None

ATTEST:

John Doctor, Mayor

Tia Payton, Deputy City Clerk

RESOLUTION NO. 25-___33___

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY.

WHEREAS, Pinellas County is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, Pinellas County supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999, and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Board of County Commissioners has previously approved four five-year updates to the Local Mitigation Strategy (Resolution 04-165, Resolution 10-60, Resolution 15-30 and Resolution 20-32), and

WHEREAS, after a review and update period, the Executive Summary of the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the Plan are available upon request to the Housing and Community Development Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, the 2025 update of the Local Mitigation Strategy included the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, a Multijurisdictional Program for Public Information (Attachment A) has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 330); and

WHEREAS, a Repetitive Loss Area Analysis for unincorporated areas of the County (Attachment B) has been included in Appendix I of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County's Community Rating System (CRS Activity 510); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N. St Petersburg) on April 15th, and virtually on October 17th, 2024 to inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, at a duly assembled meeting held on the 22nd day of April, 2025, that the Board hereby adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup. The LMS Plan will be in effect from May 6, 2025 through May 5, 2030. This Resolution supersedes Resolution 20-32. This resolution shall become effective immediately upon its adoption.

Commissioner Peters offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Latvala and upon roll call, the vote was:

Ayes: Scott, Eggers, Flowers, Latvala, Nowicki, Peters, and Scherer.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PINELLAS SUNCOAST FIRE & RESCUE DISTRICT, ADOPTING THE PINELLAS COUNTY LOCAL MITIGATION STRATEGY ORDINANCE: PROVIDING FOR A REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pinellas Suncoast Fire & Rescue District, Florida, is located in an area that is vulnerable to natural and man- made disasters; and

WHEREAS, the Pinellas Suncoast Fire & Rescue District supports efforts to make the community more disaster-resistant, thereby reducing the cost of disasters; and

WHEREAS, the Pinellas Suncoast Fire & Rescue District is desirous of minimizing, alleviating and mitigating the effects of flooding to the greatest extent possible; and

WHEREAS, the Pinellas County Board of Commissioners adopted the Pinellas County Local Mitigation Strategy (PC-LMS) in 2020 and is in the present process of adopting an updated PC-LMS to become effective in 2025; and

WHEREAS, the State of Florida has designated that a local mitigation strategy is the first step in the process to make a community disaster resistant; and

WHEREAS, the Pinellas Suncoast Fire & Rescue District, being familiar with the PC-LMS, desire to adopt the PC-LMS as its mitigation plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PINELLAS SUNCOAST FIRE & RESCUE DISTRICT (BOARD), FLORIDA, AS FOLLOWS:

Section 1. That the BOARD hereby approves and adopts the PC-LMS as adopted in 2020 by the Pinellas County Board of Commissioners, and hereby approves and adopts the PC-LMS expected to be adopted in 2025 by the Pinellas County Board of Commissioners.

Section 2. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

PASSED and ADOPTED on this 15th day of April, 2025.

PINELLAS SUNCOAST FIRE & RESCUE DISTRICT

BOARD OF COMMISSIONERS **ATTEST:**

Elizabeth McKenna

Chair

Mark Bolling

Vice Chair

U.S. Department of Homeland Security
Region 4
3005 Chamblee Tucker Road
Atlanta, GA 30341

FEMA

November 17, 2025

Ms. Laura Dhuwe
State Hazard Mitigation Officer
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Reference: Pinellas County Local Mitigation Strategy

Dear Ms. Dhuwe:

This is a follow-up to our previous correspondence of May 5, 2025, in which we approved the Pinellas County Local Mitigation Strategy and all participating jurisdictions that originally submitted adoption resolutions. We have recently received and approved additional resolution(s) for inclusion in accordance with Program Administration by States (PAS) guidance. FEMA approval does not include the review or approval of content that exceeds the applicable FEMA mitigation planning requirements.

Enclosed is the status of all participating jurisdictions. Approved jurisdictions are eligible applicants through the State for the following mitigation grant programs administered by the Federal Emergency Management Agency (FEMA):

- Hazard Mitigation Grant Program (HMGP)
- Flood Mitigation Assistance (FMA)

Please note that all funding requests will be evaluated individually according to the program's specific eligibility requirements.

If you or any plan participant need assistance, please do not hesitate to contact Darlene Booker, of my staff, at (404) 434-9815.

Sincerely,

Kristen M. Martinenza

Kristen M. Martinenza, P.E.
Branch Chief, Risk Analysis

Enclosure

Enclosure: Plan Participant Status List

Attached is the list of participating jurisdictions in the referenced hazard mitigation plan.

	Community Name	Jurisdiction Status	Date Approved by FEMA
1)	Belleair Beach city	Approved	9/9/25
2)	Belleair Bluffs city	Approved	6/25/25
3)	Belleair Shore town	Approved	5/5/25
4)	Belleair town	Approved	7/25/25
5)	Clearwater city	Approved	8/4/25
6)	Dunedin city	Approved	6/25/25
7)	Gulfport city	Approved	6/25/25
8)	Indian Rocks Beach city	Approved	6/25/25
9)	Indian Shores town	Approved	5/5/25
10)	Kenneth City town	Approved	11/17/25
11)	Largo city	Approved	6/25/25
12)	Madeira Beach city	Approved	8/4/25
13)	North Redington Beach town	Approved	6/25/25
14)	Oldsmar city	Approved	6/25/25
15)	Pinellas County	Approved	5/5/25
16)	Pinellas Park city	Approved	6/25/25
17)	Redington Beach town	Approved	11/17/25
18)	Redington Shores town	Approved	6/25/25
19)	Safety Harbor city	Approved	7/25/25
20)	Seminole city	Approved	6/25/25
21)	South Pasadena city	Approved	6/25/25
22)	St. Pete Beach city	Approved	5/5/25
23)	St. Petersburg city	Approved	6/25/25
24)	Suncoast Fire and Rescue	Approved	6/25/25
25)	Tarpon Springs city	Approved	6/25/25
26)	Treasure Island city	Approved	5/5/25

AGENDA ITEM NO. G.6

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Contracts

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Consideration for the Renewal of the Director of Tennis Services Agreement Between the City of Treasure Island and Philip Girardi

BACKGROUND: Phil Girardi has been the Director of Tennis at Treasure Bay since 1998 and is the former head coach for St. Petersburg College Ladies Tennis Team. Phil has been volunteering with USTA Florida for over 20 years, serving as President-Elect before becoming President in 2023-24. He is certified by the Professional Tennis Registry (PTR) and the United States Professional Tennis Association (USPTA).

POLICY/PURPOSE: Commission approval is required to authorize the City Manager to renewal of the Director of Tennis Services Agreement Between the City of Treasure Island and Philip Girardi

STRATEGIC PLAN RELEVANCE: COMMUNITY

GOAL 1: Create a vibrant, active, walkable, engaging and thriving community that welcomes locals, families, visitors and tourists.

ANALYSIS/DISCUSSION:

The Director of Tennis Services Agreement between the City of Treasure Island and Philip Girardi will expire on September 30, 2026. The initial term of the Agreement was for a three-year period commencing October 1, 2023, and expiring September

30, 2026. The Agreement provides for renewal for two additional one-year terms.

Staff recommends renewal of the Agreement for the two additional one-year terms, commencing October 1, 2026, and expiring September 30, 2028. All terms and conditions of the existing Agreement shall remain in full force and effect throughout the renewal period.

FUNDING:

Funds are appropriated in the annual budget for the Director of Tennis compensation in the Treasure Bay budget, account 001-5722-34000 Contractual Service.

The City of Treasure Island pays the Director of Tennis for his onsite supervision and support services at a monthly amount of $1,500, which is invoiced at the end of each month and paid in accordance with Florida Prompt Payment Act.

The City's portion of the tennis lesson and merchandise revenues during the current contract is as follows:

Fiscal Year	Tennis Merchandise	Tennis Lessons
2023	$5,402.47	$39,590.22
2024	$2,629.20	$32,835.10
2025	$5,943.43	$15,687.52
2026 to date	$5,204.06	$21,550.90

The Director of Tennis will receive on a biweekly basis a percentage of the revenue received by the City from various tennis clinics, lessons, junior camps, tournaments, mixers, leagues, merchandise including ball machine rentals and racquet sales and stringing services.

- The Director of Tennis shall be paid 70% of the first $20,000 of revenue
- The Director of Tennis shall be paid 75% of the revenue between $20,001 and $40,000 and
- The Director of Tennis shall be paid 80% of the revenue over $40,000

MOTION:

I move to approve and authorize the City Manager to renew the Director of Tennis Services Agreement between the City of Treasure Island and Philip Girardi for the general obligations associated with the Director of Tennis services at Treasure

Bay for two additional one-year terms from October 1, 2026 through September 30,2027 and October 1, 2027 through September 30, 2028.

ATTACHMENTS:
First Amendment to the Philip Girardi Contract .pdf

FIRST AMENDMENT TO THE AGREEMENT
BETWEEN THE CITY OF TREASURE ISLAND AND PHILIP GIRARDI

This First Amendment to the Agreement Between the City of Treasure Island, Florida, and Philip Girardi (the "Director of Tennis"), made and entered into on this ____ day of _____, 2026 ("Effective Date"), shall amend and supplement that certain agreement entered into by and between Philip Girardi, an individual authorized to do business in the State Of Florida, with its principal place of business located at 6533 99th Way North, #19C, St. Petersburg, FL 33708 ("Contractor") and the City of Treasure Island, Florida, a municipal corporation of the State of Florida, located at 10451 Gulf Boulevard., Treasure Island, Florida 33706 (the "City") (collectively referred to as the "Parties"), dated November 7, 2023, (the "Agreement").

WHEREAS, all capitalized terms used in this First Amendment, which are not otherwise defined herein, shall have the same meaning as set forth in the Agreement; and

WHEREAS, the Agreement provided for an initial term of three years expiring on September 30, 2026 with an option to renew for another 2 one-year terms;

WHEREAS, the Parties desire to extend the term of the Agreement for both of the one-year periods; and

WHEREAS, the Agreement provides that the covenants, terms, and provisions of the Agreement may be modified by way of a written instrument, mutually accepted by the Parties; and

WHEREAS, the Parties wish to amend the Agreement to renew and extend the Agreement for an additional two-year term on the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and consideration provided herein, it is hereby agreed that the Agreement is amended as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Term. The Agreement, as amended by the First Amendment, shall be renewed and extended effective on the Effective Date through September 30, 2028, on the same terms, conditions, and covenants as set forth in the Agreement.

3. Effect of Amendment. This First Amendment shall be effective on the Effective Date. All other provisions of the Agreement and any exhibits to the Agreement that are not specifically amended by this First Amendment shall remain unchanged and in full force and effect.

4. Authority. Each of the Parties hereto covenant to the other party that it has the lawful authority to enter into this First Amendment, that the governing or managing body of each of the Parties has approved this First Amendment, and that the governing or managing body of each of the Parties has authorized execution of this First Amendment in the manner set forth below.

IN WITNESS WHEREOF, the Parties have made and executed this First Amendment as of the Effective Date.

Philip Girardi, Director of Tennis

Signature

Philip Girardi

Print or Type Name

Director of Tennis

Title

City of Treasure Island, Florida

Attest:

John Doctor, Mayor

Lisa-Marie Kennedy, City Clerk

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Melissa VanDerwerken, Finance

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - First Reading and Public Hearing

BACKGROUND:

Each year, the City is required to calculate and set an ad valorem millage rate per Chapter 200 of the Florida Statutes, Determination of Millage. The Department of Revenue (DOR) developed forms DR420 and DR 420MMP to comply with the reporting requirements as well as to identify the approval vote needed by the Commission for setting the property tax rate. These forms are filed by the City to the DOR after the City budget has been adopted to demonstrate compliance.

The City Commission approved the proposed property tax rate of 3.8129 in July that was just advertised on the TRIM notices mailed out to every property owner in the City for FY 27. The TRIM Notice provides a property owner with a comparison of the proposed property tax rate, the rolled-back rate (no budget changes column) and the previous year's tax rate. The Tentative Property Tax Rate cannot exceed the Proposed Millage Rate.

POLICY/PURPOSE:

To adopt the tentative FY27 Millage Rate at the first reading and schedule a second and final reading to adopt the final millage on September 15th, 2026 at 6pm.

STRATEGIC PLAN RELEVANCE: None, this is a regulatory step in the annual budget process.

ANALYSIS/DISCUSSION:

ANALYSIS / DISCUSSION

The preliminary certification of taxable property value (as of January 1, 2026) was received from the Pinellas County Property Appraiser's office by July 1, 2026. The City of Treasure Island's total taxable property value for the FY 26 budget is $3,083,505,494 representing an increase of 3.9% from the prior year.

Rolled-Back Millage Rate:

The rolled-back millage rate is defined as the millage rate that would produce the same amount of ad valorem revenue as the prior year, exclusive of new taxable value. The FY 2026 rolled-back rate is 3.4649 mills.

Tentative Millage Rate:

The Proposed FY 27 General Fund Budget is predicated on approval of a millage rate of 3.8129 mills which is the same rate as prior year. Using a 95% collection rate, the projected ad valorem revenues of $11,169,243..

Establishing the millage rate at 3.8129 will require a 4 out of 5 majority votes of Commission because it exceeds the majority vote maximum property tax rate. The majority vote maximum rate is a calculation required by the state of Florida to determine the number of votes required of the elected body to levy a property tax rate. The maximum majority-vote property tax rate is roll-back rate.

FUNDING: No immediate funding impact.

MOTION:

I move to approve Ordinance No. 2026-25, establishing the Fiscal Year 2027 Property Tax Rate for the City of Treasure Island, Florida at 3.8129 mills, which is greater than the rolled-

back rate as calculated by the Property Appraiser office at first reading with the second and final public hearing to be held on September 15, 2026 at 6pm.

1. *Mayor shall open the Public Hearing and ask for comments on the establishment of the millage rate.*
2. *Mayor shall close the Public Hearing.*
3. *Mayor shall ask for a Motion.*
4. *Mayor shall ask for a second to the Motion.*
5. *Mayor shall ask for any Commission discussion.*

6. *Mayor shall ask for a roll call vote of the Commission on the Motion.*

7. *Upon approval of the motion, the Mayor shall announce: "The proposed millage rate for FY 2027 for the City of Treasure Island is established at 3.8129 mills. The Final Property Tax Rate is subject to a second and final public hearing that will be held at the City of Treasure Island City Hall on Tuesday, September 15, 2026 at 6:00PM."*

ATTACHMENTS:
FY 2027 1st Budget Hearing Presentation.pdf
Ord 2026-25 FY2027 Millage.pdf

Treasure Island

1st Budget Public Hearing
Millage and Budget FY 2027
September 9, 2026

Treasure Island Budget

Calendar of events

July 21 (done) – Tentative Budget and Millage approval

August 7 (done) – Budget Workshop

August 21 (done) – 2nd Budget Workshop

Sept 9 – This marks 65 to 80 days from certification. Treasure Island holds first Public Hearing

September 15 – Final budget hearing, between 2 & 5 days after ad is properly advertised

Fund Balances Fiscal Year 2026
Cash on Hand

Bank Accounts	
	Aug 2026
4257 Accounts Payable	$0
4222 Concentration	$4,725,200
6126 Credit Cards	$0
4273 FSA Escrow	$15,637
1414 Payroll	$0
5415 Money Market	$12,997,229
4303 State Rev Loan	$9,396
4354 State Rev Loan	$11,417
Total Bank Accounts	**$17,758,879**
Investments	
PTMA Financial Solutions	$12,936,314
FL Safe	$6,272,921
	$19,209,234
Total Cash in Hand	$36,968,114

Fund Balances Fiscal Year 2026

Cash in hand – August 2026	$ 36,968,114
Short Term Receivables	$ 1,450,000
Prepaids	$ 90,000
Short Term Payables	$ 1,569,171
Taxes in advance	$ 170,000
Fund Balance as of Aug 31, 2026	$ 36,768,943

Fund Balances Fiscal Year 2026

Fund Balance as of Aug 31, 2026	$ 36,768,943
September Revenue estimates	$ 1,297,109
September Expenses estimates	$ 2,796,627
Fund Balance September 30, 2026	$ 35,269,425

Fund Balances FY2026 Available

Available Funds per fund type	
General Fund	$ 24,638,234
Building Fund	$ 1,777,176
Enterprise Funds	$ 8,854,014
Available Balance as of Sep 30, 2024	$ 35,269,425

Available Funds FY 2026
General Fund

General Fund	$ 18,016,033
Local Option Tax	$ 3,181,041
Gas Tax	$ 55,538
Transportation Trust	$ 7,980
Debt Service	$ 000
Causeway	$ 3,377,642
Available Balance as of Sep 30, 2024	$ 24,638,234

Budget Balance FY 2027
General Funds

Fund Balance as of Sep 30, 2026	$ 18,016,033
Projected Revenues FY2027	$ 23,372,921
Projected Operating FY2027	$18,585,958
Capital Improvement Plan FY2027	$12,547,020
Projected Balance FY2027	$ 10,255,976

Budget Balance FY 2027
General Fund / Penny

Fund Balance as of Sep 30, 2026	$ 3,181,041
Projected Revenues 2027	$ 1,125,130
Projected Operating FY2027	$ 000
Capital Improvement Plan FY2026	$ 2,513,405
Projected Balance FY2027	$ 677,915

Budget Balance FY 2027
General Fund / Gas Tax

Fund Balance as of Sep 30, 2026	$ 55,538
Projected Revenues FY2027	$ 75,500
Projected Operating FY2027	$ 0
Capital Improvement Plan FY2027	$ 111,894
Projected Balance FY2027	$ 19,144

Budget Balance FY 2027
General Fund / Transp Trust

Fund Balance as of Sep 30, 2026	$ 7,980
Projected Revenues FY2027	$ 0
Projected Operating FY2026	$ 0
Capital Improvement Plan FY2026	$ 0
Projected Balance FY2027	$ 7,980

Budget Balance FY 2027
General Fund / Debt Service

Fund Balance as of Sep 30, 2026	$ 000
Projected Revenues FY2027	$ 968,162
Projected Operating FY2027	$ 968,162
Capital Improvement Plan FY2027	$ 0
Projected Balance FY2027	$ 000

Budget Balance FY 2026
General Fund / Causeway

Fund Balance as of Sep 30, 2026	$ 3,377,642
Projected Revenues FY2027	$ 1,464,665
Projected Operating FY2027	$ 620,270
Capital Improvement Plan FY2027	$ 3,007,986
Projected Balance FY2027	$ 1,214,051

Budget Balance FY 2026
Building Fund

Fund Balance as of Sep 30, 2026	$ 1,777,176
Projected Revenues FY2027	$ 1,127,000
Projected Operating FY2027	$ 1,308,220
Capital Improvement Plan FY2027	$ 0
Projected Balance FY2027	$ 1,595,956

Available Funds FY 2026
Enterprise Funds

Wastewater	$ 3,260,927
Solid Waste	**$ 1,792,352**
Stormwater	$ 3,800,735
Available Balance as of Sep 30, 2026	$ 8,854,014

Budget Balance FY 2026
Enterprise / Wastewater

Fund Balance as of Sep 30, 2026	$ 3,260,927
Projected Revenues FY2027	$ 10,459,300
Projected Operating FY2027	$ 5,221,340
Capital Improvement Plan FY2027	$ 7,640,195
Projected Balance FY2027	$ 858,692

Budget Balance FY 2026
Enterprise / Stormwater

Fund Balance as of Sep 30, 2026	$ 3,800,735
Projected Revenues FY2026	$ 1,569,600
Projected Operating FY2026	$ 723,050
Capital Improvement Plan FY2026	$ 1,210,391
Projected Balance FY2026	$ 4,232,100

Budget Balance FY 2026
Enterprise / Solid Waste

Fund Balance as of Sep 30, 2026	$ 1,792,352
Projected Revenues FY2027	$ 0
Projected Operating FY2027	$ 0
Capital Improvement Plan FY2027	$ 0
Projected Balance FY2027	$ 1,792,352

RESERVES



RESERVES

BUILDING FUND FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance	1,595,956	327,055	130,822	1,138,079
General Fund Payment	-800,000	0	0	-800,000
Total	$795,956	$327,055	$130,822	$338,079

RESERVES

GENERAL FUND FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance	10,255,976	4,646,490	1,858,596	3,750,891
Building Fund Payment	800,000			800,000
Local Tax	677,915	0	0	677,915
Gas Tax	19,144	0	0	19,144
Transportation Trust	7,980	0	0	7,980
Debt Service	0	0	0	0
Causeway	1,214,051	155,068	62,027	996,957
Total	$12,975,066	$4,801,557	$1,920,623	$6,252,886

RESERVES

WASTEWATER FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance one month reserve, no contingency	858,692	435,112		423,580
Total	$858,692	$435,112	$0	$423,580

RESERVES

StormWater FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance	4,232,100	193,263	77,305	3,961,533
Total	$4,232,100	$193,263	$77,305	$3,961,533

RESERVES

CITYWIDE FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
General Fund	12,975,066	4,801,557	1,920,623	6,252,886
Building Fund	795,956	327,055	130,822	338,079
Enterprise	5,090,792	628,374	77,305	4,385,113
Solid Waste	1,792,352	0	0	1,792,352
Total	$18,861,814	$5,756,986	$2,128,750	$12,768,430

Questions?

...

Motion Recommendation
Budget

I move that we adopt the Ordinance 2026-26, adopting a budget and making appropriations for the payment of the operating expense of the city of Treasure Island, Florida, for the Fiscal Year ending September 30, 2027; and providing for an effective date.

Motion Recommendation
Millage

I move that we adopt the ordinance of the City of Treasure Island, Florida establishing a millage rate of $3.8129 per $1,000.00 of assessed property value for ad valorem tax revenue for the Fiscal Year 2027 for the City of Treasure Island for fiscal year 2027 commencing October 1, 2026, and ending September 30, 2027; providing an effective date.

ORDINANCE NO. 2026-25

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA ESTABLISHING THE PROPERTY TAX RATE FOR THE CITY OF TREASURE ISLAND FOR FISCAL YEAR 2027 COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission established a maximum millage rate of 3.8129 mills or a millage rate of $3.8129 per $1,000.00 of assessed property value for ad valorem tax revenue for the Fiscal Year 2027 on July 21, 2026; and

WHEREAS, an annual budget for the City of Treasure Island, Florida, including estimates of anticipated revenues and expenditures for the fiscal year 2027 commencing October 1, 2026 and ending September 30, 2027, has been submitted to the City Commission by the City Manager in accordance with Article IV of the City Charter; and

WHEREAS, the City Commission of the City of Treasure Island, Florida, is required by the City Charter and state statutes to adopt an annual budget and property tax rate for each fiscal year; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Pinellas County has been provided by the County Property Appraiser to the City of Treasure Island as $ 3,083,505,494; and

WHEREAS, the City of Treasure Island, Florida, on July 21, 2026, adopted a tentative property tax rate for FY 2027, following a public hearing as required by Section 200.065, Florida Statutes; and

WHEREAS, having observed all procedures required by the City Charter and Florida Statutes, including notice and holding public hearings, the City Commission now deems it in the best interest of the public to adopt a property tax rate at a level that adequately provides for the financial soundness of City operations.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND IN SESSION DULY AND REGULARLY ASSEMBLED ORDAINS:

Section 1. The above recitals are true, correct, and incorporated by reference as if set forth fully herein.

Section 2. That the property tax rate for FY 2027 is established at 3.8129 mills, which is

.55% higher than the rolled back rate of 3.7922 mills.

Section 3. That the provisions of this ordinance shall take effect immediately upon its final passage.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the 9th day of September, 2026 by Commissioner

_____ who moved its adoption; was seconded by Commissioner
_____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

FIRST READING and PUBLIC HEARING on the 9th day of September, 2026.

SECOND READING and PUBLIC HEARING on the 15th day of September, 2026.

PUBLISHED in the Tampa Bay Times on the __ day of September, 2026.

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie Kennedy, City Clerk

AGENDA ITEM NO. H.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Public Hearings
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Ordinance 2026-26, First Budget Public Hearing for FY 2027 Budget
BACKGROUND:	The Commission held a Budget Workshop on Friday, August 7, 2026 and a follow up Budget Workshop on August 21,2026. Staff received feedback and made requested changes. This is the first of two Budget Public Hearings. The second public hearing will be held on September 15th during the Regular Board of Commission Meeting at 6 p.m.
POLICY/PURPOSE:	Hold the first public hearing for FY 2027 Budget
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	I move to approve Ordinance 2026-26 adopting the FY 2027 budget, with the budget document and prior year encumbrances as of September 30, 2026, at this first reading, with a second and final reading and public hearing scheduled for September 15, 2026.

ATTACHMENTS:
Ord 2026-26 FY2027 Budget.pdf

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, ADOPTING A BUDGET AND MAKING APPROPRIATIONS FOR THE PAYMENT OF THE OPERATING EXPENSES OF THE CITY OF TREASURE ISLAND, FLORIDA, FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES ORDAIN:

Section 1. That the budget for the fiscal year ending September 30, 2027 incorporated as a part of this ordinance is hereby adopted and approved as and for the budget of said City of Treasure Island for the Fiscal Year 2027.

Section 2. The budget is being presented as a balanced budget whereby there are sufficient revenues to offset all estimated expenditures and expenses.

Section 3. All budget appropriations are based upon the total expenditure and/or expenses even though the budget has been prepared based on line items and summarized to a categorical level.

Section 4. Appropriations may be transferred for the purpose of equalization when needed by a budget transfer within the same Fund with the approval of the Finance Director and the City Manager as necessary. This action will not change the total dollar amount of the budget.

Section 5. The City Commission during Fiscal Year 2027 may, by Ordinance, make any amendments to the Budget adopted by this Ordinance, as it may deem necessary and proper.

Section 6. All Budget Amendments requesting additional expenditures or expenses must identify the corresponding funding source.

Section 7. Projects that were not completed during the prior fiscal year shall not automatically be carried forward as appropriations. Unexpended funds associated with such projects shall be included in the applicable fund balance or reserves at fiscal year-end. Projects authorized to continue in Fiscal Year 2027 shall be funded through appropriations included in the Fiscal Year 2027 adopted budget.

Section 8. Cash Balance Reserves shall be carried forward for prior year encumbrances and re-appropriated for purchase orders, which will be paid in FY 2027.

Section 9. For the payment of expenses and obligations, including current projects of the City of Treasure Island for the fiscal year ending September 30, 2027, there is hereby appropriated from the money in the treasury of the City and any accruing revenue of the City available for said purposes, for the funds hereinafter set forth, the sums of money shown in the following schedule:

GENERAL FUND	$	31,132,978
PENNY FOR PINELLAS FUND	$	2,513,405
COUNTY GAS TAX FUND	$	111,894
TRANSP. TRUST FUND	$	0
BUILDING FUND	$	1,308,220
DEBT SERVICE FUND	$	968,162
Causeway	$	3,628,256
WASTEWATER FUND	$	12,889,721
STORMWATER FUND	$	1,933,441
TOTAL BUDGET	**$**	**54,486,077**

Section 10. This ordinance shall become effective October 1, 2026

FIRST READING and PUBLIC HEARING on the 9th day of September, 2026.

SECOND READING and PUBLIC HEARING on the 15th day of September, 2026.

PUBLISHED in the Tampa Bay Times on the th day of September, 2026.

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie Kennedy, City Clerk

AGENDA ITEM NO. H.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: First Reading of Ordinance 2026-16 - Establishing Chapter 61, Procedures

BACKGROUND:

As part of the City's comprehensive Land Development Regulations update, a new Procedures chapter has been created to consolidate the administrative, legislative, and quasi-judicial land development review procedures that were previously dispersed throughout the Land Development Regulations. This restructuring is intended to increase brevity, reduce redundancy, and improve the public's and applicants' understanding of how development applications are processed by the City. The creation of a standalone Procedures chapter further supports consistency with the Comprehensive Plan by establishing clear, uniform application, review, and approval procedures that align with the standards contained throughout the Land Development Regulations. This new chapter additionally addresses procedural conflicts and discrepancies identified by City staff, providing a single, centralized reference for development review procedures applicable across all chapters of the Land Development Regulations.

POLICY/PURPOSE:

This ordinance establishes a dedicated chapter for procedures associated with the Land Development Regulations by consolidating procedural requirements from throughout the Land Development Regulations into a single chapter. Adoption 3 of this ordinance improves the transparency, consistency, and administration of the City's development review process.

STRATEGIC PLAN RELEVANCE:

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 proposed amendments included in this ordinance were developed over an approximately 24-month timeline through contracted services with Kimley-Horn as the City's land use planning consultant. The project extended beyond the initially anticipated schedule due to staffing impacts resulting from the 2024 hurricane season. This effort has culminated in four proposed amendments to the Land Development Regulations. The creation of this chapter consolidates procedures previously dispersed throughout the Land Development Regulations. This ordinance establishes a single, consistent procedural framework governing how land development applications are submitted, reviewed, and approved.

FUNDING:

No further funding is required for this phase of the project.

MOTION:

I move to approve Ordinance 2026-16 and schedule a second and final public hearing

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ATTACHMENTS:

Ordinance 2026-16 Chapter 61 Procedures.pdf
Business Impact Estimate - Ord 2026-16.pdf
LPA RES 2026-04.pdf

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, CREATING CHAPTER 61, "PROCEDURES," OF THE CITY OF TREASURE ISLAND LAND DEVELOPMENT REGULATIONS; CONSOLIDATING AND RELOCATING PROCEDURAL, ADMINISTRATIVE, QUASI-JUDICIAL, SITE PLAN REVIEW, SUBDIVISION, APPEAL, AND DEVELOPMENT REVIEW PROVISIONS FROM MULTIPLE CHAPTERS OF THE LAND DEVELOPMENT REGULATIONS INTO A UNIFIED PROCEDURES CHAPTER; PROVIDING FOR REORGANIZATION, CLARIFICATION, INTERNAL CONSISTENCY, AND IMPROVED ADMINISTRATION OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Treasure Island, Florida, is authorized to adopt and amend land development regulations pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the City's existing land development procedures, review processes, administrative provisions, and quasi-judicial procedures are currently dispersed throughout multiple chapters and articles of the City Code; and

WHEREAS, the City has undertaken a comprehensive review and reorganization of its land development regulations in order to improve clarity, efficiency, consistency, usability, and administrative effectiveness for applicants, residents, City staff, boards, and the public; and

WHEREAS, the City Commission finds that consolidating procedural and administrative provisions into a single unified procedures chapter will improve the interpretation, administration, and application of the City's Land Development Regulations; and

WHEREAS, the creation of Chapter 61 is intended to centralize procedures relating to development applications, administrative reviews, quasi-judicial proceedings, site plan review, subdivision review, variances, appeals, notices, and related land development processes; and

WHEREAS, the proposed amendments reorganize and relocate provisions from existing Chapters 68, 70, 74, and related sections of the City Code into a coordinated procedural framework intended to reduce duplication, improve internal consistency, and provide clearer guidance regarding development review processes and decision-making authority; and

WHEREAS, the amendments further establish updated procedures for development review committees, Planning and Zoning Board procedures, administrative waivers, zoning verification letters, site plan review applications, subdivision procedures, special event permits, and appeals from administrative decisions; and

WHEREAS, the City Commission finds that the amendments contained herein are consistent with the goals, objectives, and policies of the City's Comprehensive Plan and further the public health, safety, and welfare of the citizens of the City of Treasure Island; and

WHEREAS, the Planning and Zoning Board, acting as the Local Planning Agency for the City of Treasure Island, conducted a duly noticed public hearing on the proposed amendments and reviewed the Ordinance for consistency with the Comprehensive Plan and applicable law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

Section 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

Section 2. Chapter 61 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby created and shall read as shown in Exhibit A:

(Underlined terms are additions; ~~stricken~~ terms are deletions from the original text)

Section 3. All ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

Section 4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

Section 5. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

Section 6. This Ordinance shall become effective immediately upon its passage.

CITY OF TREASURE ISLAND, FLORIDA

FIRST READING and PUBLIC HEARING on the ____ day of _____, 2026.

SECOND READING and PUBLIC HEARING on the ____ day of _____, 2026.

PUBLISHED in the Tampa Bay Times on the ____ day of _____, 2026.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

_____
Vose Law Firm, City Attorney

EXHIBIT A

Chapter 61 Procedures

ARTICLE I. ADMINISTRATION AND ENFORCEMENT

DIVISION 1. GENERALLY

Sec. 61-1. Administrative official.

The city commission hereby designates the city manager, as defined, as the administrative official charged with the responsibility for administering and enforcing this chapter. As provided for, this responsibility and authority shall remain with the city manager or designee.

Sec. 61-2.-General procedure.

All persons desiring to undertake new construction, structural alteration, or changes in the use of a building or lot for any commercial or multiple-family dwelling, townhouse development or any development abutting the Gulf, shall first attend a pre-development review committee meeting to facilitate and expedite the building application permitting process. All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager or designee for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee, as set by the city commission in appendix A. The city manager or designee will then either issue or refuse the building permit or refer the application to the city commission or the planning and zoning board to obtain an approved development order. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager or designee finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.

Sec. 61-3. Summary Development Process Table.

The summary development process table lists each development review process under these Land Development Regulations and the review and decision-making bodies involved in the decision-making process. Processes are organized by legislative, quasi-judicial, and administrative processes.

Table 1 - Summary Development Process Table

Review Process	City Code Section	Review and Decision-Making Bodies			
		City Staff	Planning & Zoning Board	Local Planning Agency	City Commission
Division 1: Administrative Process					
Administrative Waivers	Section 61-57	DM	<A>		
Building Permits	Chapter 8	DM	<A>		
Certificate of Occupancy	Section 61-55	DM	<A>		
Floodplain Development Permit	Section 66-103.3	DM	<A>		
Food Truck Special Event Permits	Section 61-52	DM	<A>		
Grounds Permit	Section 72-38	DM			<A>
Zoning Verification Letter	Section 61-56	DM	<A>		
Lot Line Adjustment	Section 61-59	[DM]			
Plat Review, *Preliminary*	Section 74-3 and 61-58	[DM]			
Plat Review, *Final*	Section 74-3 and 61-58	[DM]			
Sign Permit	Section 73-35	DM	<A>		
Special Event Permit	Section 61-53	[DM]			<A>
Special Event Parking Permit	Section 68-486(n)	DM			<A>
Temporary Parking Permit	Section 68-541(m)	DM	<A>		
Tree Removal Permit	Section 72-111	DM			<A>
Unity of Title	Section 61-60	DM			
Wireless Communication Antennae & Support Structures	Sections 68-464 and 68-465	DM			<A>
Zoning Permit	Section 61-2	DM	<A>		
Division 2: Quasi-Judicial Process					
Rezoning	Section 61- 83	[R]		<R>	<DM>
Site Plan Review	Section 61-82	[R]	<DM>		<A>
Modifications to a Previously Approved Site Plan, *All types other than minor*	Section 61-82	[R]	<DM>		<A>

Special Exception Uses, *all types other than those related to development in the CG district that would have the effect of removing property from the tax rolls of the city.*	Section 61-84 and 61-61(d)	[R]	<DM>		<A>
Special Exception Uses, *Related to development in the CG district that would have the effect of removing property from the tax rolls of the city.*	Section 61-84(c)	[R]	<R>		DM
Variances *excluding parking (number or size of space), building height, and waterfront yards abutting the Gulf of Mexico or public beach.*	Section 61-85	[R]	<DM>		<A>
Division 3: Legislative Process					
Comprehensive Plan and Future Land Use Map Amendment	Section 61-99	[R]		<R>	<DM>
Development Agreements	Section 61-101	[R]		<R>	<DM>
Land Development Regulation Text Amendment	Section 61-100	[R]		<R>	<DM>
Vacation of Easement/Right-of-Way	Section 61-102	[R]		<R>	<DM>
Variances inclusive of parking (number or size of space), building height, and waterfront yards abutting the Gulf of Mexico or public beach.	Section 61-85	[R]			<DM>
KEY: R = Review Body, DM = Decision-Making Body, A = Authority to Decide Appeals, [] = Pre-Application Meeting Required, <> = Public Hearing Required					

Sec. 61-4. Notice provisions.

To ensure compliance with Florida law and promote transparency, each associated application establishes minimum public notice requirements for legislative and quasi-judicial actions considered by the City Commission, Planning and Zoning Board and other applicable bodies, as may be applicable.

Sec. 61-5. Amendment and Variance Fees

Any application for a change to the city zoning map, application for change of zoning district, or application for a variance, shall be submitted on a form as prepared by the city and submitted to the city manager or designee, and shall be accompanied by a fee as set by the city commission in appendix A.

Sec. 61-6. Withdrawal of application; closure of application.

(a) An applicant may withdraw their application at any time prior to a final decision either by written request prior to a hearing or by verbal request made at the hearing prior to a final decision.

(b) An owner of property with an approved development order or permit other than a plan amendment or rezoning may request that the approved development order or permit be deemed abandoned. Once an approved development order or permit is abandoned, the approval shall become null and void and the property shall be treated as if the approval had never occurred. Thereafter, the owner shall not be allowed to perform any work pursuant to the approval. The owner shall apply for any required development order or permit before performing any work on the property.

(c) If an applicant has not taken any action to seek final approval decision under this code on its complete application for more than six months, the city manager may terminate and close the complete application after providing no less than 30 days advanced written notice to the applicant and the property owner.

Sec 61-7. Violations and enforcement

(a) City code enforcement officers are hereby authorized to enforce this chapter and any conditions of approval contained in any approved development order or approved site plan pursuant to the supplemental county or municipal code or ordinance enforcement procedures set forth in F.S. § 162.21, as same may be amended from time to time. The city code enforcement officers are authorized and directed to strictly enforce this chapter in accordance with Chapter 2 of the city code. When the code enforcement officer has reasonable cause to believe, based upon personal investigation, that a person has committed a violation of this chapter, the city code enforcement officer is hereby authorized to issue a citation.

(b) Violation. Each day any violation of any provision of this article shall continue shall constitute a separate offense.

(c) In addition to the civil penalties provided, the city commission is hereby authorized to institute any appropriate action or proceeding, including a suit for injunctive relief, in order to prevent or abate violations of this article.

(d) The city building official, community development department, fire inspector and police are also granted the authority to enforce to issue stop work orders, revoke approvals for

significant violations of approval conditions, close unsafe facilities that pose a danger to persons and the public health, safety and welfare, and enforce any conditions of approval contained in any approved development order or approved site plan or other provisions of this Land Development Code.

Secs. 61-8-61-20. Reserved.

DIVISION 2. BOARDS AND DUTIES

Sec. 61-21. Purpose.

The purpose of this division is to establish a development review committee (DRC), a planning and zoning board (P&Z), local planning agency (LPA) and a city commission in order to expedite development throughout the city. The boards shall have different duties outlined in their respective sections of these regulations. The DRC is understood to be staff review for the purpose of these Land Development Regulations.

Sec. 61-22. Development Review Committee (DRC).

The intent of this section is to create a DRC in order to expedite permitting and plan approvals by reviewing site and building plans prior to permit application submittal and may serve as the required pre-application meeting, required in these regulations. The DRC is a staff administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the city. The DRC's review is not an approval or denial and will not serve as a recommendation for approval or denial of the application. Digital plans shall be submitted no later than close of business one week before the scheduled DRC meeting and those plans must include:

(a) Construction plans with scale showing site dimensions, structure location, setbacks, parking areas, interior floor plans with overall dimensions; and building elevations with heights, shown from base flood elevation inclusive of the Height Adjustment Factor. Plans may be unsigned and unsealed; and

(b) Site plan or survey showing existing structures.

The city manager or designee may waive any of these submittal requirements if deemed unnecessary for the type of development application submittal and review.

Sec. 61-23. Planning and Zoning Board (P&Z).

(a) Created. There is hereby created a planning and zoning board which is hereby designated by the City Commission as the Local Planning Agency (LPA) of the city which board shall consist of seven members and two at-large alternates who shall be appointed by the city commission.

(b) Qualifications.

a. The members of the planning and zoning board shall be residents of the city.

b. No member of the planning and zoning board shall be an elected or appointed officer or an employee of the city or hold any other position in the city government. Applicants must not have any unresolved or significant prior code violations within the City of Treasure Island. Serving members of the Board are expected to maintain

compliance with all applicable city codes. Any verified violation of city codes during their term may be considered grounds for dismissal from the Board.

(c) Terms.

a. Members of the planning and zoning board shall be appointed for overlapping terms of three years each, and each appointment shall run from the time of the appointment and until such appointees' successors are duly qualified.

b. There shall be one member of the planning and zoning board appointed from each election district from within the city, who shall be appointed by the city commission based upon the recommendation from the city commissioner elected from that district.

c. Redistricting may, on occasion, affect a member's appointment in the middle of his/her term. In that event, any commissioner may appoint or reappoint any citizen, notwithstanding that said citizen resides outside of the appointing commissioner's district due to redistricting for the purpose of filling the remainder of the unexpired term.

d. In addition, there shall be one member appointed from the city at large, who shall be appointed by the city commission based upon the recommendation of the mayor.

e. There shall be two members appointed from the city at large, who shall be appointed by the city commission, based upon the recommendation of any member of the city commission.

f. There shall be two at-large alternate members appointed from the city at-large, who shall be appointed by the city commission based upon the recommendation of any member of the city commission and be designated as either alternate one or alternate two.

g. The alternate members may attend the meetings of the planning and zoning board, and may participate in the discussion of any matter, but shall only vote on any matter when a board member is unavailable, either by absence or inability to vote on a matter. Alternate one shall be the first alternate to vote when a board member is unavailable. Alternate two shall be the second alternate to vote when alternate one is unavailable or when a second board member is unavailable. When serving on the planning and zoning board in the absence of an appointed member, the alternate member shall follow the regulations and procedures as set forth in the City of Treasure Island Land Development Code Article I, Planning and Zoning Board.

h. No appointed member shall serve longer than six consecutive years, unless, upon the sixth-year expiration there is no available and qualified candidate to replace said expiring member, in which case, the expiring member may be reappointed for additional terms without a term limitation, provided that the vacancy continues to be publicly advertised until filled and replacement is approved and the new member is sworn into the vacant position. Partial terms and terms as alternate members shall not be counted toward the six-year term limitation. All members shall take an oath upon appointment.

Editor's note(s)—Section 4 of Ord. No. 12-15 states, "That in the event vacancies occur by virtue of the term limits imposed herein, and no replacement candidates are available and qualified to fill said vacancies, then, and in that event, the Commission may allow the expired Board or Committee member to serve an additional term beyond the six (6) year term limit. The purpose of this Section is to preserve the continued viability of all Boards and Committees.

(d) Compensation. Members of the planning and zoning board shall serve without compensation except as may be otherwise provided by ordinance or resolution of the city commission from time to time duly enacted, passed and adopted.

(e) Officers; meetings; quorum.

a. Officers. The planning and zoning board shall elect annually, at the first meeting in September, a chairman, and a vice-chairman from among its members. The recording secretary shall be a member of the administrative staff of the city.

b. Meetings, quorum. The board shall meet at such times and places as the board chair, city manager, or majority of the board may direct. A majority of the seated board membership shall constitute a quorum for the transaction of business. Special meetings of the board may be called by the chairman, city manager or by a majority of the seated board membership. Notices of such meetings shall be given in writing to each member of the board by the chairman or by the secretary. The concurring vote of a majority of those members of the board, present and voting, shall be necessary in order to recommend, pass or adopt any proposal presented to the board. The seated board membership shall be defined as the duly established and appointed board membership.

c. Rescheduling. In the event of a lack of quorum, the chairman shall immediately schedule a new meeting date and time, to be held as soon as possible. The date and time of such rescheduled meeting shall be announced at the time of the originally scheduled meeting, and shall be posted on the bulletin board in City Hall. Any such notice shall constitute sufficient notice to any persons or adjacent property owners for whom notice of the meeting was required, and it shall not be necessary that notice of the rescheduled meeting be sent to any such property owners. In the event the chairman is not present, the city manager shall announce the time of the rescheduled meeting. In the event of an emergency or a lack of items requiring public hearing, or city scheduling or technical difficulties the city manager may cancel and reschedule a meeting of the board.

(f) Vacancies. Whenever any vacancies occur on the board, the chairman shall so notify the city commission which shall appoint a successor to fill the unexpired term.

(g) Removal. The city commission may remove any member of the planning and zoning board.

(h) Rules of procedure; records; budgets and expenditures; contracts with consultants.

a. The planning and zoning board may adopt rules and regulations or procedures for the administration of this chapter, the government of its office, and for its transaction, findings and determinations.

b. The board shall keep minutes of its proceedings, showing the vote of each member upon each question. If a member is absent or fails to vote, such fact shall be recorded. It shall keep records of all of its official actions filed in the office of the city clerk.

c. The planning and zoning board and Local Planning Agency board shall file its estimate of expenses for the ensuing fiscal year with the city commission on or before July 15. The amount of appropriations for the planning and zoning board shall be at the discretion of the city commission, and the expenditures of the planning and zoning board shall be within the amounts appropriated for the purpose.

d. Subject to the prior approval by the city commission, the board may contract with city planners and other consultants for such services as it may require.

(i) Duties.

a. The planning and zoning board shall review, approve, approve with modifications, or deny, all site plans and site plan amendments required by this Code.

b. The planning and zoning board shall hear and decide appeals to administrative decisions where it is alleged there is error in any order, requirement, decision or determination made by the city manager in the enforcement of the land development regulations.

c. The planning and zoning board shall hear and decide special exceptions to the terms of the zoning district upon which the board is required to pass as required in the land development regulations.

d. The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship. The planning and zoning board shall not, and does not, have the power to grant variances to: density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

e. The planning and zoning board shall serve as and constitute the local planning agency as required by Florida Statutes § 163.3174. It shall be the function and duty of the local planning agency to review and recommend to the city commission findings and recommendations concerning legislative actions and findings of consistency with the comprehensive plan goals, objectives and policies and compliance with the land development regulations for the following:

1. Adoption of amendments to the comprehensive plan;

2. New land development regulations as well as amendments, changes, modifications of existing land development regulations;

3. New development agreements, as well as amendments, changes, modifications of existing development agreements; ~~and~~

4. Actions on rezoning applications;

Such plan, with accompanying maps, plats, charts and descriptive and explanatory matter shall show the board's recommendations for the physical development of the city, and may include, among other things, the general location, character and extent of streets, bridges, causeways, viaducts, docks, wharfs, marinas, boat basins, parks, parkways, waterways, waterfronts, beaches, playgrounds and recreational areas and other public ways, grounds, places and spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, sanitation, transportation, communication and other purposes. The removal, relocation, widening, extension, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing public ways, grounds, places, spaces, buildings, properties or utilities; and a land use plan for the regulation of the height, area, bulk, location and use of private and public utilities and premises, and of the population density may be included.

5. Vacation of easements and/or right-of-way;

6. The LPA shall conduct public hearings as required by law and ensure public participation in the planning process;

7. The LPA shall ensure that all recommendations are consistent with the adopted Comprehensive Plan and the goals and objectives of the City of Treasure Island; and

8. The LPA shall perform such other functions as the city commission shall determine.

(j) Power to make reports, require information, enter property, plan for disaster areas, exercise necessary powers.

a. *Reports, recommendations.* The planning and zoning board may make reports and recommendations relating to the planning and development of the city to public officials and agencies, public utilities, civic, professional and other organizations and the citizens of the city. It may recommend, to the city commission, programs for public improvements and the financing thereof.

b. *Require information.* The planning and zoning board shall have the power to require information from the city manager of the city who shall, upon request, furnish such information to the board within a reasonable time.

c. *Redevelopment, reconstruction.* The planning and zoning board may make recommendations for a plan for the replanning, reconstruction or redevelopment of any area or zoning district which may be destroyed, in whole or in part, or seriously damaged by fire, earthquake, hurricane, windstorm, tornado, flood tides or waters, or other disasters or acts of God.

d. *Generally.* In general the planning and zoning board shall have such powers as may be necessary to enable it to perform its purposes and to promote municipal planning.

(k) Public hearing. Prior to taking action, the planning and zoning board shall hold a public hearing at which time all interested parties shall be heard.

(l) Responsibilities of applicant; notice to property owners.

a. After the city's acceptance of an application for planning and zoning board action, it shall be the responsibility of the applicant to notify all property owners within a 200-foot radius of his property lines. Proof of such notification shall be provided by the applicant to the Community Development Director or designee not less than seven days prior to the date of the hearing. Acceptable forms of proof shall include certified mailing, return receipt requested, and certificate of mailing.

b. Copies of the public notice shall be provided by the city clerk.

c. The Community Development Director or designee shall notify the applicant of the decision of the planning and zoning board in writing not later than ten working days after the hearing.

(m) Notice of action by city. The subject property shall be posted by the city at least seven days prior to the hearing indicating the date, time, place and nature of the hearing with a sign visible from the public right of way on each adjacent street.

Sec. 61-24. City Commission.

(a) General Authority. The City Commission holds final decision-making authority regarding the enactment and development of the Comprehensive Plan and these Land Development Regulations, except where such authority is expressly delegated to another board. The City Commission retains the authority to render final decisions on development applications as assigned to the City Commission by these Regulations.

(b) Specific Review Authority.

(1) Final Decision Authority. The City Commission, through public hearings, has final authority over all legislative applications and certain quasi-judicial matters. Its powers and duties include:

a. To initiate, adopt, and amend a comprehensive plan;

b. To initiate amendments to the text and map of these Land Development Regulations;

c. To hear, review, and adopt amendments to the text of these Regulations after a recommendation of the local planning agency;

d. To approve, deny, or amend applications for development approval, excluding appeals and variances, which have been delegated to the Planning and Zoning Board;

e. To approve, deny, or amend applications for development agreements;

f. To take such other action not expressly delegated exclusively to the Planning and Zoning Board;

g. To approve, deny or amend applications for vacation of easements and rights-of-way; and

h. To determine consistency of development applications with the duly-adopted comprehensive plan for any development applications heard by the City Commission.

Secs. 61-25-61.50. Reserved.

ARTICLE II. APPLICATIONS AND PROCEDURES

DIVISION 1. ADMINISTRATIVE DECISIONS

Sec. 61-51. Generally.

The purpose of this section is to prescribe procedures for development approvals that do not require quasi-judicial or legislative notice. A public hearing is not required for development approvals set forth in this section.

Sec. 61-52. Food truck special event permits.

(a) *Applicability.* Food truck special events are gatherings of more than two class I, class II, or class III mobile food trucks in one location on a date certain and shall require food truck special event approval. It is a violation of this Code for a food truck to sell any product at any location or in any manner that is not in compliance with the requirements

of this section and the requirements of state law. The provisions of this section shall not apply to a food truck operating pursuant to a special event permit.

(b) *Location.* Permitted is all non-residential zones. All events on City Property are done through a separate approval process with the Parks and Recreation Department.

(c) *Application.* An application for a food truck special event permit shall include the following information in addition to the information generally required for a zoning permit application:

(1) A site plan of the subject property;

(2) Written description of the temporary use and anticipated hours of operation;

(3) In order to secure sufficient information and assurances to determine the suitability of the proposed temporary use, the following may be required:

a. Documentation from the county health department regarding arrangement for temporary sanitary facilities.

b. Information concerning length of operation.

c. Provision for adequate parking.

(d) Procedure.

(1) The application shall be filed at least 30 days prior to the date on which the special event is to take effect.

(2) Upon receipt of the application, the Community Development Director or designee shall determine whether the application conforms to all applicable requirements contained in the Land Development Regulations.

a. If it is determined that there will be substantial adverse offsite impacts, public notice to property owners within 200 feet of the location shall be required. The decision to require public notice shall be made within five days of receipt of the completed application. The applicant shall be responsible for all required notice to property owners. Notice shall be provided a minimum of 15 days in advance of the event.

(3) If it is determined that the application sufficiently complies with the standards for a food truck special event and that appropriate measures have been taken to protect the public health, safety, and welfare, the food truck special event approval shall be issued. If it is determined that the application is not in compliance, the Community Development Director or designee shall identify the application's deficiencies and deny the application. An application denial shall be in writing and provided to the applicant within 15 days of receipt of a complete application.

(4) In order to protect the health, safety, and welfare or the general public, or to obtain compliance with local, state, or federal laws, special conditions and restrictions may be added, which shall be binding upon the applicant, to any permit or other form of approval which may be issued. Such conditions and restrictions may include, but are not limited to, hours of operation, locations, parking, traffic access, and safety requirements. All food truck events shall comply with the following conditions:

a. No permanent or temporary lighting shall be installed without an electrical permit and an inspection;

b. No structures shall be erected without a building permit and required inspections;

c. The site shall be cleared of all trash and debris at the end of the event and cleared of all temporary structures within five days after the end of the event. The site shall be restored to its previous condition within 14 days after the end of the event.

d. Traffic control and pedestrian safety in the vicinity of the event shall be the responsibility of the permittee of the event. The city costs for these services shall be estimated and paid at least ten days in advance by the permittee as a condition of the permit (after the event, any overpayment shall be refunded to the permittee and any underpayment shall be billed to the permittee).

(e) Duration.

(1) A food truck special event may be approved for a maximum of nine days.

(2) The food truck shall not be permitted to remain at the operating location overnight or otherwise outside operating hours unless approved by the Community Development Director or designee in the conditions of approval for the special event.

(f) *Fee.* The city commission shall set each fee in appendix A and said fees may be amended from time to time by city commission. All fees are non-refundable.

(g) *Variances.* No requests for variances shall be allowed.

(h) *Appeal.* Decisions to approve, extend, or deny a permit or to impose conditions or restrictions upon a food truck special event may be appealed to the City Manager, whose decision shall be final.

Sec. 61-53. Special event permit.

(a) *Application procedure and permitting process for a special event permit on private property or when closing city streets.* An applicant shall provide the community improvement department with the following written information and accompanied fee no less than 45 working days prior to the proposed event or activity in support of its application for a permit hereunder:

(1) Name, address, and contact information of the applicant and a contact person (sponsoring business or organization);

(2) Location of activities for which permit is sought;

(3) A notarized letter of permission from the property owner if the location of the special event is being held on private property not owned by the applicant;

(4) Detailed description of the proposed special event; specific nature and purpose of all activities for which permit is sought; any fees charged to attend the event;

(5) Specific dates and hours of set-up and tear-down;

(6) Specific days and hours of activities sought to be permitted;

(7) Specific location and physical dimensions included in a drawing of any and all:

a. Structures (existing and temporary);

b. Event and vendor vehicle parking;

c. All tents (Note: tents greater than ten feet by ten feet require a tent permit);

d. Signs and/or banners on site;

e. Generators;

f. Stages;

g. Sound equipment;

h. Restroom facilities;

i. Lighting;

j. Vendors booths;

k. Ticket booths;

l. Fencing; or

m. Any equipment sought to be used in conjunction with activities.

(8) Further, no permit shall be issued hereunder for the requested special event unless the applicant reasonably establishes that the following concerns have been addressed in a manner that is consistent with the interests of the public health, safety, and general welfare:

a. Traffic access egress/traffic circulation;

b. Pedestrian safety;

c. Sanitation and litter control;

d. Restroom facilities;

e. Event parking (on-site/off-site);

f. Crowd control;

g. Liability insurance;

h. Vendors and their current licensure;

i. Entity responsible for maintenance during event and cleanup following each day of the event;

j. Alcohol control;

k. Temporary signage on or off site;

l. Location of any street and/or sidewalk closures;

m. Emergency evacuation plan; and

n. Upon review of the requirements set forth in this section by the community improvement department after consultation with the appropriate city staff, and upon finding that the permitted activity as proposed will not unduly impair the public health, safety or welfare of the city and will minimize any possible disruptions to adjoining or neighboring residents or establishments, a permit shall be granted or granted with conditions unless upon staff's discretion, the special event permit requires city commission approval.

(b) *Number per year and duration.* Not more than four special event permits in any 12-month period shall be held at the same location. Each event from setup through breakdown shall not exceed nine consecutive days.

Time exemption. If enacted by the City Manager, Iin response to damage caused by Hurricanes or tropical storm events, special events on commercial properties may be allowed to continue for a 6-month duration with an option for 3- one month extensions as long as the building containing the principal use is not operational on the property and repair or replacement of the building is in the permitting process or under construction. These time exempted special events must follow the parking requirements which would be applicable based on the event area size. All temporary structures are to be removed within 24 hours of issuance of a tropical storm or hurricane warning, which is demonstrated through the submittal of an emergency evacuation plan. All conditions of special event approval must be met throughout the duration of the special event. Except as otherwise provided in the Time Exemption, all other provisions of the special event permit regulations apply.

(c) *Conditions of special event permit approval*. In granting a special event permit, the community improvement department may prescribe appropriate conditions and safeguards. Conditions of approval may include, but are not limited to:

(1) Regulations of hours and days;

(2) Requirements/guarantees for cleanup and removal of tents/structures/equipment;

(3) Return of site to its original state within a specified period of time;

(4) Regulation of permit duration;

(5) Regulation of signs and advertising;

(6) Regulation of lighting;

(7) Regulation of public address or sound system;

(8) Regulation of gas, smoke, noise, fumes, vibrations or other nuisances; and

(9) Such other conditions as are deemed necessary to protect the health, safety and welfare of the community.

(d) *Permit denials, appeal and notice.* A permit for a special event may be denied if size, scale, anticipated number of attendees, location, time, duration, safety or environmental factors prevents the ability of the Applicant or the City to accommodate security, sanitary services, parking or ensure compliance with noise ordinances and other public health, safety and welfare issues cannot be adequately addressed through conditions. If a permit for a special event is denied, written notice of denial shall be given to the applicant. The applicant may appeal the decision to the city commission by giving written notice to the city clerk within 30 calendar days of the decision for denial.

(e) *Revocation.*

(1) The special event permit may be revoked immediately if in the sole and absolute discretion of the city manager or designee the permittee is in violation of any law or activity that endangers the public health, safety, or general welfare.

(2) Any special event permit issued by the community improvement director shall be considered null and void if the operation or activity does not conform to the approved plan or plan of operations.

(f) *Fee.* The city commission shall set each fee in appendix A and said fees may be amended from time to time by city commission. All fees are non-refundable.

Staff will determine if the special event permit will need community improvement department director's approval or city commission approval during a pre-application meeting.

(g) *Exemptions.* This section shall not apply to:

(1) Neighborhood events including, but not limited to, activities such as organized neighborhood yard sales, neighborhood block parties, spaghetti dinners and other similar activities sponsored by neighborhood, civic, non-profit or religious organizations and beach clean-ups.

(2) City sponsored events, including but not limited to, special beach events, outdoor concerts and movies or outdoor morning markets.

(3) Other special events to be held at public facilities or recreation areas including the public beach, parks, and bay or gulf. Such activities require permission of the city commission.

Sec. 61-54. Building permits.

A building permit required for the formal approval of building plans by the Community Development Director as meeting the requirements of prescribed codes. It is an authorization to proceed with the construction or reconfiguration of a specific structure at a particular site, in accordance with the approved drawings and specifications. All building permit activity will be in accordance with the administration and procedures as defined in the Florida Building Code.

Sec. 61-55. Certificate of occupancy.

A certificate of occupancy is the authorization issued by the building official, certifying a newly completed (or substantially completed) building meets the required building regulations, safety, and health standards and therefore fit for human habitation.

All uses, including nonconforming uses, shall obtain a certificate of occupancy where required by the Florida building code or other applicable national building code, state law, and these Land development regulations. All of the above requirements and conditions contained in any development approvals applicable to the property that have not been met at the time of the issuance of the certificate of completion, shall be required to have been met before the issuance of any certificate of occupancy.

(a) It shall be unlawful to undertake or permit the use, or change of use, of any structure, premises, or land, or part thereof until a certificate of occupancy shall have been issued.

(b) No certificate of occupancy shall be required for uses of existing structures, premises, or land conforming to the requirements of this code unless such structure shall be altered in its use or construction, or relocated.

(c) The city manager shall maintain records of all certificates of occupancy issued, and may issue duplicate certification in cases of loss or destruction of previously issued certificates.

(d) The failure by the owner or occupant of structures, premises, or land to obtain a required certificate of occupancy shall be a violation of these Regulations, punishable by the same penalties as other violations.

(e) General requirement. No building or structure shall be occupied or used until a certificate of occupancy is issued by the building official after a determination that the building has been constructed in accordance with the provisions of any conditional use approval, plat approval, or building permit.

(f) When a certificate is issued. A certificate of occupancy shall be issued for any of the following, after compliance with all provisions of these regulations has been determined:

(1) Occupancy and use of a building hereafter erected, reconstructed, enlarged, or moved.

(2) Change in use of an existing building.

(3) Occupancy and use of vacant land.

(4) Change in the use of land to a use of a different classification.

(g) Procedure.

(1) Application. An application for a certificate of occupancy shall be filed with the building official.

(2) Action on application. The building official shall inspect the property that is the subject of an application for a certificate of occupancy to determine whether the use of the property and the structures comply in all respects with the provisions of these regulations, including the provisions of any conditional use. If the use and structure does not comply with these regulations or other provisions of the Florida Building Codes, the building official shall deny the application, in writing, setting forth the provisions of these regulations or the Florida Building Codes with which the use or structure does not comply.

Sec. 61-56. Zoning Verification Letter

(a) Purpose. The purpose of a zoning verification letter is to provide a formal, written interpretation of how the City's land development regulations apply to a specific parcel of land or proposed use. This determination may be used for due diligence, permitting, or clarification of zoning requirements.

(b) Request Procedure**.** A request for a zoning verification letter shall be submitted in writing to the Community Development Department and shall include the following:

(1) The property address and parcel identification number;

(2) A description of the proposed use or activity;

(3) A site plan or sketch, if applicable;

(4) Any specific questions or issues to be addressed.

(c) Review and Issuance. The Community Development Director or designee shall review the request for consistency with the City's zoning map, permitted uses, development standards, overlay districts, and the Comprehensive Plan. Upon completion of the review, the Department shall issue a written zoning determination letter signed by the Zoning Administrator or designee.

(d) Fee. The city commission shall set each fee in appendix A and said fees may be amended from time to time by city commission. All fees are non-refundable.

(e) Effect**.** The zoning verification letter is advisory only and reflects the City's interpretation of applicable zoning regulations as of the date of issuance. It does not constitute approval of any permit or development application and may be subject to change if zoning regulations are amended.

(f) A zoning verification letter can be appealed by the applicant or any citizen pursuant to Section 61-61 of this Code.

Sec. 61-57. Administrative waivers.

(a) *Purpose.* Administrative waivers provide a process for the city staff to consider requests to waive or modify certain standards of this Code up to a ten percent (10%) reduction in requirements provided that the proposed change results in no more than a one percent (1%) decrease in the sites impervious surface ratio when, special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development regulations otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

(b) *Applicability.* An administrative waiver may be granted to waive or modify any requirement of the land development regulations (LDR) except: permitted land uses; density; floor area ratio; specific prohibitions (for example, prohibited signs), or procedural requirements, or those items expressly prohibited by this Code and or those items requiring waiver or modification by the appropriate body. Administrative waivers up to a ten percent (10%) reduction in requirements shall be limited to those items expressly identified in this code and deemed to be minor in nature. For purposes of administrative waivers, any calculated value of 0.8 or greater shall be rounded to the nearest whole number.

(c) *Review authority.*

(1) Standard Administrative Waivers

The Community Development director may approve an administrative waiver to grant relief from any of the following requirements of the LDR, up to a maximum variance of ten percent (10%) of the requirement or a maximum of one (1) foot, whichever is smaller.

a) Distance between structures providing (adopted building and fire code standards are maintained);

b) Parcel dimensions (not area);

c) Setbacks.

d) On-site parking, loading, and landscaping as provided in subsection (c)(2).

(2) Parking Loading and Landscaping

An administrative waiver may also be used to grant relief from “on-site parking, loading, and landscaping” up to a maximum reductions of ten percent provided there is less than a one percent reduction in the impervious surface ratio on the site.

(3) Special Administrative Waiver for Stair Encroachments Associated with Structure Elevation.

Notwithstanding the limitations of subsection (c)(1) and to facilitate the elevation and resiliency retrofitting of existing structures, the CID Director may approve one additional stair encroachment up to:

- Forty percent (40%) of a required setback of ten (10) feet or less; or
- Twenty-five percent (25%) of a required setback greater than ten (10) feet;

The CID Director may approve the encroachment only upon finding that all the following conditions are met:

- An existing structure is being elevated to meet current Base Flood Elevation (BFE) or freeboard requirements;
- The staircase is necessary to provide access to a primary entrance, required means of egress, or required utility, mechanical, or service access.
- Existing structure configuration or site conditions prevent compliant stair access from being achieved within the required setback.
- The stair configuration is located to minimize impacts to adjacent properties to the maximum extent practicable.
- The staircase is the minimum width necessary to meet applicable access and building code requirements.
- No more than one (1) stair encroachment administrative waiver under this subsection shall be granted per structure.

(d) Application filing and processing. An application for an administrative waiver shall be completed, filed, the required application fee, as set by the city commission in appendix A, paid and processed in compliance with this chapter. It is the responsibility of the applicant to provide evidence in support of the findings required in subsection (f).

(e) Project review, notice and hearing. Each application shall be reviewed by the Community Development director to ensure that the proposal complies with this section, and other applicable requirements of the LDR. The Community Development director may approve or deny an administrative waiver without a public hearing or public notice.

(f) Findings and decision. The Community Development director may approve or deny an application for an administrative waiver. The Community Development director shall record the decision and the findings on which the decision is based.

(1) General findings. The Community Development director may approve an administrative waiver only after first making all of the following findings.

a. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the LDR deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;

b. The approval of the administrative waiver includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and

c. The administrative waiver is consistent with the comprehensive plan, and any other adopted plan or policy of the city.

(2) Reasonable accommodation. The Community Development director may also grant an administrative waiver to the site planning or development standards of the LDR in compliance with this section, based on the finding that the waiver is necessary to accomplish a reasonable accommodation of the needs of a disabled person, in compliance with the Americans with Disabilities Act (ADA).

Reasonable accommodation waivers are specific to the individual application and circumstance for which they are granted and do not run with the land.

(3) Sanitation service. The Community Development director may also grant an administrative waiver to the site planning or development standards of the LDR in compliance with this section, based on the finding that the waiver is necessary to install a dumpster and provide traffic circulation on the site for the sanitation vehicle.

(4) Improvements to existing buildings. The Community Development director may also grant an administrative waiver to a development standard of the LDR in compliance with this section, based on the finding that the improvement is required by the Florida Building Code.

(g) Conditions of approval. In approving an administrative waiver, the Community Development director:

(1) Shall impose conditions to ensure that the approval does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located; and

(2) May impose any reasonable conditions to ensure that the approval complies with the findings required by subsection (f).

(h) Appeal procedures. A property owner that is denied an administrative waiver may file an appeal which will be heard by the planning and zoning board. The fee and process of the appeal shall follow the requirements of an "appeals to administrative decisions."

Sec. 61-58. Subdivision decisions.

(a) *Preliminary plat*. A subdivider or property owner shall submit a preliminary plat of his proposed subdivision, prepared in accordance with the requirements of Article V in Chapter 74 to City manager or designee for review and pay all applicable fees as set by the city commission in appendix A. Before acting to approve or deny the preliminary plat, the city manager shall obtain and consider, reports from City staff certifying compliance with, or noting deviations from, the requirements of these Land development regulations and commenting on any other items which bear upon the public interest in the proposed subdivision. No improvements shall be made in the subdivision other than grading until the preliminary plat has been approved and detailed plans for such improvements have been approved by the building official.

(b) *Final plat.* The owner or subdivider shall submit the final plat prepared in accordance with the conditions of the preliminary approval and requirements of Article V in Chapter 74 to the city manager for review and pay all applicable fees as set by the city commission in appendix A. The city manager shall review the final plat for compliance with all applicable regulations and shall obtain reports from City staff as necessary. If the final plat complies with all applicable requirements outlined in Chapter 74, the applicant's surveyor and the city surveyor shall both sign and seal the plat and the administrative authority shall approve the plat. If deficiencies are identified, the applicant shall be notified in writing and given an opportunity to correct them.

Sec. 61-59. Lot Line Adjustment

(a) *Purpose.* To allow minor adjustments to property boundaries between adjacent lots without creating new parcels, ensuring compliance with the LDRs including lot size (area), setbacks or similar and where the adjustment will not create a non-conforming use and or standard.

(b) *Applicability.* Applies to minor subdivisions and lot line adjustments involving no increase in the number of lots within the City of Treasure Island.

(c) *Fee.* All applicable fees as set by the city commission in Appendix A.

(d) *Process.*

(1) DRC meeting to review the proposal and application requirements.

(2) Submit a complete application package including the following:

a. Current Site survey (less than 2 years old)/ legal descriptions;

b. Proof of ownership;

c. Letter of intent; and

d. Proposed and existing lot configuration

(3) *Technical review of proposal occurs with DRC.*

a. Review Criteria. The application must conform with the zoning and land development regulations. There shall be no creation of non-conforming lots and no adverse impacts on access, utilities or easements.

b. Issuance. Approval is granted administratively. Applicants will receive a formal approval letter and may proceed with recording with the County Clerk and implementation.

Sec. 61-60. Unity of Title

(a) Purpose. To legally unify multiple parcels into a single tract for development purposes ensuring that the lots are treated as one for zoning and permitting.

(b) Applicability. Unity of Title is required when development spans multiple platted lots and may be a prerequisite for building permits where structures cross lot lines or share infrastructure.

(c) Fee. All applicable fees as set by the city commission in Appendix A.

(d) Process.

(1) DRC meeting to determine necessity.

(2) Prepare a Unity of Title Agreement using city -approved language.

(3) Submit a complete application package including the following:

a. Executed Unity of Title agreement

b. Opinion of Title

c. Proof of ownership and tax status

(e) Review Criteria. The complete application is reviewed by legal and zoning staff for legal sufficiency of the agreement, compliance with zoning and development codes and verification of ownership and title status.

(f) Issuance. Approval is granted administratively. Applicants will receive a formal approval letter and may proceed with recording with the County Clerk and implementation. Once recorded, the parcels are treated as one unified lot.

Sec. 61-61. Procedures for appeals from administrative decisions.

(a) *Who may appeal.* Appeals to the planning and zoning board may be taken by any person aggrieved, including any officer, board, or commission of the city affected, by any decision of the administrative official under any provision of the land use regulations. Any such aggrieved person must first appeal such administrative official's decision to the planning and zoning board before appealing to circuit court, as provided below in section 61-87. Appeals from Lot line adjustments, unity, subdivision plats shall be taken directly to circuit court.

(b) *Staying of work on premises.* An appeal to the planning and zoning board stays all work on the premises and all proceedings in furtherance of the action appealed for, unless the official from whom the appeal was taken shall certify to the planning and zoning board, by reason of facts stated in the certificate that a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order which may be granted by the planning and zoning board or a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

(c) *Procedure.* Any person appealing any decision of an administrative official shall make such appeal within 30 days after rendition of the order, requirement, decision or determination appealed from in writing to the planning and zoning board and file the

same, and copies thereof, with supporting facts and data with the city manager. This does not, however, restrict the filing of a request for a special exception or variance by any person at any time as provided for elsewhere in the land development regulations. Upon receipt of the appeal, the city manager shall forthwith examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other materials constituting the record upon which the action appealed was taken and transmit same to the planning and zoning board. Concurrently, the city manager shall transmit a copy of the appeal together with all documents, plans, papers or other materials constituting the record to the city attorney for his review and legal opinion. The city attorney shall present his legal opinion to the planning and zoning board with respect to two items as follows:

(1) Whether the appeal is in fact an appeal and within the province of the planning and zoning board; and

(2) The legal merits of the appeal proper, if requested by the board.

(d) *Application*. An application shall be made, on required forms, to the city prior to an application for a building permit and will only be accepted if all other applicable ordinances and provisions have been complied with and all applicable fees as set by the city commission in appendix A have been paid.

(e) *Referral to the planning and zoning board*. As soon as practical after the acceptance of the application, the administrative staff of the city shall refer the application, together with all supporting documentation and staff recommendations to the planning and zoning board or city commission for their review and action.

Secs. 61-62-61.80. Reserved.

DIVISION 2. QUASI-JUDICIAL DECISIONS

Sec. 61-81. Generally.

This section applies to any application for actions pursuant to this chapter that are considered quasi-judicial under state law. In making quasi-judicial decisions, decision makers must ascertain the existence of facts through common knowledge or competent testimony, hold hearings, weigh evidence, consider the credibility of witnesses and draw conclusions from them as a basis for their official action, and exercise discretion of a judicial nature. In the land use context, these quasi-judicial decisions involve the application of land use policies to individual properties, as opposed to legislative decisions which cause the creation of policy. Quasi-judicial decisions invoke two key elements:

(a) The finding of facts through competent, substantial evidence, credibility of witnesses, and consideration of common knowledge regarding the specific proposal; and

(b) The exercise of judgement in applying the standards of the ordinance.

Due process requirements for quasi-judicial decisions should be consistent with state law.

Sec. 61-82. Site Plan Review.

(a) *Purpose.* The purpose of site plan review, as set forth within this article, is to ensure compliance with all land development regulations and all other applicable standards and requirements as set forth by the city, prior to issuance of development permits.

a. The procedure is intended to ensure that the location of structures, traffic circulation, parking facilities, and other site amenities, quantities and standards are provided in the furtherance of the life, public health, safety, comfort, order, appearance, convenience, morale and general welfare.

b. Architectural considerations. All proposed site plans shall be reviewed for excessive uniformity, dissimilarity, inappropriateness, or poor quality in the exterior design of buildings. Such lack of quality of design adversely affects the desirability of the immediate and neighboring areas for residential and nonresidential purposes, impairs the benefits of occupancy of existing properties in such areas, impairs the stability and value of improved and unimproved real property in such areas, and may prevent the most appropriate development of such areas. The resulting deterioration of property produces conditions which adversely affect the proper relationship between the taxable value of real properties in such areas and the costs of providing municipal services for them. Therefore, exterior building design shall be reviewed with the specific intent of preventing these and other harmful effects, promoting the most appropriate use of land within the city, and thereby promoting the health, safety, comfort, and general welfare of the community.

(b) *Development and uses requiring site plan review.* Unless specifically exempted in Sec. 61-82(c) all land improvements, site alterations, building expansions, special exception uses, or changes of use resulting in an increase in land use intensity, shall be subject to site plan review and approval.

(c) *Exemptions from site plan review.* No site plan review shall be required under this article for the following improvements:

(1) All single-family and duplex dwellings that are a permitted use in that zoning category, except those sites abutting the Gulf of Mexico or the public beach adjacent thereto.

(2) Changes in plant species, increases to landscaped and/or pervious area.

(3) Decks or walkways which do not exceed 12 inches above existing grade and do not reduce the landscaped or pervious area below the minimum requirements.

(4) Utility sheds which shall not exceed 100 square feet (one shed per property).

(5) Fences.

(6) Flag poles.

(7) Docks, davits, boat lifts and seawalls.

(8) Interior modifications to existing structures, provided that there is no change in land use classification or zoning district or increase in density or intensity of use.

(9) Exterior modifications to existing structures, such as repainting, changes in façades or signage, etc., provided that there is no change in the land use classification zoning district or increase in density or intensity of use.

(10) Swimming pools and spas.

(11) Construction, replacement, repair, maintenance, upgrade, or relocation of public infrastructure located within existing public rights-of-way, easements, or publicly owned property, including but not limited to roads, drainage facilities, utilities, lift stations, pump stations, seawalls, beach stabilization, and similar public works infrastructure.

(12) Public stormwater management, drainage, flood control, and resiliency projects.

(13) Development of local municipal infrastructure projects, excluding the following projects that shall require site plan review: new principal occupied governmental buildings intended primarily for administrative, office, or public assembly purposes and expansions of existing facilities that are more than 10% or more than 1,000 square feet, whichever is greater.

(14) Routine maintenance, rehabilitation, resurfacing, or replacement activities that do not substantially alter the approved use of the property or materially increase impacts to adjacent properties.

(15) Projects exempted under this section shall remain subject to applicable engineering review, permitting requirements, and other approvals required by this Code.

(16) Exemptions to site plan modifications set forth in section 61-82 (s).

(d) When the project or improvement is otherwise subject to site plan review, then the items listed in subsection (c) are not eliminated from that site plan review.

The planning and zoning board shall have the authority to waive site plan requirements for modifications to existing structures that are necessary in order to comply with the requirements of this Code.

(e) *Application for site plan review*. An application for a site plan review shall be made, on required forms, to the city prior to an application for a building permit and will only be accepted if there is compliance with all other ordinances and provisions of this Code and all applicable fees as set by the city commission in appendix A have been paid.

(f) Submission requirements. Any site plan submitted for review shall contain the following:

(1) Completed development application.

(2) Proof of ownership of the property; i.e. deed, title abstract.

(3) A boundary survey of the property at a scale not smaller than one inch equals 30 feet. Said survey shall meet the minimum requirements of the state, and shall include the following information, when applicable to the site:

a. A complete legal description of the property (metes and bounds or subdivision information), property tax roll parcel number(s), and a notation of total gross site area, in square feet and acres.

b. An accurate depiction, with complete dimensioning, of all existing rights-of-way and easements of record running across, or immediately adjacent to, the site. Right-of-way names and widths shall be labeled. Easements shall be labeled as to purpose (utility, ingress/egress, etc.) and recording information (plat or O.R. book and page numbers) shall be noted.

c. The locations of all existing structures and other manmade improvements (paving, fences, aboveground utility lines, etc.) on the property, with complete dimensioning and existing setback distances to property lines, to the nearest one-tenth of a foot.

d. An accurate depiction and description of existing wetlands, mangrove stands, or other environmentally sensitive areas on the site, immediately adjacent to the site, or immediately offshore from the site.

e. Jurisdictional or regulatory boundaries such as Coastal Construction Control Line, 1968 Treasure Island Mean High Water Line, Erosion Control Line, and the like.

f. Flood zones, base flood elevations, and the Limit of Moderate Wave Action, if applicable.

g. Riparian rights or submerged land lease description (if applicable).

h. The signature and seal of a land surveyor registered in the State of Florida.

(4) Site plan drawings shall be prepared at a scale not smaller than one inch equals 30 feet and shall include, at a minimum, the following information:

a. The name and address of the property owner and/or developer; complete legal description of the property, consistent with that found on the survey; north arrow; date and scale of drawings; complete dimensioning in feet and decimal fractions thereof; sheet numbers, total number of sheets, and sheet index.

b. The locations, names, and widths of all existing and proposed rights-of-way, reservations, easements, canals, and waterways adjacent to or running across the property.

c. The existing land use, and zoning district designations, of the site and all adjacent properties, including those lying across adjacent rights-of-way from the site.

d. Historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site, and provisions to protect such structures or archaeological sites from any adverse effects of the proposed development.

e. Existing public beach or waterfront access ways, if any, and provisions to ensure continued public use of same. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see section 70-53).

f. A table summarizing the total area of the site, in square feet and acres, with square footages and percentages of total site area, for component subareas including, but not limited to, the following:

1. Area covered by buildings.

2. Impervious surface area.

3. Total gross floor area.

4. On-site recreation area(s), if applicable.

5. Open space, including stormwater retention areas, buffers and other landscaped areas.

6. Vehicular circulation and parking area(s).

7. Any other special component subareas of the site.

g. Footprints of all buildings, with notations or graphic representations of required and proposed setbacks distances from all property lines and water bodies (show Pinellas County Coastal Construction Control Line, seawall, and 1968 Treasure Island Mean High Water Line, if applicable), building heights, number of floors, and where applicable, the number, size, and type of dwelling or hotel/motel units and the proposed density (units per acre).

h. All off-street parking, driveway entrances, walkways, decks and patios; the type of surfacing, size, angle and width of parking spaces, driveway entrances and aisles; a schedule showing the number of parking spaces provided and the number required by the provisions of the land development regulations; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles.

i. Details and design specifications for any proposed new roadway construction or connections to existing roadways, with references to, and evidence of compliance with, applicable city, county, and/or state design standards and permitting requirements.

j. All existing and proposed utility and drainage provisions, including, but not limited to:

1. Potable and reclaimed water and sanitary sewer connections, meter sizes, pipe sizes and specifications, manhole rim and invert elevations, direction of flow, and top and bottom elevations; estimates of water consumption and sewage discharge (gallons per day).

2. Telephone, electrical, and natural gas service connections.

3. Solid waste disposal facilities, including proposed location(s) and screening of containers or other equipment.

4. The locations of all existing and proposed fire hydrants within 250 feet of the site.

5. Provisions for the adequate retention and disposition of the first one inch of stormwater on-site, indicating the location, size, type, and/or grading of retention areas, catch basins, pipes, and connections to the existing municipal drainage system.

k. Architectural building elevations (all sides) showing finished grades at building walls, base flood elevation, lowest finished floor elevation(s), height(s) to top of roof, and height(s) of appurtenances above roof. Each page of the architectural building elevations shall be provided to the city in portable document format (.pdf).

l. Existing topography, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart.

m. Proposed finished grading, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart, particularly along property lines.

n. Location of, and improvements within, any proposed on-site recreation area(s), or other lands to be dedicated for public recreational purposes.

o. Provisions for the use of open space, and a landscape plan indicating the location, species, size, and description of existing trees (to be preserved or removed) and all proposed new landscape materials; provisions for the effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses; and protection of existing environmentally sensitive areas, other natural features, and their ecological functions.

p. Location(s), type(s), height(s), and face area(s) of existing and proposed freestanding signs; location(s), type(s), and specifications of existing and proposed exterior lighting.

q. Location(s), type(s), and height(s) of fences, retaining walls, and screen planting(s).

r. Soil suitability.

s. Compliance with Concurrency standards in Article III of this chapter.

t. Any additional data, plans, or specifications which the applicant believes are pertinent and will assist in clarifying the application.

(g) *Conference required*. In order to expedite the review of a site plan, coordinate its local review in respect to the provisions of all applicable city ordinances and to inform the city of a site plan in preparation, a pre-application conference between the applicant and the city's administrative staff shall be required.

(h) *Consultants.*

(1) The city may, if in its opinion it is necessary, retain consultants to assist in the review of an application for site plan review if the nature and content of the application is not within the expertise of the administrative staff of the city.

(2) The cost of retaining the consultants shall be borne by the applicant in the manner set forth by ordinance of the city commission.

(i) *Referral to planning and zoning board.*

(1) Upon receipt of a site plan application package, the city shall have the specified time set forth in F.S. § 166.033, to determine completeness and accept or reject the application. The city shall notify the applicant in writing if the application has been deemed complete, or to request additional documentation.

(2) As soon as practical after the acceptance of the application, the administrative staff of the city shall refer the application, together with all supporting documentation and staff recommendations to the planning and zoning board. The administrative staff will then schedule a public hearing before the planning and zoning board at its next regularly scheduled meeting.

(j) *Site Plan approval*. Within the specified time set forth in F.S. § 166.033, the planning and zoning board shall review the site plan and take one of the following actions, together with their findings, in respect to the proposed development as set forth in this article:

(1) Approval as submitted.

(2) Approval with modifications and/or special conditions, which are found by the planning and zoning board or city commission to be necessary to meet the requirements of this Code and shall be binding upon the applicant and future owners.

(3) Reserved.

(4) Continue the hearing and require the applicant to submit any additional documents or studies that may be necessary to determine such items as drainage, parking, traffic flow, engineering, etc.

(5) Deny the application, provided the planning and zoning board finds that the site plan does not comply with the requirements of this Code or the site plan criteria.

(k) *Determination and finding.* The determination of the planning and zoning board as to approval or denial of a site plan shall be based on the following criteria which shall include not only conclusions, but also findings of fact related to the specific proposal and shall set forth the reasons for the approval, with or without changes and/or special conditions, or denial, shall set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following:

(1) In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located;

(2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located;

(3) In what respects the plan is or is not in conformance with the city's subdivision regulations and all other applicable city, county, and/or state requirements regarding the design and construction of streets, utility facilities, and other essential services;

(4) In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:

a. Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.

b. Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.

c. Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.

d. Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.

e. Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the pre-application conference between the applicant and city staff (see section 61-82(g)).

f. Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.

g. Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.

(5) In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance;

(6) Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance;

(7) In the case of rehabilitation or redevelopment of an existing nonconforming use, per section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.

(l) Failure of the planning and zoning board to act within this specified time as set forth within F.S. § 166.033, shall be interpreted as a recommendation of approval as submitted; provided, however, that the city and applicant may jointly agree in writing to extend the review time.

(m) The action taken by the planning and zoning board shall include the city's findings in respect to the proposed development as set forth.

(n) Upon the granting of approval, either as submitted or with changes and/or special conditions, the building official shall issue a building permit for a portion or all of the proposed development, after he finds that the application is in compliance with the approved site plan, Code, and all other city, county, state and federal regulations.

(o) If it shall appear, at any time, to the building official that the application or accompanying plans and documentation is in any material respect false or misleading, or that work is being done upon the premises differing materially from that called for in the application or the approved site plan filed with him under existing laws or ordinances, he may forthwith revoke the building permit, whereupon it shall be the duty of the person holding the same to surrender it and all copies thereof to the building official.

(p) If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan shall expire; provided, however, that the original approving body and applicant may jointly agree to extend such period of approval. Once begun, construction of a project shall continue to completion without interruption. Interruption shall be evidenced by six months or more of inactivity on the development site or the phase under construction. In the event of such an interruption, the construction shall not be resumed nor shall the affected premises be used or occupied, without first applying for and obtaining approval of a new site plan and building permit in accordance with the provisions of this Code.

(q) *Appeal Procedures for Site Plan Review.*

(1) Within 30 days of action taken by the planning and zoning board, in site plan review, which is unacceptable to the applicant, the applicant may appeal such a decision to the city commission.

(2) Upon filing of such an appeal, with all applicable fees as set by the city commission in appendix A the site plan application, together with all supporting documentation

and copies of both staff recommendations and all planning and zoning board records regarding the application and decision, shall be forwarded to the city commission prior to their consideration of the appeal.

(3) Upon review of all information relative to the appeal, the city commission shall schedule consideration of the matter for a regularly scheduled meeting of the city commission.

(4) The city commission shall review the application and make a final binding determination. Such determination shall be one of the following:

a. Affirmation of the decision reached by the planning and zoning board;

b. Alteration or reversal of the decision reached by the planning and zoning board. Such alteration or reversal shall include findings of fact in the manner and form as set forth in section 61-82 (k).

(r) *Agreement bonds and guarantees.*

(1) Upon approval of a site plan, and before issuance of a permit, the applicant shall post a performance bond in the amount of 110 percent for all required physical improvements, including but not limited to, paving, drainage, sewer, landscaping and lighting.

(2) The determination of the adequacy of all required bonds under the provisions of this section shall be the responsibility of the city administration.

(s) *Site plan amendments*. Any changes or amendments to an approved site plan shall require a resubmission in accordance with the provisions of this section and in compliance with this Code. The resubmission must be submitted to the original approving body for action, except for the following exemptions which may be approved by staff:

(1) Any modifications required to comply with state or federal agency permitting requirements;

(2) Number and/or arrangement of parking spaces, so long as it meets Code;

(3) Reduction in building height, density, building coverage, or floor area ratio;

(4) Changes to landscaping or increases in pervious area or decreases in impervious area;

(5) Changes to drainage plans that do not increase impervious areas, except as provided in subsection (6);

(6) Modifications to impervious surfaces are permitted if they increase the total impervious area by no more than five percent of the originally approved amount and remain in compliance with the Code.

(7) Any increase in gross floor area of 10% or less, with a maximum of 6,000 square feet.

(8) Any change in parking or landscaping that amounts to 5% of lot area or less.

Sec. 61- 83. Rezoning.

(a) *Application for a rezoning*. An application to rezone land may be initiated by the city or by the property owner.

(1) Pre-application meeting. Before any rezoning application is filed by the property owner, the applicant shall attend a pre-application meeting with the Community Development director. The purpose of the meeting is to discuss the proposed rezoning and, in general, the procedures for a public hearing before the decision-making bodies.

(2) Application filing. The owner or an authorized agent for the property owner shall file an application for rezoning with the Community Development director and pay the required application fee, as set by the city commission in appendix A.

(3) Application information. The application shall provide the following information:

a. Legal names of each of the owners of the subject property including their business and home addresses and telephone numbers;

b. 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;

c. The legal description of the subject property;

d. A copy of the deed or deeds conveying the subject property to the current owner;

e. 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; and

f. Any other information required by the Community Development director.

(b) *Public hearing*. In addition to the notice required by Florida Statutes, notice for each public hearing before the local planning agency and city commission shall be mailed by the applicant to all persons by certificate of mailing who, according to the most recent tax rolls, own property within 200 feet of the property proposed for rezoning. The notice shall be mailed at least ten days before the scheduled public hearing. The expense of this mailing shall be borne by the applicant.

(c) *Review by local planning agency.* After review of the application by staff, the Community Development director shall have a draft ordinance prepared, which, if adopted by the city commission, would affect the proposed rezoning. The Community Development director shall forward the application and ordinance to the local planning agency for consideration. The local planning agency shall review a proposal for rezoning and shall make an advisory recommendation to the city commission as to the need and justification for the change and the relationship of the proposed change to the goals, objectives and policies of the city comprehensive plan (future land use element) and the land development regulations. The local planning agency shall include in its recommendation to the city commission any information which it deems is relevant to issues relating to the proposed rezoning.

(d) *Criteria for consideration by the local planning agency.* The local planning agency shall evaluate each application for possible negative effects including but not limited to consideration of the following:

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

(2) The population density pattern of the area and potential strain or overburdening of public facilities such as utilities and streets;

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

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

(5) The proposed change would create an isolated zoning district that is inconsistent with adjacent and nearby zoning districts;

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

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

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

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

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

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

(e) *Review and consideration by city commission.* The city commission shall review and consider the application for rezoning after the local planning agency and Community Development director make their recommendation. The Community Development director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency and the draft ordinance. The city commission shall hold two readings and public hearings to consider the application for a proposed rezoning. If the city commission approves the application for rezoning, the rezoning ordinance becomes effective as provided in the body of the ordinance.

(f) *Reconsideration of application*. If the city commission denies an application for rezoning, an application for an identical rezoning of the same subject property may not be filed for one year after such denial.

Sec. 61-84 Special exceptions.

(a) Except as provided for in subsection (c), the planning and zoning board shall hear and decide special exceptions, decide such questions as are involved in determining when special exceptions should be granted, and grant special exceptions with appropriate conditions and safeguards or deny special exceptions when not in harmony with the purpose and intent of the land development regulations. With the exception of single-family and duplex development proposals, all requests for special exception usage shall be accompanied by a site plan which shall undergo concurrent review by the planning and zoning board. In the case of special exceptions requiring city commission final approval, final site plan approval by the city commission shall be required. In granting any special exception, the planning and zoning board shall find that such grant will not adversely affect the public interest.

(b) In granting any special exception, the planning and zoning board, in addition to the standards enumerated in the land development regulations, may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of the land development regulations. If, within 12 months of the date of approval of an application for a special

exception, a building permit has not been applied for, the approved special exception becomes null and void, provided however, that the approving board and the applicant may jointly agree to extend such time period.

(c) Applications for any special exception uses and related site plan in the CG zoning district which would have the effect of removing property from the tax rolls of the city, shall be heard by and decided by the city commission, after referral to, investigation by, and a review and recommendation of the planning and zoning board. In deciding such special exceptions and site plan reviews, the city commission shall consider the same factors, make the same findings, may prescribe conditions and may prescribe the same reasonable time limits as set forth in subsections (a) and (b). The violation of any such conditions and safeguards, when made a part of the terms under which the special exception and related site plan is granted, shall be deemed a violation of the land development regulations.

(d) Criteria for consideration. Special exception uses, as enumerated in article VI, zoning district regulations, shall be permitted only upon authorization by the planning and zoning board, or city commission, as set forth in this Code, provided that such uses comply with all of the requirements set forth in Chapter 68 article III, zoning district regulations, and providing that:

(1) The use is a permitted special use as set forth in Chapter 68 article III;

(2) The use is consistent with the city comprehensive plan;

(3) The use is designed, located and proposed to be operated in a manner that will protect the public health, safety, welfare and convenience;

(4) The use will not adversely affect the value of other property in the neighborhood where it is to be located;

(5) The use will be compatible with development adjacent to and near the property under consideration for a special exception;

(6) The use will be consistent with the character and purpose of the zoning district where it is to be located;

(7) The use will ensure that adequate landscaping is provided as required in the land development regulations, or as otherwise required;

(8) The use will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safely, traffic flow and control, and access in case of fire or catastrophe;

(9) The use will be compatible with the existing natural environment of the site, neighboring public parks and properties in the neighborhood as outlined in the city comprehensive plan;

(10) The use will orient and locate buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the building(s) with adjacent development and the surrounding landscape;

(11) The use will have sufficient setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and

outside the proposed development and to control any adverse effects of noise, lights, dust, fumes, and other nuisances;

(12) The use will have sufficient land area;

(13) The use will meet the adopted levels of service required by the city comprehensive plan and the land development regulations.

Sec. 61-85.Variances.

The planning and zoning board or the city commission, as provided for by this Code, may authorize a variance from the provisions of the land development regulations that are not contrary to the public interest. The power and authority to grant variances to parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach will be solely within the jurisdiction of the city commission. In no instance shall a variance be granted to density. The planning and zoning board or the city commission, as applicable, shall not review a variance request until:

(1) An application for such variance has been received by the city manager or specified designee, stating the special conditions and circumstances applying to the building, structure, or land for which such variance is sought. The applicant shall submit a narrative that explains the variance being requested in a manner that addresses the criteria specified in subsection (4) as they relate to the specific request. Since each application is considered based upon the unique circumstances presented by such application, prior decisions of the board or commission shall not constitute grounds for the granting of any variance.

(2) The board or commission has received a report from the city manager or specified designee that evaluates the application based on the criteria required by this section.

(3) The board or commission holds a public hearing after written and posted notice has been given to the extent provided by section 61-23(l).

(4) The board or commission has considered the following criteria and find that they have been substantially satisfied and a hardship exists:

a. The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee;

b. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district; to

c. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land;

d. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agent's agents, or the applicant's predecessors in title. An owner is only entitled to a variance if his predecessor was entitled;

e. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land;

f. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land

development regulations shall include, but not be limited to, the following circumstances:

1. Redevelopment. If the proposed project involves the redevelopment or utilization of an existing developed or partially developed site; or.
2. Substandard lot(s). If the proposed project involves the utilization of an existing legal nonconforming lot(s) ; or
3. Neighborhood character. If the proposed project promotes the established development pattern of a block face, including setbacks, building height, and other dimensional requirements; or
4. Public facilities. If the proposed project involves the development of public parks, public facilities or public utilities; or
5. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

g. The granting of the variance will be in harmony with the general purpose and intent of this chapter;

h. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the planning and zoning board or city commission may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) Under no circumstances shall the planning and zoning board or city commission grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the land development regulations.

(7) The granted variance shall be valid for one-year. To remain in effect after one-year, one of the following must have occurred:

a. An extension of time has been approved by the approving body;

b. Building permits relating to the requested variance have either been applied for or granted; or

c. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board

(8) No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter.

(9) In order to expedite the review of a variance application, a Development Review Committee meeting between the applicant and the city's administrative staff shall be required.

Any requests for an extension of time relating to a variance(s) must be in writing and received by the city manager or specified designee at least six weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

Sec. 61-86. Procedures for appeals from quasi-judicial decisions.

(a) Applicability. This section establishes procedures that shall apply to any appeal of a quasi-judicial decision by the planning and zoning board.

(b) Who may hear appeals. Appeals may be processed and consistent with those outlined in Table 1 - Summary Development Process Table**.** Except for decisions which are declared by these regulations to be the final decision of the city.

(c) When an appeal is filed, all proceedings in furtherance of the action affected by the decision being appealed from shall be stayed, unless the city manager certifies, after the notice of appeal has been filed with the city, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property.

Sec. 61-87. Judicial remedy.

Any person or persons, jointly or severally, aggrieved by any final decision of the planning and zoning board, city commission of the city, may appeal to circuit court within 30 days after rendition of any such decision. The shall be governed by the Florida Rules of Appellate Procedure and other applicable state law.

Secs. 61-88-61.98. Reserved.

DIVISION 3. LEGISLATIVE DECISIONS

Sec. 61-99. Comprehensive plan and future land use map.

This section establishes uniform procedures for an amendment to the comprehensive plan or future land use map. A comprehensive plan and future land use map amendment may be authorized if an applicant can prove the site would better serve the city with another use than the one already designated. Comprehensive plan amendments will follow the procedures set forth in F.S. § 163.3184.

(1) *Application for an amendment to the comprehensive plan and future land use map.*

a. Pre-application. Before any application to amend the comprehensive plan or future land use map is filed by the owner of real property located in the city or by said owner's authorized agent or any resident of the city, the applicant shall attend a pre-application meeting with the Community Development director. The purpose of the meeting is to discuss the proposed amendments and in general, the procedures for preparing a complete application, mailing responsibilities, and scheduled public hearing dates before the decision-making bodies in the city together with the appropriate state, regional and county agencies.

b. Application filing. A request to amend the comprehensive plan and/or future land use map may be made by the city commission, planning and zoning board/local planning agency, staff, owners of real property located in the city or by said owner's authorized agent. The city commission shall set a fee in appendix A for an amendment application to the comprehensive plan and/or future land use map by a property owner of the city.

(2) *Public hearing.* In addition to the notice required by Florida Statutes, notice for each public hearing before the local planning agency and city commission shall be mailed by

the applicant to all persons by certificate of mailing who, according to the most recent tax rolls, own property within 200 feet of the property proposed for rezoning (PD rezoning requires 500 feet notification). The notice shall be mailed at least ten days before the scheduled public hearing. The expense of this mailing shall be borne by the applicant.

(3) *Local planning agency*. After review of the application by staff, the Community Development director shall have a draft ordinance prepared, which, if adopted by the city commission, would affect the proposed changes of the comprehensive plan and/or future land use map. The Community Development director shall forward the application and ordinance to the local planning agency for consideration. The local planning agency shall review the proposed change to the comprehensive plan and/or future land use map and shall make an advisory recommendation to the city commission as to the need and justification for the change.

(4) *Criteria for consideration by the local planning agency.* The local planning agency shall not recommend approval of a plan amendment and make findings, 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 internally consistent and furthers the other goals, objectives and policies set forth in the comprehensive plan;

c. A change in land use designation must be compatible with adjacent land uses existing uses and future surrounding land use and zoning on neighboring properties, and one that will not become a potential nuisance; and

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

(5) *Review and consideration by city commission.* The city commission shall review and consider the application for a comprehensive plan and/or future land use amendment after the local planning agency and Community Development director make their recommendation. The Community Development director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency and the draft ordinance. The city commission shall hold the first reading and public hearing of an ordinance approving the application. If the city commission approves the application for an amendment to the comprehensive plan and/or future land use map on first reading, the ordinance shall be forwarded to the appropriate local, regional and state agencies for review and comment.

(6) *[Community Development director's report.]* The Community Development director shall report to the appropriate state, regional and county agencies, the plan amendments approved by the city commission for consistency review pursuant to F.S. § 163.3184.

(7) *[Findings returned.]* When the state land planning agency returns their findings to the city commission, the city commission shall hold the second reading and public hearing on the ordinance providing for the amendments to the comprehensive plan and/or future land use map.

Sec. 61-100.Land development regulations; excluding height and density.

(a) *Initiation of text amendment.* Land development regulation text amendments may be initiated by:

(1) The owner of real property located in the city or by said owner's authorized agent;

(2) City commission;

(3) Planning and zoning board;

(4) Local planning agency;

(5) City manager or designee; or

(6) City attorney.

(b) *Application for a text amendment.*

(1) Development Review Committee meeting. Before any application for a text amendment to the land development regulations is filed by a property owner or resident; the applicant shall attend a pre-application meeting with the Community Development director. The purpose of the meeting is to discuss, in general, the procedures for preparing a complete application and scheduled public hearings before the decision-making bodies.

(2) Application filing. The applicant shall file the application for the text amendment with the Community Development director and pay the required application fee, as set by the city commission in appendix A. The application shall be accompanied by justification necessary to support the text amendment.

(c) Public hearing. Notice of the local planning agency and city commission public hearings shall be in accordance to F.S. § 166.041.

(d) Review by the local planning agency. After the application for a text amendment has been reviewed by the Community Development director, the local planning agency shall hold a public hearing on the proposed text amendment and make a recommendation to the city commission.

Failure to act upon the proposed text amendment shall not preclude the city commission from adjudicating the proposal.

(e) Criteria for consideration by the local planning agency. The local planning agency shall consider the following criteria for a text amendment:

(1) Consistency with the city comprehensive plan; and

(2) Consistency with applicable sections of the land development regulations.

(f) Review and consideration by the city commission. The Community development director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency, Community development director, and city manager or designee. The city commission shall hold two readings and public hearings to review and consider the application with the recommendation from the local planning agency and the Community development director for a text amendment.

Sec. 61-101. 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.

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

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

(2) 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.

(3) Where it is desirable to provide incentives to coordinate developments with a specific plan.

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

(1) 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.

(2) 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 61-23(l).

(3) 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.

(4) 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.

(c) A development agreement shall include the following:

(1) A legal description of the land subject to agreement and the names of its legal and equitable owners.

(2) 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.

(3) The development uses permitted on the land including population densities and building intensities and height.

(4) 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.

(5) A description of any reservation or dedication of land for public purposes.

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

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

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

(9) 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.

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

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

Sec. 61-102. Vacating easements and public rights-of-ways.

(a) Application requirements. All requests for vacation of easements and rights-of-ways shall be made in writing and shall require the following information:

(1) The name and address of the applicant;

(2) Where possible, a legal description by bounds shall be provided, which shall be accompanied by a map or drawing which also shows the general area involved and the location of the specific property interest to be abandoned;

(3) A narrative explaining the reason for the request for a vacation;

(4) The names and addresses of the owners and occupants of real property abutting the easement or right-of-way which the applicant seeks to have vacated;

(5) The name and address of all public or private utility companies that may be involved or concerned with the vacation;

(6) Letters from abutting property owners; and

(7) Such other relevant information as the city may require.

(b) Waterfront Access. Pursuant to Section 1.02(b) of the City Charter, any right-of-way or access easement that is contiguous to, or provides access to, the waterfront shall require approval by an affirmative vote of four-fifths (4/5) of the City Commission and approval of the electorate, or approval by the electorate through initiative or referendum in accordance with Article VI of the City Charter.

(c) Planning and zoning board review. The planning and zoning board shall hold a public hearing and shall recommend approval with or without conditions or denial to the city commission. Such conditions may include conditions precedent to the effective date of the street vacation to be stated in the resolution. The notification for this process shall follow those outlined within this chapter. In addition to the notice required by Florida Statutes, notice for each public hearing before the local planning agency and city

commission shall be mailed by the applicant to all persons by certificate of mailing who, according to the most recent tax rolls, own property within 200 feet of the property proposed for vacation. The notice shall be mailed at least ten days before the scheduled public hearing. The expense of this mailing shall be borne by the applicant.

(d) Standards for review. When considering an application for approval of an easement or right-of-way vacation, the development review committee, the planning and zoning board, and the city commission shall consider:

(1) The benefit to the general public of the existing easement or right-of-way;

(2) The rearrangement of easement or rights-of-way which will be required to secure a regular and harmonious system for traffic circulation if the vacation is granted;

(3) Whether the right-of-way has been improved, and the extent to which it is currently, or in the future will be, utilized by the general public or utility provider;

(4) Whether the vacation is proposed in conjunction with an application for development approval for adjacent property; and

(5) Whether the proposed vacation is in the public interest, including consideration of impacts on access, utilities, drainage and future infrastructure needs.

(e) Replat Requirement Following Vacation. Any vacation of a recorded easement or public right-of-way shall required the submission and approval of a replat application, unless specifically exempted under subsection a.

(1) Exemptions.

a. Vacation of right-of-way located in residential zoning districts where 25% or more of the lineal frontage of abutting lots are already developed.

b. Partial street vacations or vacations of pedestrian walkways that do not alter lot boundaries or access.

c. Vacations undertaken for assembly of land for public use by the city, county, state, federal or other governmental entities.

(2) The requirement for replating may be waived only if the governing body or designated administrative authority determines the vacation does not materially affect:

a. Lot boundaries or legal descriptions;

b. Access to public infrastructure;

c. Compliance with applicable land development regulations;

d. Public health, safety, or welfare.

(3) All replats must comply with the requirements of Chapter 177, Florida Statutes and the regulations in these Land development regulations.

(f) Review and consideration by city commission. The city commission shall review and consider the application for vacation after the Planning and Zoning board and Community Development director make their recommendation. The Community Development director shall prepare a written report to submit to the city commission which includes the recommendation of the Planning and zoning board and the draft ordinance. The city commission shall hold two readings and public hearings to consider

the application for a proposed vacation. If the city commission approves the application for vacation, the ordinance becomes effective as provided in the body of the ordinance.

(g) Expiration or revocation of approval. A vacation shall have no expiration date, unless otherwise specified in the approval resolution.

(h) Fee. All applicable fees as set by the City Commission in Appendix A.

Sec. 61-103. Changes requiring approval by electors.

Any changes in the land development regulations of the city that would allow an increase in the number of units per acre (density) or an increase in allowable height of buildings must be approved by a majority of the qualified electors of the city.

Secs. 61-103.-61-113 Reserved.

ARTICLE III. CONCURRENCY MANAGEMENT

Sec.61-114. Purpose and intent.

This article is intended to ensure the availability of public facilities and the adequacy of those facilities at adopted levels of service concurrent with the impacts of development. This intent is implemented by means of a concurrency management system which shall measure the potential impact of a development permit application upon the adopted minimum acceptable level of service for roadway, solid waste, potable water, sanitary sewage, stormwater or park facility and/or service as provided in the capital improvements element of the comprehensive plan.

Sec. 61-115. Adopted levels of service.

The level-of-service (LOS) standards for roads, sanitary sewer, solid waste, drainage, potable water, coastal management, and parks and recreation facilities and other facilities shall be those most recently adopted by the City or County.

Sec. 61-116. Concurrency review—General requirements.

A certificate of concurrency shall be required prior to the issuance of any development permit. If a development will require more than one development permit, the issuance of a certificate of concurrency shall occur prior to the issuance of the initial development permit. For preliminary development orders, a concurrency review shall be performed and a conditional certificate of concurrency issued. This conditional certificate of concurrency shall not be binding upon the city. Only those certificates of concurrency issued for development permits shall be binding upon issuance for the duration specified in the certificate of concurrency issued for the development permit. A certificate of concurrency shall automatically expire simultaneously with the expiration of the development permit to which it applies. In the event that the development permit does not have a specified expiration date, the certificate of concurrency shall expire one year from the date of the issuance of the development permit. In the event that a time extension is granted prior to the expiration of the development permit, then the accompanying certificate of concurrency shall be automatically renewed for up to one year after the date of the issuance of the initial development permit. Should the extension equal or exceed one year from the date of the issuance of the initial development permit, a new concurrency review shall be performed for which a reasonable fee shall be assessed in order to defray the cost of the new review.

Sec. 61-117. Same—Burden of proof.

The burden of showing compliance with the adopted levels of service and meeting the concurrency evaluation shall be upon the applicant. The city manager or his/her designee will direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

Sec.61-118. Exemptions.

(a) De minimis development. Single-family and duplex dwellings, to be constructed on existing lots in subdivisions approved for such uses (residential infill), shall be considered de minimis and exempt from concurrency review. Other developments or redevelopments shall be considered to have de minimis impacts and be exempt from concurrency review provided that they comply with all of the following conditions:

(1) The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway may not exceed one percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.

(2) The net increase in traffic (peak hour) generated by the proposed development, added to the total net increases in peak-hour traffic generated by all previously-approved de minimis exemptions on any affected roadway, may not exceed ten percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.

(3) The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway designated as a hurricane evacuation route may not cause the actual level of service of the roadway to fall below the adopted peak-hour level-of-service standard.

(b) Vested projects. Nothing in this article shall be construed or applied to constitute a temporary or permanent taking of private property without the just compensation nor abrogation of vested rights. Any applicant for a development order who alleges that this article, as applied, constitutes or would constitute a temporary or permanent taking of private property or an abrogation of vested rights must affirmatively demonstrate the legal requisites of the claim by meeting all three of the following conditions:

(1) A final development order has been issued on or prior to the adoption of this Code;

(2) Development has commenced; and

(3) Development is continuing in good faith.

Upon demonstrating that all three conditions are met, the applicant will be issued a certificate of exemption from concurrency review by the city clerk/administrator or his/her designee.

Sec.61-119. Minimum requirements for concurrency (standards).

(a) Potable water, sanitary sewer, solid waste and drainage. For potable water, sanitary sewer, solid waste and drainage, one of the following conditions must be satisfied in order to obtain a certificate of concurrency:

(1) The necessary public facilities and services are in place at the time the development permit is issued;

(2) The development permit is issued subject to the condition that the necessary public facilities and services shall be in place prior to the issuance of a certificate of occupancy or statement of zoning compliance, whichever may be applicable;

(3) The necessary public facilities and services are under construction at the time the development permit is issued;

(4) The necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to F.S. §§ 163.3220—163.3243, or development-of-regional-impact (DRI) approval, in accordance with F.S. § 380.06.

(b) Parks and recreation. New residential developments and redevelopments, including subdivision plats and replats, which result in a net increase in dwelling units must provide for any additional unmet recreation and open space needs which they may create. In order to obtain a certificate of concurrency, one of the conditions provided for in subsection (a), or one of the following conditions, must be satisfied:

(1) At the time the development permit is issued, the necessary facilities and services are the subject of a binding contract which provides for the commencement of the actual construction of the required facilities or the provision of service, at a location other than the development site and at the developer's expense, within one year of the issuance of the development permit.

(2) The necessary facilities and services are guaranteed in an enforceable development agreement or development-of-regional-impact (DRI) approval which requires the commencement of the actual construction of the required facilities or the provision of services, at a location other than the development site and at the developer's expense, within one year of the issuance of the applicable development permit. An "enforceable development agreement" may include, but is not limited to, a development agreement executed in accordance with F.S. §§ 163.3220—163.3243. A "development of regional impact" shall be as defined and approved in accordance with F.S. § 380.06.

(3) Prior to issuance of a certificate of occupancy or statement of zoning compliance, whichever is applicable, the developer has provided on-site recreation area(s) and facilities, dedicated other land to the city for open space and/or public recreational purposes, and/or paid a recreational impact fee per additional dwelling unit, in the amount established by the city commission, to be used by the city to acquire and/or develop the necessary additional recreation area(s) and facilities. Any combination of the above measures may be approved by the planning and zoning board in order to compensate for the additional impacts of the proposed development.

(c) Roads. For roads, the following condition, or one of the conditions of subsections (a) and (b) must be satisfied in order to obtain a certificate of concurrency: The five-year schedule of capital improvements demonstrates that the actual construction of the needed road facility or service will be scheduled to commence in or before the third year.

Sec.61-120. Concurrency review; procedure and evaluation.

(a) The city shall use the procedures specified in subsection (c) to determine compliance of an application for a development permit with this concurrency management system. At the time of application for a development permit, a concurrency evaluation shall be made to determine the availability of the facilities or services required to be concurrent.

(b) An applicant for a development permit shall provide the city with all information required by the city so as to enable the concurrency evaluation to be made. This shall include all of the information required in the "Submission Requirements and Methodology for Calculating Projected Demand for Certificate of Concurrency," a copy of which is attached hereto labeled Exhibit A, and made a part hereof by reference and printed at

the end of this article. Official copies of "Exhibit A" shall be made available to the general public for inspection and copying.

(c) Upon receipt of a complete concurrency review application, the city manager or his/her designee shall perform the following concurrency evaluation:

Concurrency Review-Evaluation

The methodology for determining whether the levels of service of city facilities are adequate to support the impact of proposed developments is in Exhibit A at the end of this article. The levels of service of the city and county facilities and services must be sufficient before a development permit can be issued.

(1) For sanitary sewer, solid waste, drainage, and potable water: The concurrency evaluation shall compare the available capacity to the demand of the proposed development. The available capacity shall be determined by adding together:

a. The total of the existing excess capacity, if any; and

b. The total future capacity of any proposed construction or expansion that meets the standards of section 61-119.

A certificate of concurrency shall be issued only if one of the following conditions are met: the available capacity exceeds the demand of the proposed development or one of the standards of subsection 61-119(a) is met.

(2) For parks and recreation: The concurrency evaluation shall compare the available capacity to the demand of the proposed development. The available capacity shall be determined by adding together:

a. The total of the existing excess capacity, if any; and

b. The total future capacity of any proposed construction or expansion that meets the standards of subsections 61-119(a) and (b)

c. subtracting the demand created on available capacity already allocated

A certificate of concurrency shall be issued only if one of the following conditions are met: the available capacity exceeds the demand of the proposed development or one of the standards of subsections 61-119(a) and (b) is met.

(3) For roads:

a. The concurrency evaluation shall compare the existing level of service standards for the impacted roads to the level of service standards, as adopted, for the same. The existing level of service shall be based upon existing roads, including any proposed improvements to those roads, meeting the minimum requirements for concurrency as set forth in subsections 61-119(a) through (c).

b. If the impact of the proposed development does not result in a degradation of the affected roads below the adopted level of service standard, or if one of the standards of subsections 61-119(a) through (c) is met, then a certificate of concurrency shall be issued.

c. If the city determines that a certificate of concurrency will not be issued, that determination shall be reduced to writing, signed by the city manager making the determination, and sent by U.S. Mail to the applicant and/or email.

Sec. 61-121. Annual capacity report.

The annual capacity report shall be prepared each year in conjunction with the development of the capital improvement element of the comprehensive plan. This report shall summarize the actual current capacity of public facilities and services for each of the five preceding and succeeding fiscal years.

Sec. 61-122. Appeals.

(a) A denial of a certificate of concurrency may be appealed by the applicant to the planning and zoning board. A notice of appeal specifying each and every ground in support of granting the certificate of concurrency shall be submitted by the applicant to the city manager or his/her designee, within 20 days from the date of the written denial of the certificate of concurrency. The city manager or his/her designee, shall schedule the appeal to be heard at a public meeting by the planning and zoning board, and shall transmit to the planning and zoning board all papers constituting the record upon which the action appealed from was taken.

The city manager or his/her designee, shall notify the applicant in writing of the date, time and location of the planning and zoning board meeting at which the appeal shall be heard. During the appeal proceeding, the applicant may appear in person or be represented by an agent or attorney. Applicants may be required to assume such reasonable costs as the city commission may determine by resolution, in setting fees to be charged for appeals.

(b) The applicant shall have the burden of proof to establish by the presentation of substantial competent evidence to the planning and zoning board:

(1) That there was an error in the technical determination made by the city manager to deny the certificate of concurrency; or

(2) That one or more of the conditions in section 61-119 are satisfied such that the necessary public facilities and services will be available concurrent with the impact of the development.

(3) Before recommending issuance of a certificate of concurrency, the planning and zoning board shall make specific findings that the certificate of concurrency satisfies subsections 61-119(b)(1) or (b)(2). The affirmative vote of six members of the planning and zoning board shall be necessary to recommend issuance of a certificate of concurrency. Action taken by the planning and zoning board to adopt, amend or rescind the administrative decision to deny the certificate of concurrency shall be documented in writing in the form of a resolution, signed by the chairman or vice-chairman, specifying the grounds therefore. The written decision of the planning and zoning board shall be submitted by the city clerk or his/her designee to the city commission for final action. The city clerk or his/her designee shall give written notice to the applicant of the date, time and location of the city commission meeting considering the certificate of concurrency. The city commission, upon reviewing the record and findings of the planning and zoning board, may adopt, amend or rescind the decision of the planning and zoning board. If deemed necessary by the city commission, in order to supplement the record, the city commission may receive additional testimony and may make inquiry of the applicant and administrative staff. The decision of the city commission shall be reduced to writing in the form of a resolution and shall be final upon the date of execution of the resolution by the mayor.

EXHIBIT A
SUBMISSION REQUIREMENTS FOR APPLICATION AND METHODOLOGY FOR

CALCULATING PROJECTED DEMAND FOR CERTIFICATES OF CONCURRENCY

(1) Purpose. The purpose of this Exhibit is to set forth the minimum submission requirements necessary for the city to review proposed developments for concurrency, as well as to provide a methodology for calculating the projected demand of a proposed project.

(2) Submission requirements. The applicant must supply the following information along with a reasonable fee, as may be amended from time to time by the city commission to defray the cost of the review:

a. Name of owner and/or agent/applicant.

b. Current address of owner and/or agent/applicant.

c. Phone number of owner and/or agent/applicant.

d. Legal description of site.

e. Proposed land use(s).

f. Acreage of site.

g. Square footage of proposed building(s).

h. Number of residential units (if applicable).

i. Number of employees, for commercial or industrial use (if applicable).

j. Any expected special service demands generated by the proposed development (such as solid/hazardous waste demands of a hospital).

k. Data as required by subsequent sections of this Exhibit.

(3) Facility/service demand calculations. The projected public facility/service demands of the proposed project described in an application for concurrency review shall be calculated using the conversion factors and formulae listed below, and the adopted levels of service (LOS) in the city comprehensive plan . Nonresidential uses are included in the adopted LOS. The calculations are listed by public facility and service type. Whenever the term "city" shall appear herein, it shall mean the city manager or his/her designee authorized to review calculations for the concurrency management system. The information necessary to enable the city to perform and/or verify the facility/service demand calculations in paragraphs (3)a. through (3)f. shall be provided by the applicant.

a. Potable Water.

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan

Adopted LOS (gallons/person/day) × 1.84 persons/unit × number of units = demand (gallons/day)

b. Sanitary Sewer.

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan

Adopted LOS (gallons/person/day) × 1.84 persons/unit × number of units = demand (gallons/day)

c. Stormwater Management (Drainage).

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan and the Treasure Island Watershed Management (flood control only), and the Code.

d. Solid Waste.

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan adopted LOS (pounds/day/person) × 1.84 persons/unit × number of units = demand (pounds/day)

e. Recreation.

Adopted open space LOS = as adopted in the capital improvements element in the city comprehensive plan

Project population = number of dwelling units × 1.84 persons/unit

Project population × adopted LOS (acres/person) = demand (total acres)

f. Transportation.

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan

1. Determine the number of trips generated by the proposed project during the p.m. peak hour, using the most recent edition of the Institute of Traffic Engineers trip generation report, or other recognized source of data, with no adjustment for internal capture or passerby trips.
2. If the total number of daily trips is equal to or greater than 450 trips, a transportation study shall be done. The study shall be signed and/or sealed by a registered Professional Engineer.
    i. If no transportation study is required, the applicant is required to provide only the existing peak hour traffic volumes and level of service for the roadway link(s) to which the project driveways connect. This information shall include project traffic.
    ii. The data shall be in conformance with Notes 2.(a) and 2.(b) of "Existing Conditions" below.

(4) Performance of transportation study.

If a transportation study is required, it shall be obtained and submitted to the city by the applicant for a development permit at the applicant's sole expense. Should the city not have the expertise to review the transportation study or should it have justification to claim that the methodology and/or results of the initial transportation study are biased, untrue or otherwise inadequate, a third party consultant shall be hired by the city at the applicant's sole expense, to verify the initial transportation study. The city shall select the third party consultant from a list of consultants retained by the city for this purpose. The applicant shall reimburse the city for the total fee charged by the third party consultant to perform the transportation study, to include city administrative costs.

The transportation study shall be performed in accordance with the requirements set forth in paragraph (5) hereof. Projects which are required to undergo development of regional impact review pursuant to F.S. § 380.06 shall be exempt from the requirements of this transportation study and instead shall submit a copy of the application for development approval to the city as required by state statutes.

(5) Requirements of transportation study.

a. Pre-Application Meeting.

A pre-application meeting between the city and the applicant is required. The purpose of this meeting will be to review the methodology and procedure, establish the study area, and to determine the study period.

b. Define Study Area.

The study area is defined as those roadways and intersections impacted by the project to an extent of one percent or more of peak-hour capacity at the level of service (LOS) adopted in the capital improvements element of the city comprehensive plan. In addition, other variables such as distance from site (e.g., five-mile radius for a DRI project) may also be used.

c. Existing Conditions.

The following existing conditions shall be provided:

1. Existing daily and peak hour traffic volumes and level of service on all arterials and collectors within the study area.
2. Existing LOS at all impacted intersections.

Notes:

(a) The above required data shall be no older than the previous calendar year. Roadway volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for the county or other adjustment factors approved by the city.

(b) The above required level(s) of service for roadways shall be determined in accordance with current FDOT Generalized Level of Service volume tables and procedures presented in the most current Level of Service Standards and Guidelines Manual, or by use of other accepted traffic operations models subject to approval in the pre-application meeting.

(c) The above required intersection levels of service shall be determined using computer software based on the most recent edition of the Highway Capacity Manual, Special Report 209, Transport Research Board, National Research Council.

d. Projection of Background Traffic.

Volume(s) shall be projected for all phases of the development as well as the year of the project completion. Volumes can be determined using one of the following procedures:

1. Multiplying existing volumes by an annual growth factor provided by the city. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.
2. Multiply existing volumes by an annual growth factor developed by the applicant and approved by the city. This growth factor must be based on data collected on five roadways in the vicinity of the project over the last ten years. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.
3. Projected roadway volumes resulting from a travel demand computer model of the area.

e. Project Traffic Generation.

The following procedures and information shall be provided:

1. To determine project traffic generation, the current edition of ITE Trip Generation Report shall be used.
2. Identify all zoning districts, amount of development and trip rates.
3. Trip rates may be obtained from studies of comparable sites in the city or using data from previous traffic generation studies, and are subject to the approval of the city.
4. Any proposed reduction factors for capture of trips between land uses of a mixed use project or for passerby trips shall be provided by the applicant at the methodology meeting and approved by the city.

f. Project Traffic Distribution.

1. If the project generates fewer than 100 peak hour trips, the distribution can be developed based on those of similar projects.
2. For any project, manual gravity model distribution can be developed. The travel-time method described in Chapter 3 of ITE Transportation and Land Development may be used.
3. For any project, computerized distribution models, such as FSUTMS or QRSII, can be developed.

g. Alternative Demand Calculations.

If the applicant claims the standards provided in the demand calculations are not applicable to the proposed project, the applicant shall submit appropriate documentation supporting the proposed alternative demand calculation to the city. Any alternative calculation standard shall be subject to the approval of the city.

Sec. 61-123. Mitigation of Transportation Impacts.

Transportation impacts shall be mitigated in accordance with the Pinellas County Multimodal Impact Fee Ordinance and applicable interlocal agreements, as may be amended.

Sec. 61- 124.-61-134. Reserved.

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, CREATING CHAPTER 61, "PROCEDURES," OF THE CITY OF TREASURE ISLAND LAND DEVELOPMENT REGULATIONS; CONSOLIDATING AND RELOCATING PROCEDURAL, ADMINISTRATIVE, QUASI-JUDICIAL, SITE PLAN REVIEW, SUBDIVISION, APPEAL, AND DEVELOPMENT REVIEW PROVISIONS FROM MULTIPLE CHAPTERS OF THE LAND DEVELOPMENT REGULATIONS INTO A UNIFIED PROCEDURES CHAPTER; PROVIDING FOR REORGANIZATION, CLARIFICATION, INTERNAL CONSISTENCY, AND IMPROVED ADMINISTRATION OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION, AND PROVIDING 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 ordinance is to improve the general understanding and application of the Land Development Regulations by reorganizing and consolidating procedures associated with development applications. This Ordinance supports redevelopment objectives, while promoting increased transparency and understanding of the Land Development Regulations for the City and its residents.

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; Fees and operational charges are established for application processes that have not previously been referenced in the Land Development Regulations. Adoption of these additional applications improves consistency, organization, and recording of properties and land use throughout the City. The costs for these applications shall be adopted into the fee schedule through a separate ordinance and will be associated with the level of staff time required for processing.

(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; The City may incur minor additional administration and staff review costs associated with evaluating PD applications. However, these costs are expected to be offset by application and review fees paid by applicants.

(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

LOCAL PLANNING AGENCY
RESOLUTION NO. 2026-04

A RECOMMENDATION TO THE CITY OF TREASURE ISLAND CITY COMMISSION FOR THE APPROVAL OF AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, CREATING CHAPTER 61, "PROCEDURES," OF THE CITY OF TREASURE ISLAND LAND DEVELOPMENT REGULATIONS; CONSOLIDATING AND RELOCATING PROCEDURAL, ADMINISTRATIVE, QUASI-JUDICIAL, SITE PLAN REVIEW, SUBDIVISION, APPEAL, AND DEVELOPMENT REVIEW PROVISIONS FROM MULTIPLE CHAPTERS OF THE LAND DEVELOPMENT REGULATIONS INTO A UNIFIED PROCEDURES CHAPTER; PROVIDING FOR REORGANIZATION, CLARIFICATION, INTERNAL CONSISTENCY, AND IMPROVED ADMINISTRATION OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

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 20, 2026, 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 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2026-16 creating Chapter 61 "Procedures" and has considered the information received at said public hearing; and

WHEREAS, on August 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2026-16 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 2026-16, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 20th Day of August 2026.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

08-20-2026
Date

ATTEST:

Lisa Marie V. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Vose Law Firm, City Attorney

AGENDA ITEM NO. H.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: First Reading of Ordinance 2026-17 - Amending Chapter 68, Zoning Regulations

BACKGROUND:

The proposed ordinance is the product of the Phase 1 Land Development Regulations Updates approved by the City Commission in August 2023. The project was initiated following the adoption of the City's updated Comprehensive Plan. Florida Statute requires the City's Land Development Regulations to be consistent with the City's adopted Comprehensive Plan. The proposed ordinances brings the standards, definitions, and district provisions of the Land Development Regulations into conformance with the goals, objectives, and policies of the adopted Comprehensive Plan. In addition to addressing Comprehensive Plan consistency, this update responds to zoning conflicts and discrepancies identified by City staff through ongoing administration and application of the Code. These issues were compiled over time by staff and integrated into the proposed amendments as part of this update. The ordinance also reorganizes Chapter 68 to improve clarity and ease of use. Provisions have been restructured and consolidated to reduce redundancy, standardize terminology, and present zoning district requirements in a more consistent and readable format. Collectively, these amendments are intended to bring the zoning regulations into statutory compliance with the Comprehensive Plan, resolve known administrative conflicts, and improve the usability of the Code for staff, applicants, and the public.

POLICY/PURPOSE:

The purpose of these amendments is to improve clarity and understanding of the City's zoning regulations while addressing inconsistencies identified between this chapter and the City's adopted Comprehensive Plan

STRATEGIC PLAN RELEVANCE:

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 proposed amendments included in this ordinance were developed over an approximately 24-month timeline through contracted services with Kimley-Horn as land use planning consultants. The project extended beyond the initially anticipated schedule due to staffing impacts resulting from the 2024 hurricane season. This effort has culminated in four proposed amendments to the Land Development Regulations; the intent of these amendments has remained limited to addressing consistency, clarity, and compliance throughout the Code. These amendments do not alter the existing development potential established within the zoning regulations but rather address changes throughout the chapter that improve clarity and organization of the regulations. Amendments to this chapter include the reorganization and restructuring of various sections, relocation of procedural requirements, addition of simplified language, the expansion of definitions, and the establishment and zoning district assignment of new use types as needed.

FUNDING:

No further funding is required for this phase of the project.

MOTION:

I move to approve Ordinance 2026-17 and schedule a second and final public hearing

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ATTACHMENTS:

Ordinance 2026-17 Chapter 68 Zoning.pdf
Exhibit A to Ord 2026-17 Chapter 68.pdf
Business Impact Estimate - Ord 2026-17.pdf
LPA RES 2026-05.pdf

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA AMENDING, REORGANIZING AND RENUMBERING THE DIVISIONS, ARTICLES AND SECTIONS OF CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES; CREATING SECTION 68-1 "PURPOSE AND INTENT," CREATING SECTION 68-495 "CERTIFIED RECOVERY RESIDENCES," AND CREATING ARTICLE VI "PARKING AND LOADING DESIGN STANDARDS"; AMENDING SECTIONS 68-191 ZONING DISTRICT PURPOSE, AMENDING 68-195 TO REFERENCE COUNTYWIDE PLAN, AMENDING 68-221 UNLISTED USE DETERMINATIONS, AMENDING 68-222 INTENT OF GENERAL PROVISIONS, AMENDING 68-223 PERFORMANCE STANDARDS, AMENDING 68-226 REORGANIZING IMPERVIOUS SURFACE RATIOS, AMENDING 68-242 PERMITTED USES, AMENDING 68-243 FLOOR AREA, AMENDING 68-244 MAXIMUM DEVELOPMENT POTENTIAL CRITERIA, 68-262 PERMITTED USES, AMENDING 68-264 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-282 PERMITTED USES, AMENDING 68-284 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-302 RFH-50 USES PERMITTED, AMENDING 68-304 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-322 CG (COMMERCIAL) PERMITTED USES, AMENDING 68-324 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-342 R/OS (RECREATION / OPEN SPACE) ZONING DISTRICT PERMITTED USES, AMENDING 68-343 DELEGATING AUTHORITY TO ISSUE SPECIAL PERMITS, AMENDING 68-362 PRESERVATION (P) ZONING DISTRICT PERMITTED USES, AMENDING 68-382 I (INSTITUTIONAL) ZONING DISTRICT PERMITTED USES, AMENDING 68-383 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-402 T/U (TRANSPORTATION/UTILITY) ZONING PERMITTED USES, AMENDING 68-403 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-410.02 PR-MU CORE (DOWNTOWN REDEVELOPMENT) ZONING DISTRICT PERMITTED USES, AMENDING 68-410.61 EXTERIOR LIGHTING CROSS REFERENCE, AMENDING 68-512 NONCONFORMING COMMERCIAL USE REGULATION, AND AMENDING 68-561 ALTERNATIVE SETBACK SYSTEMS TOWNHOUSES; REPEALING, REPLACING, OR RENUMBERING REQUIREMENTS CURRENTLY IN THESE

ARTICLES: ARTICLE II "ADMINISTRATION AND ENFORCEMENT" (SECTIONS 68-31 THROUGH 68-35), ARTICLE III "AMENDMENT PROCEDURE" (SECTIONS 68-121 THROUGH 68-125 AND 68-127 THROUGH 68-150), ARTICLE IV "CONCURRENCY MANAGEMENT SYSTEM" (SECTIONS 68-151 THROUGH 68-160), AND ARTICLE X "MISCELLANEOUS REGULATIONS" (SECTIONS 68-571 THROUGH 68-572); AMENDING SECTION 68-2 DEFINITIONS; AMENDING DIVISION 11 (DOWNTOWN REDEVELOPMENT) PR-MU CORE AND PR-MU GULF BLVD. ZONING DISTRICTS BY RENUMBERING AND AMENDING THE FOLLOWING SECTIONS: SECTION 68-410.06 SPECIAL EXCEPTION USES; SECTION 68-410.07 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.08 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.10 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.09 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-410.31; PERMITTED PRINCIPAL USES; SECTION 68-410.36 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.38 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-454 NON CONFORMING LOTS; SECTION 68-457 LOT WIDTH; SECTION 68-458 INTERSECTION AND DRIVEWAY VISIBILITY; SECTION 68-459 REDUCTION OF LOT AREA; SECTION 68-460 MAXIMUM COVERAGE; SECTION 68-461 YARD REGULATIONS; SECTION 68-464 SATELLITE ANTENNA REGULATION; SECTION 68-465 TELECOMMUNICATION TOWERS AND ANTENNAS; SECTION 68-486 OFF-STREET PARKING; SECTION 68-490 RESIDENTIAL TOWNHOUSE USES; SECTION 68-493 HOME OCCUPATIONS; SECTION 68-514 PLACEMENT OF UTILITIES; SECTION 68-541 SETBACK CLASSIFICATIONS; SECTION 68-542 ALLOWABLE ENCROACHMENTS; RENUMBERING THE FOLLOWING SECTIONS 68-126, 68-410.03, 68-410.05, 68-410.30, 68-410.32 THROUGH 68-410.35, 68-410.37, 68-410.39, 68-410.40, 68-410.41, 68-410.68, 68-431, 68-451, 68-462, 68-463, 68-466, 68-482 THROUGH 68-489, 68-491, 68-492, 68-494, 68-495, 68-496, 68-513, AND 68-487; RENUMBERING ARTICLES V THROUGH VII AS ARTICLES II THROUGH IV; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR

CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island ("City") has undertaken a comprehensive review and update of Chapter 68 "Zoning Regulations" of the City Code of Ordinances and Land Development Regulations ("Code") to improve the clarity, organization, internal consistency, and usability of the City's zoning regulations; and

WHEREAS, the update reorganizes Chapter 68 by repealing provisions that are obsolete, redundant, or otherwise addressed by other provisions of the Code or by state law; consolidating related regulations; renumbering and relocating sections into an orderly sequence; and amending regulations to reflect current law, practice, and the goals and policies of the City's Comprehensive Plan; and

WHEREAS, the administration and enforcement provisions formerly located in Article II of Chapter 68 (Sections 68-31 through 68-35) and the concurrency management provisions formerly located in Article IV of Chapter 68 (Sections 68-151 through 68-160) are being reestablished, as revised, in a new Chapter 61 "Procedures" of the Code, adopted by a separate ordinance, and are accordingly repealed from Chapter 68; and

WHEREAS, the specific amendments, repeals, additions, and renumbering are set forth in the strikethrough and underline document entitled "Chapter 68 - Zoning Regulations," attached hereto and incorporated herein as Exhibit A, in which stricken text is deleted and underlined text is added; and

WHEREAS, the off-street parking and off-street loading regulations formerly located in Sections 68-486 and 68-487 are relocated to a new Article VI "Parking and Loading Design Standards" as Sections 68-541 and 68-542; and

WHEREAS, permitted, special exception, and accessory uses within the CG, I, and T/U zoning districts have been expanded to reflect updated definitions for docks and marinas to ensure marine development consistent with the intent and purpose of the respective zoning district; and

WHEREAS, the Local Planning Agency met on the ___ day of _____, 2026, reviewed the proposed revisions to the Land Development Regulations, and recommended approval; and

WHEREAS, the City Commission has reviewed the City's Comprehensive Plan and finds that the 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, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

SECTION 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

SECTION 2. Chapter 68 "Zoning Regulations" of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein, with stricken text deleted and underlined text added. The amended sections include Sections 68-191, 68-195, 68-221 through 68-223, 68-226, 68-242 through 68-244, 68-262, 68-264, 68-282, 68-284, 68-302, 68-304, 68-322, 68-324, 68-342, 68-343, 68-362, 68-382, 68-383, 68-402, 68-403, 68-410.02, 68-410.61, 68-512, and 68-561, together with the sections renumbered and amended as identified in Section 5 of this Ordinance.

SECTION 3. The following provisions are hereby created and added to Chapter 68 of the Code of Ordinances of the City of Treasure Island, Florida, as set forth in Exhibit A: Section 68-1 "Purpose and Intent"; Section 68-495 "Certified Recovery Residences"; Article VI "Parking and Loading Design Standards," consisting of Division 1 "Off-Street Parking" and Division 2 "Off-Street Loading"; and Article VII, which is hereby designated as reserved.

SECTION 4. The following provisions of Chapter 68 of the Code of Ordinances of the City of Treasure Island, Florida, are hereby repealed in their entirety: Article II "Administration and Enforcement" (Sections 68-31 through 68-35); Article III "Amendment Procedure" (Sections 68-121 through 68-125 and 68-127 through 68-150); Article IV "Concurrency Management System" (Sections 68-151 through 68-160); Article X "Miscellaneous Regulations" (Sections 68-571 through 68-572); The provisions of Article II "Administration and Enforcement" and Article IV "Concurrency Management System" are repealed from Chapter 68 in conjunction with their reestablishment, as revised, in Chapter 61 "Procedures" of the Code, adopted by separate ordinance.

SECTION 5. The following sections of Chapter 68 of the Code of Ordinances of the City of Treasure Island, Florida, are hereby renumbered and relocated as set forth in the following disposition table. Sections identified as "Renumbered" are relocated without substantive modification, except that internal cross references are revised to reflect the renumbering effected by this Ordinance. Sections identified as "Renumbered and amended" are relocated and amended as set forth in Exhibit A.

Former Section	New Section	Action
68-2	68-3	Renumbered and amended
68-126	68-2	Renumbered
68-410.05	68-410.03	Renumbered
68-410.06	68-410.04	Renumbered and amended
68-410.07	68-410.05	Renumbered and amended
68-410.08	68-410.05	Renumbered and amended
68-410.10	68-410.05	Renumbered and amended
68-410.09	68-410.06	Renumbered and amended

Former Section	New Section	Action
68-410.30	68-410.13	Renumbered
68-410.31	68-410.14	Renumbered and amended
68-410.32	68-410.14	Renumbered
68-410.33	68-410.14	Renumbered
68-410.34	68-410.15	Renumbered
68-410.35	68-410.16	Renumbered
68-410.36	68-410.17	Renumbered and amended
68-410.37	68-410.17	Renumbered
68-410.39	68-410.17	Renumbered
68-410.38	68-410.18	Renumbered and amended
68-410.40	68-410.19	Renumbered
68-410.41	68-410.20	Renumbered
68-451	68-513	Renumbered
68-454	68-451	Renumbered and amended
68-457	68-452	Renumbered and amended
68-458	68-454	Renumbered and amended
68-459	68-455	Renumbered and amended
68-460	68-456	Renumbered and amended
68-461	68-457	Renumbered and amended
68-462	68-453	Renumbered
68-463	68-458	Renumbered
68-464	68-93	Renumbered and amended
68-465	68-94	Renumbered and amended
68-466	68-459	Renumbered
68-482	68-481	Renumbered
68-483	68-482	Renumbered
68-484	68-483	Renumbered
68-485	68-484	Renumbered
68-486	68-541	Renumbered and amended
68-487	68-542	Renumbered
68-488	68-485	Renumbered
68-489	68-486	Renumbered
68-490	68-487	Renumbered and amended
68-491	68-488	Renumbered
68-492	68-489	Renumbered

Former Section	New Section	Action
68-493	68-490	Renumbered and amended
68-494	68-491	Renumbered
68-495	68-492	Renumbered
68-513	68-514	Renumbered
68-514	68-515	Renumbered and amended
68-541	68-543	Renumbered and amended
68-542	68-544	Renumbered and amended

SECTION 6. Articles V, VI, and VII of Chapter 68 are hereby renumbered as Articles II, III, and IV, respectively, and the divisions thereunder are renumbered accordingly. The reserved section designations throughout Chapter 68 are hereby adjusted to reflect the amendments, repeals, and renumbering effected by this Ordinance, as set forth in Exhibit A, including Sections 68-5 through 68-190, 68-411 through 68-450, 68-460 through 68-480, 68-496 through 68-510, 68-516 through 68-540, 68-545 through 68-560, and 68-571 through 68-580.

SECTION 7. It is the intent 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. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

SECTION 9. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the ___ day of _____, 2026.

SECOND READING and PUBLIC HEARING on the ___ day of _____, 2026.

PUBLISHED in the Tampa Bay Times on the ___ day of _____, 2026 and the ___ day of _____, 2026.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie Kennedy, City Clerk

Approved as to Form:

_____
Vose Law Firm, City Attorney

EXHIBIT A to ORD 2026-17

Chapter 68 ZONING REGULATIONS

ARTICLE I. IN GENERAL

~~DIVISION 1. - GENERALLY~~

Sec. 68-1. Purpose and Intent

The purpose of this chapter is to implement the goals and policies of the Future Land Use Element of the City of Treasure Island Comprehensive Plan. This Chapter establishes official zoning districts, maps, and boundary regulations to guide land use and development in a manner that preserves the unique island character of Treasure Island.

These regulations are designed to:

- Promote orderly growth and redevelopment consistent with the vision of the Comprehensive Plan;
- Protect and enhance the public health, safety, and welfare;
- Maintain the aesthetic and environmental quality of the island community;
- Provide clarity and consistency in the application of land use controls;
- Support resilience and adaptability in the face of coastal hazards and changing conditions;
- Encourage compatible land uses and protect established neighborhoods and commercial areas;
- Facilitate the conservation of natural resources and sensitive lands.

This Chapter shall be interpreted and applied in conjunction with all other provisions of the Land Development Regulations, and shall serve as a foundational tool for land use decision-making in Treasure Island.

Sec. 68-2. Changes requiring approval by electors.

Any changes in the land development regulations of the city that would allow an increase in the number of units per acre (density) or an increase in allowable height of buildings must be approved by a majority of the qualified electors of the city.

~~Sec. 68-1. Rules of construction.~~

~~The city does hereby adopt the Land Development Regulations for the city the following rules of construction. It is intended that these rules and definitions be common to all ordinances comprising the city's Land Development Regulations and that they be either incorporated into each ordinance or more realistically adopted by reference. The following rules for the construction of language shall apply to the text of this chapter:~~

~~(1) The particular shall control the general. In case of any difference of meaning or implication between the text of this chapter and any caption, illustration, summary table, or illustrative table, the text shall control.~~

~~(2) The word "shall" is always mandatory and not discretionary. The word "may" is permissible.~~

~~(3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.~~

~~(4) A building or structure includes any part thereof. The phrase "used for" includes "arranged for," "designated for," "maintained for" or "occupied for." The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.~~

~~(5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either/or," the conjunction shall be interpreted as follows:~~

~~a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.~~

~~b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.~~

~~c. "Either/or" indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.~~

~~(6) The word "includes" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like, kind or character.~~

Sec. 68-~~2~~ 3. Definitions.

Unless specifically defined below or in the specific article in which they appear, words or phrases used in these regulations shall be interpreted so as to give them the meaning they have in common usage, and to give these regulations their most reasonable application. For the purpose of enforcing and administering this chapter, the following words shall have the definitions and meanings as herein set forth.

Abandon means to discontinue or terminate a use for more than 180 consecutive days.

Abutting means to physically touch or border upon, or to share a common property line.

Access, vehicular means the principal means of vehicular ingress and egress to property from a right-of-way or easement.

Accessory use or structure means a use or a structure subordinate to the principal use or building on the same lot and serving a purpose customarily incidental to the use of the principal building, provided any such structure is built with or after the construction of the principal building.

Adjacent means property that touches or is directly across a street, access easement, alley, or right-of-way (except those properties separated by an arterial or collector street) from the subject property.

Adult entertainment establishment means a site or premises, or portion thereof, upon which certain adult use activities or operations are conducted, such as, but not limited to adult arcade, adult bookstore, adult booth, adult theater, special cabarets, physical culture establishments, and adult photographic or modeling studios, including any business establishment whose primary business stock in trade is dependent upon the activities relating to specified sexual activities or specified anatomical areas.

Alcoholic beverage establishment means any establishment devoted primarily to the retail sale of alcoholic beverages for consumption on the premises. May also be generally referred to as a bar.

Alley means a right-of-way providing a secondary means of access and service to abutting property. May also consist of a vehicular-use drive located to the rear of lots providing access to service areas, parking, ancillary structures, or containing easements. ~~a public right-of-way which affords only a secondary means of access to abutting property.~~

Alteration means any change, rearrangement, enlargement, extension, reduction of any structure or part thereof or moving on the same site.

Amortization means the installment costs of a use or structure extended throughout a predetermined life of such use or structure.

Ancillary nonresidential use means off-street parking, drainage retention areas, and open space buffer areas for adjacent, contiguous nonresidential uses.

Animal hospital means any building or portion thereof designed or used for the veterinary care, surgical procedures or treatment of animals, but not boarding of well animals.

Antenna means any exterior transmitting or receiving device used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar), wireless communications signals or other communication signals.

Arcade means an architectural feature or structure including a ~~A~~ series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a covered passageway.

Architect means a person licensed by the state to practice architecture.

Artificial Turf means a manufactured surface resembling natural grass. For purposes of impervious surface, stormwater management, and site development standards, artificial turf shall be considered impervious surface unless demonstrated, through an approved drainage and stormwater plan, to meet or exceed DEP permeability and stormwater management standards adopted pursuant to Florida Statutes §125.572.

Artist studio means a worker's workroom for an individual and their employees for the purposes of activities including but not limited to painting, drawing, ceramics, sculpture, jewelry making, photography, graphic design, dance, glass blowing, film-making, video or film production.

Assembly occupancies means occupancies that include, but are not limited to all buildings or portions of buildings used for gatherings of persons, for such purposes as seminars, conventions, conferences, deliberation, entertainment, dining, religious institution use, amusement facilities or awaiting transportation.

Automobile gas station means any building, structure or land used primarily for the dispensing, sale or offering for sale at retail of any automotive fuels or oils.

Automobile service station means any building, structure or land used primarily for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories, but not including major repair work such as motor overhaul, body and fender repair or spray painting. An automobile service station may provide for minor repair of vehicles and rental of automobiles or trailers.

Autonomous vehicle consistent with FS 316.003, means any vehicle equipped with autonomous technology. The term “autonomous technology” means technology installed on a

motor vehicle that has the capability to drive the vehicle on which the technology is installed without the active control or monitoring by a human operator.

Availability/available with regard to the provisions of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Florida Statues.

Awning means an accessory structure, either temporary or permanent, which is supported by an open framework and is covered by material such as but not limited to cloth, plastic, fiberglass, or metal.

Bar. (See "alcoholic beverage establishment.")

Base flood elevation(BFE) means the elevation of the flood having a one percent chance of being equaled or exceeded in a year as depicted on the flood insurance rate map (FIRM).

Beach shelter means an accessory structure temporary or permanent, consisting of one or more columns and a roof and not including walls or a floor or facilities of any type.

Board of adjustment (BOA) for the purposes of this Code, shall mean the planning and zoning board.

Boarding house (rooming house) means a building other than a hotel or motel where lodging with or without meals for three or more persons not of the immediate family is provided for compensation.

Buffer area means a natural or landscaped area or strip of land, with or without such physical separation devices as a fence or wall, established to separate and insulate one type of use from another use; or to shield or block noise, lights or other considerations; or to separate development from a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building height means the vertical distance from the base flood elevation plus 2 feet of freeboard to the highest point of the building, not including those structures specifically permitted to extend beyond the height of the building, as may be modified by the Height Adjustment Factor.

Building setback line means the required minimum horizontal distance between the front, rear or side lines of the lot and the front, rear or side lines of the building.

Building site means that part of a parcel of land designed to be occupied by the principal building and such accessory buildings or uses customarily incidental to it.

Bus shelter means a covered structure, usually having three walls, located on or adjacent to the right-of-way of a street and designed primarily for the protection and convenience of bus passengers.

Bush means a woody plant, smaller than a tree and having many stems branching out low instead of one main stem or trunk; shrub.

Cafeteria. (See "restaurant.")

Car wash means an establishment for the washing, cleaning, waxing and polishing of the exterior surface of passenger vehicles; and for the incidental cleaning and vacuuming of the interior passenger sections; may be automated, self-serve and or a service provided by an attendant or similar in a commercial setting.

Certificate of compliance means a certificate that is issued by a credentialing entity to a recovery residence or a recovery residence administrator.

Certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively manager by a certified recovery residence administrator,

(1) A Level I *certified recovery residence* houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(2) A Level II *certified recovery residence* encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(3) A Level III *certified recovery residence* offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(4) A Level IV *certified recovery residence* is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

Certified Recovery Residence administrator means a recovery residence administrator who holds a valid certificate of compliance.

Credentialing entity means a nonprofit organization that develops and administers professional, facility, or organization certification programs according to applicable nationally recognized certification or psychometric standards.

Child day care center means a licensed facility which provides, for any portion of the day, care-giving services to three or more persons under the age of 18, who are not related to the owner or operator.

City means the City of Treasure Island located within Pinellas County, Florida.

City Mmanager means the city manager of the Ceity of Treasure Island.

Clinic, medical means a facility which does not provide for overnight accommodations wherein professional services concerning personal health of humans are administered by medical doctors, chiropractors, osteopaths, optometrists, dentists or any other such profession, which may lawfully be practiced in the state.

Clinic, veterinary means a facility which provides for care of animals wholly within a soundproof, air conditioned structure and wherein overnight boarding of animals is accommodated only for medical reasons.

Club, private means building and facilities owned or operated by a corporation, association, person or persons for social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Commercial means a use or other activity, involving the sale or offering, of goods or services for any and all kinds of vocations, occupations, professions, trades, enterprises, establishments, and all other kinds of activities and matters, together with all devices, machines, private, for profit or not, whether salaried or unsalaried, either directly or indirectly, on any premises in this city, or anywhere else within its jurisdiction.

Commercial dock means any dock which will be used in connection with or owned by a hotel, motel, restaurant, social or fraternal club or organization or commercial enterprise of any type whatsoever.

Commercial property means a building, site, or portion of a structure where commercial use activities occur.

Commercial recreation use means a use of the property for a commercial purpose for a per use fee, where the use of the property by the customer is for a recreational use, such as a miniature golf course, a fishing pier or a commercial swimming pool.

Common lot line means a line dividing one lot or parcel from another.

Community residential home, as defined in F.S. § 419.001, means "a dwelling unit licensed to serve clients of the state department of children and family services, which provides a living environment for seven to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." This term may include adult congregate living facilities (ACLFs), assisted living facilities (ALFs), and other comparable care and rehabilitative facilities meeting the statutory definition. This category is restricted to persons who do not require special provisions for emergency evacuation.

Comprehensive plan means the comprehensive plan as defined by F.S. ch. 163 "Community Planning Act" as adopted by the city and which may consist of several maps, data and other descriptive matter, for the physical development of the city or any portion thereof, including any amendments, extensions or additions thereto, indicating the general location for major streets, parks, public utilities, land use or other similar information.

Concurrency means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency management system (CMS) means the procedures and/or process that the city will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Condo-hotel means a hotel or motel comprised of units that are owned by an individual, corporation, or any other legal entity having mandatory membership into an association comprised of all owners within the same development, and is 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.

Condominium means ~~a form of ownership as defined by state statutes~~. a unit available for sale in fee simple contained in a multi-occupancy project subject to covenants, conditions, and

restrictions placing control over the common facilities owned by the condominium. Condominium shall mean a condominium, cooperative, trust, partnership, or other similar association. (See Florida Statues Section 718.103).

Contiguous means the same as abutting.

County means Pinellas County, Florida.

Coverage. (See "lot coverage." , also referred to as “building coverage” See Figure 1)

Density means the number of dwelling units and hotel or motel units permitted on a particular lot or parcel of property. In determining the number of units permitted on a lot or parcel of land, any fraction of a unit in excess of eight-tenths shall be considered to be a whole unit.

Developer means any party seeking to alter the pre-existing conditions on a lot or parcel of land through such activities as the grading, excavation, dredging, filling, paving, construction of new buildings or accessory structures, expansion of existing buildings or accessory structures, total or partial demolition of existing buildings or accessory structures, connection to public utilities, and other activities commonly associated with the improvement of real property.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land altering or land disturbing activities. For example development includes:

(1) Construction, clearing, filling, excavating, grading, paving dredging, mining, drilling or otherwise significantly disturbing the soil of a site.

(2) Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or water management system, and including the long-term storage of materials.

(3) Subdividing land into two or more parcels.

(4) A tree removal for which authorization is required under this Code.

(5) Erection of a sign for which authorization is required under this Code.

(6) Alteration of a historic property for which authorization is required under this Code.

(7) Changing the use of a site so that the need for parking is increased.

(8) Construction, elimination or alteration of a driveway onto a public street.

Development order means any order granting, denying or granting with conditions an application for a development permit.

Development permit means any one of the following:

(1) Building permit;

(2) Site plan;

(3) Final plat;

(4) Special exception;

(5) Variance;

(6) Development orders for developments of regional impact as defined in F.S. § 380.06; and

(7) Any other official action of the city having the effect of permitting the development of land.

Development rights means the number of dwelling units or the amount of commercial square footage which may be constructed on a particular parcel or lot as specified in the zoning regulations.

Director means the Community Development Director ~~city manager of the city~~ and or their designee and/or those to whom they ~~he~~ have ~~has~~ charged the enforcement or interpretation of the land development regulations or selected provisions thereof.

District means any certain described area to which these regulations apply and within which the zoning regulations are uniform.

Dwelling, multiple-family means a building designed for and/or containing three or more dwelling units.

Dwelling, residential means a single-family, two-family (duplex), or multiple-family dwelling which is not a tourist dwelling.

Dwelling, single-family means a building designed for and/or containing only one dwelling unit.

Dwelling, tourist means a single-family, two-family or multifamily dwelling which is used as a tourist dwelling. A residential dwelling shall be considered a tourist dwelling according to the following criteria:

(1) If the single-family, two-family or multifamily dwelling is subject to or operates under any arrangement plan or design whereby the use of the dwelling or unit in the dwelling has been segmented over time so that owners, lessees or holders (regardless of the form of ownership or the form in which the right to use is expressed) of such unit has a recurring exclusive right to use either that dwelling or unit or another unit in the same dwelling according to a predetermined fixed schedule and only if the schedule would permit in any one year a change or turnover of occupancy six or more times, it shall be considered a tourist dwelling.

(2) If the single-family, two-family or multifamily dwelling operates under or is subject to an arrangement plan or design whereby sleeping accommodations and sanitary facilities in the dwelling or in a unit in the dwelling are offered to the public or reserved to private parties, or are advertised as being available, and the use thereof by members of the public or private parties is primarily on a daily, weekly, monthly or seasonal basis, it shall be considered a tourist dwelling. Provided that when the dwelling or unit in the dwelling is the legal domicile, and/or the sole permanent residence of the occupant, occupants, and/or guest(s), a rebuttable presumption arises that the dwelling or unit in the dwelling is not being used as a tourist dwelling. Provided further that if the turnover in occupancy of such dwelling or unit in the dwelling does not change more frequently than six times or more in any continuous 12-month period, then a rebuttable presumption shall arise that the dwelling or unit in the dwelling is not being used as a tourist dwelling. In determining whether a property is used as a tourist dwelling, such determination shall be made without regard to the form of ownership of the dwelling or unit in the dwelling, or whether the occupant, or occupants, has or have a direct or indirect ownership interest in the dwelling or unit;

and without regard to whether the right of occupancy arises from a rental agreement other agreement, or the payment of consideration.

(3) In addition to the above, if a single-family dwelling located in the RU-75 zoning district is operated or used in such a way that it has a turnover in occupancy of more than two times in any one year, it shall create a rebuttable presumption that such single-family dwelling is a tourist dwelling.

Dwelling, two-family (duplex) means a building designed for and/or containing two dwelling units.

Dwelling unit (d.u.) means a single unit consisting of not less than 500 square feet of living area providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation, but not including recreation vehicles, tents, hotels, motels or boardinghouses.

Easement means a grant of a right to use land for specified purposes. It is an interest in land granted for limited use.

Educational facilities means a location used for instruction in any branch of knowledge, and including the following: elementary, middle, and high schools, whether public or private; colleges, community colleges and universities; vocational and professional schools giving instruction in vocational, professional, technical, industrial, musical, dancing, dramatic, artistic, linguistic, scientific, religious or other special subjects.

Effluent means the emission of pollutants from any source.

Engineer means a person professionally licensed by the state to practice engineering.

Erosion Control Line means a boundary line fixed by the state on a nourished beach dividing private and public property (See Florida Statues Section 161.191).

Essential services means public utility facilities above ground which are related to the water, sanitary sewer, storm drainage, solid waste, telephone, cable television, gas and electrical collection or distribution systems that service the city but not including buildings housing employees; or administrative or recreational facilities.

Excavations means removal of 100 cubic yards or more of earth material for purposes other than that incidental to and on the site of authorized construction.

Exhibit hall means an indoor facility for the display of items, art, or materials to the public. This facility may also serve as a place of assembly for lectures or instruction.

FAA means the Federal Aviation Administration.

Fair market value means the value of property or structures, as used in the definition of substantial improvement, as determined by the county property appraiser, or M.A.I. or S.R.A. appraisal, either before the improvement was started, or if the structure has been damaged and is being restored, before the damage occurred.

Family means one or more persons permanently occupying a dwelling unit and living together as a single, nonprofit household unit (excluding section 68-49~~3~~0 pertaining to home occupations). The term "family" shall not be construed to mean a fraternity, sorority, club, commune, monastery or convent or institutional group. ~~Family does not include any society, club, fraternity, sorority, association, or like organization.~~ This definition does not include any group of individuals whose association is temporary or seasonal or similar to a tourist dwelling, resort, boardinghouse, motel or hotel. This definition shall be construed to include those

individuals protected as a family unit by the Fair Housing Act or other applicable laws that do not result in a fundamental alteration of the city's local zoning regulations.

FCC means the Federal Communications Commission.

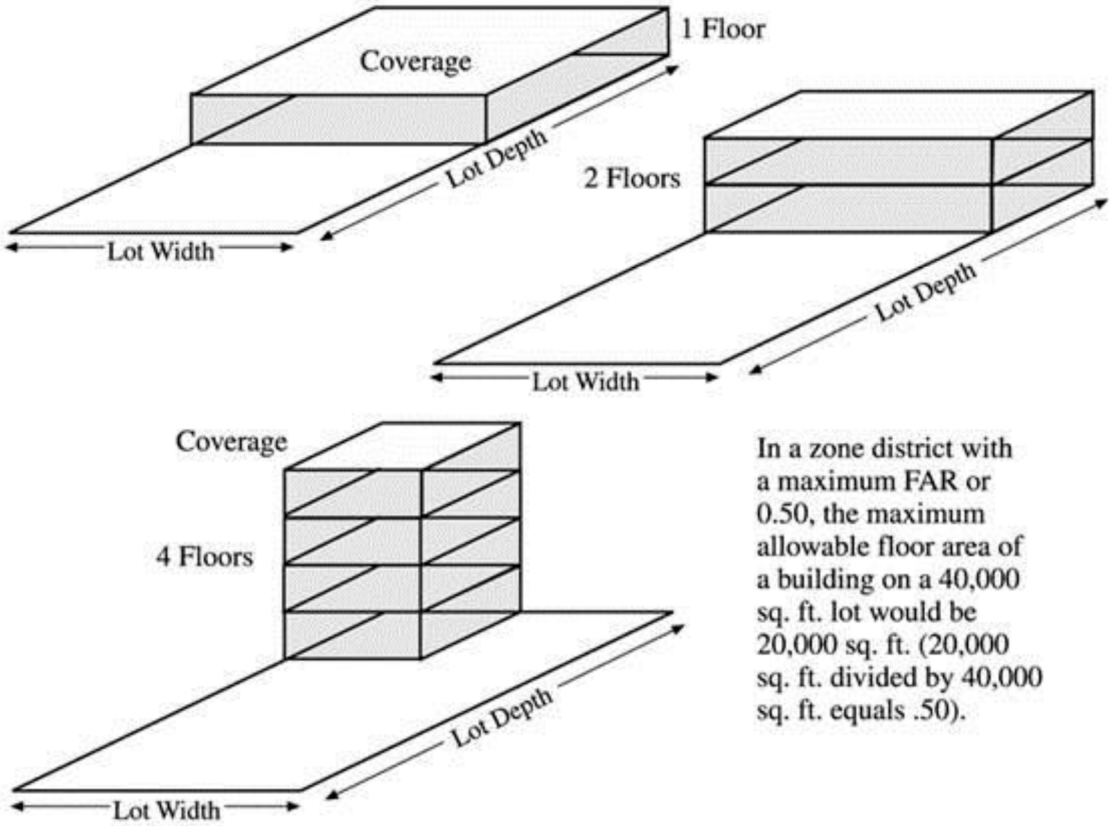
Fence means any construction of wood, metal, plastic, chain link or other industry standard fence materials, erected for the purpose of privacy, protection or ornamentation.

Fence, open means a fence with horizontal or vertical openings not less than 3.5-inches and such that a 4-inch-diameter sphere cannot pass through any opening, between intermediate pickets not greater than 1-1/2-inch cross sections. Any solid perimeter supporting rails shall not exceed 6-inches.

Final development order means a development permit as defined.

Floor area (gross/total) means the sum of the square footage of the floor area of a structure above the base flood elevation plus the square footage of floor area below the base flood elevation that is enclosed measured from the exterior face of the exterior walls or from the centerline of a wall separating two buildings, but not including interior parking spaces or loading space for motor vehicles.

Floor area ratio (FAR) means a measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and division by the net land area.

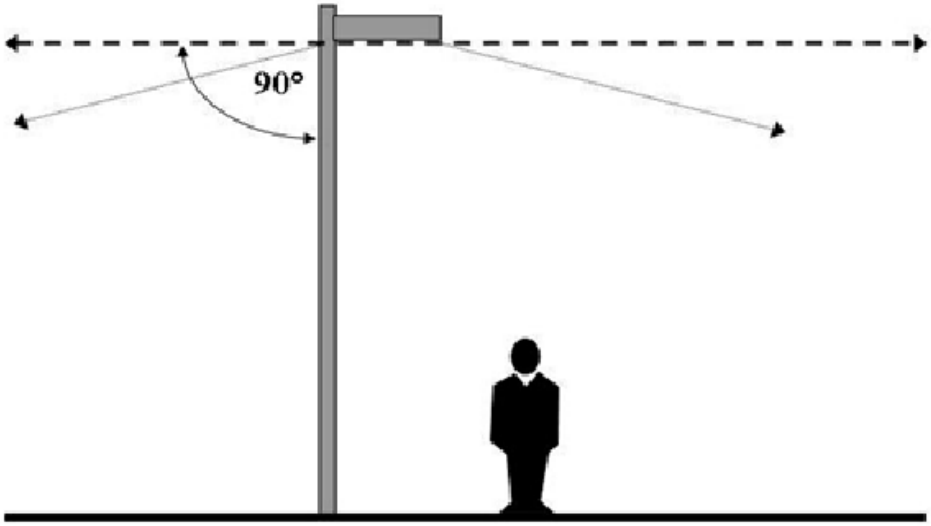


NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

		Gross Building Area (All Floors)
Floor Area Ratio (FAR)	=	
		Lot Area

Floor, base means Floor, base means an enclosed or non-enclosed area beneath an elevated structure used for parking, storage or access.

Floor, lowest means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 202.]



Footcandle means a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot.

Full cutoff fixture means a type of light fixture with no light emitted above the horizontal no light dispersion or direct glare shines above a 90-degree, horizontal plane from the base of the fixtures.

Frontage means the length of the property line for a parcel which runs parallel to, and along, a road right-of-way or public or approved private street, exclusive of an alley~~ways~~.

Governing body means the city commission of the city as legally constituted.

Grade, finished means the finished elevation of a site after all fill, land balancing or site preparations have been completed. The finished elevation shall be inclusive of all grasses, landscaping, decks, patios, slabs or other ground coverings.

Grade, natural means the grade unaffected by construction techniques such as filling, landscaping or berming.

Grandfather clause means a clause creating an exemption based on circumstances previously existing.

Gross usable area means that area which is considered to be the total floor area of a building, minus specified storage areas. The gross usable area shall include all service, kitchen, and outdoor areas used for the purposes of the business.

Group home, as licensed by the state department of children and family services, means a residential family living environment with supervision for six or less people. This is not considered a commercial use. Such a home is for persons who do not require special provisions for emergency evacuation. In addition, no such home may be located within 1,000 feet of another existing group home, with the said distance to be measured in a straight line from the nearest point of the property line of the existing home to the nearest point of the property line of the proposed home, except as provided by law. (Consistent with F.S. 419.001)

Guard means a required railing as defined by the Florida Building Code.

Hedge means a dense row of shrubs or bushes forming a boundary. ~~*Height* means, when referring to a tower, antenna or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, even if the highest point on the tower or structure is an antenna.~~

Height Adjustment Factor means the mathematical difference between the highest natural grade on a property and the resultant base floor. *Home occupation* means the occupation of an individual and/or members of his immediate family conducted entirely in their dwelling when such dwelling is the principal use of the property and all the conditions of this Code, for home occupations, can be affirmatively evidenced and complied with.

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.

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.

Impervious surface means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by stormwater. It includes surfaces such as compacted limerock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, swimming pools and other similar surfaces, and all other artificial or non-natural surfaces. Artificial turf shall be counted as impervious surface unless demonstrated, through an approved drainage and stormwater plan, to meet DEP permeability and stormwater management standards.

Impervious surface ratio (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

Indoor entertainment facility means a location which provides for activities within the confines of a building. Such uses shall include but not be limited to arcade games, miniature golf, movie theater, music, playground equipment, bowling, archery, skating, batting cages, etc. This may also be a location for an exercise facility, martial arts, theater arts, and dance instruction. These facilities generally provide an accessory snack or beverage bar for their patrons.

Intensity means the degree or magnitude of nonresidential development, measured by quantifiable characteristics such as floor area, floor area ratio (FAR), impervious surface coverage, traffic generation, operational characteristics, or demand on public facilities, which

collectively indicate the level of impact a proposed use has on land and infrastructure. For the purposes of this definition and these regulations, Intensity may be used to apply one or more of the included standards.

Junk means inoperative, dilapidated, abandoned or wrecked materials, including but not limited to automobiles, trucks, tractors, wagons, boats and other kinds of vehicles and parts thereof, scrap materials, scrap building material, scrap contractors' equipment, tanks, casks, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery and the like.

Junkyard means a place where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking yards where vehicles are dismantled or wrecked and the used parts are stored and/or sold, house wrecking, and structural steel materials and equipment but not including the purchase or storage of used furniture and household equipment, used cars in operable condition, used or salvaged materials as a part of manufacturing operations.

Kennel means an establishment where domestic animals are bred, boarded or sold.

Land Use means the development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof and land development regulations.

Landfill (earth, soil and hard materials) means addition of 100 yards or more of earth, topsoil, sand, gravel, rock, concrete products or bricks to any lot or parcel other than that incidental to and on the site of authorized construction.

Landscape architect means a person licensed by the state to practice landscape architecture.

Landscape area or green space means an area or areas including beautification strips, consisting of those materials, such as, but not limited to hedges, trees, planted ground cover, sodded and grassed areas and planted floral installations, all of which must be composed of natural plantings only, as distinguished from artificially manufactured planting reproductions.
Liner building means a shallow storefront at ground level, but may extend to the second story and above, used to block the appearance of vehicles in a parking garage along the principal streets.

Live-work unit means a building in which offices, studios, or other commercial uses are located on the first floor and a residential dwelling unit is located above the first floor.

Living level means the number of floors in a building above the base flood elevation plus freeboard.

Loading space (berth) means a space which provides for the loading or unloading of service vehicles and has a minimum size of 12 feet in width, 30 feet in length and 14 feet in height.

Lot means a parcel of land occupied or intended for occupancy by a use permitted in these regulations, including all structures, required yards, parking spaces, and open space and having frontage upon a public or private street right-of-way or easement for ingress and egress purposes. The word “lot” includes the words “plot,” “parcel” and “tract.” ~~(See "parcel.")~~

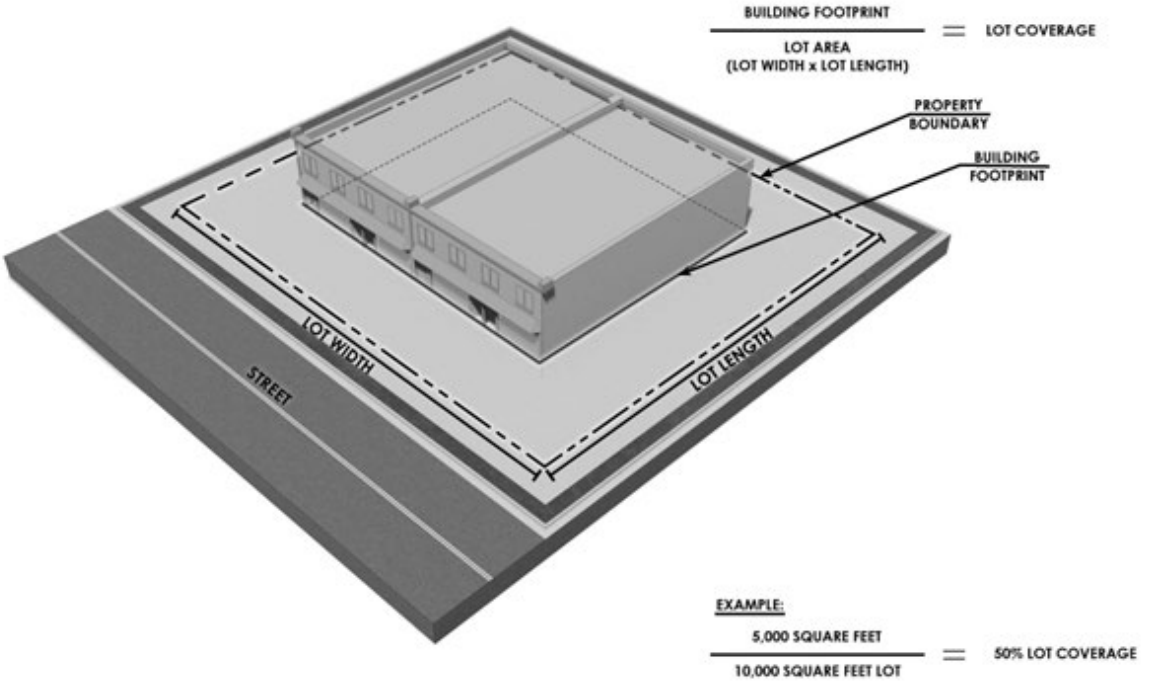
Lot area means the area included within the boundaries of a lot, excluding or proposed right-of-way, whether public or private. ~~horizontal plane area within the lot lines expressed in these regulations in square feet or acres exclusive of public or private dedications.~~

Lot, corner means a lot abutting upon two or more streets at their intersection or at a street corner having an interior angle not greater than 135 degrees. All boundaries abutting streets,

other than an alley or easement, shall be considered front yards, ~~all~~ other boundaries shall be considered rear or side yards based on the orientation of the structure. (See Figure 2~~Attachment One~~).

Lot coverage (also referred to as building coverage or building footprint) means he maximum aera of a lot that is permitted to be covered by roofed structures that are or may be made to be impervious to the weather (measured as a percentage of the lot), lot coverage does not include paved areas such as parking lots, pools, driveways or pedestrian walkways. Lot coverage shall be calculated by dividing building footprint(s) by the area of the lot (See Figure 1). ~~area of the lot expressed as a percentage of the total lot area covered by the ground floor of all principal and accessory uses and structures, including all areas covered by the roof of such uses and structures measured along the exterior faces of the walls or along the foundation wall line or between the exterior faces of supporting columns or from the centerline of walls separating two buildings or a combination of the foregoing whichever produces the greatest total ground coverage for such uses and structures.~~

Figure 1



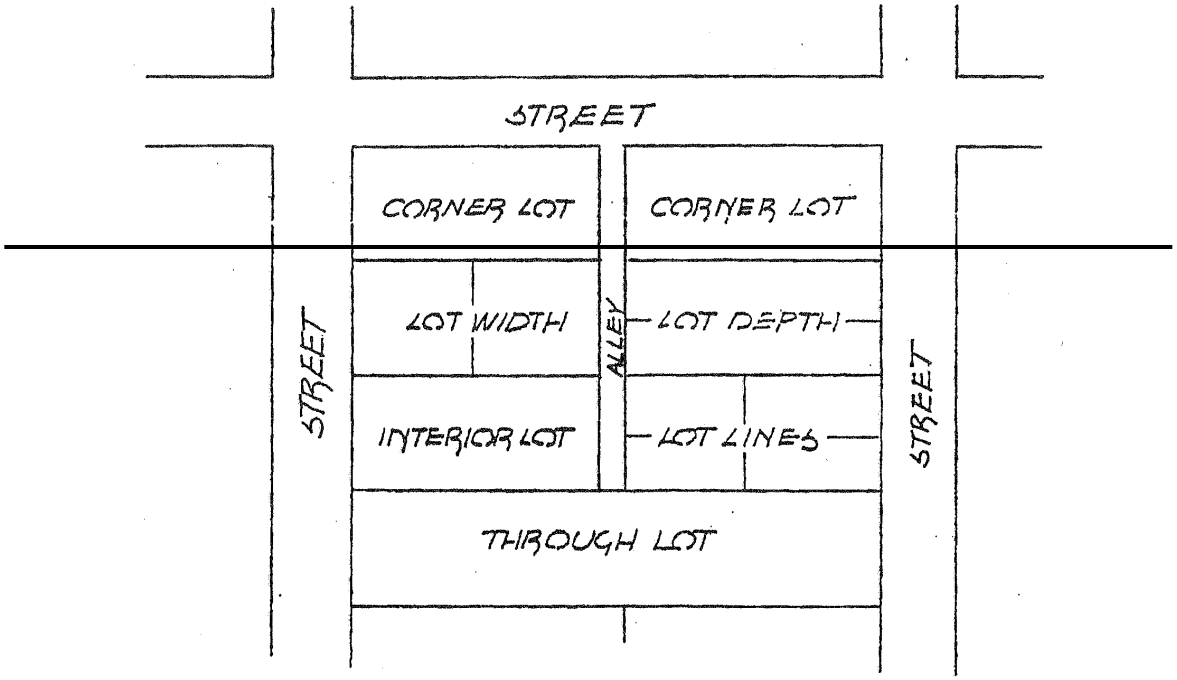
Lot depth (also referred to as length) means the horizontal distance between the front and rear lot lines measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite mean rear line of the lot.

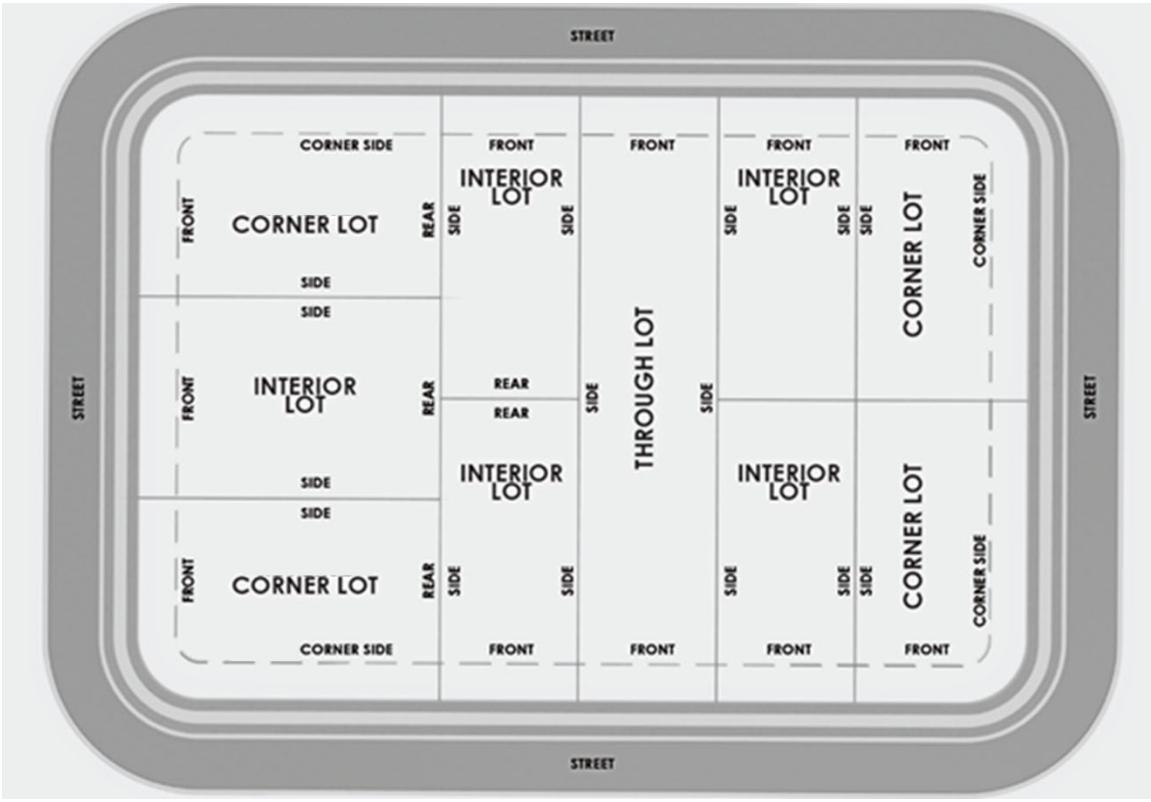
Lot, interior means a lot other than a corner lot with frontage on one street only. (See Attachment One).

Lot line means the boundary that legally and geometrically demarcates a lot. May also be generally referred to as a Property line. ~~line bounding a lot as herein defined as established by ownership except that where a lot line lies within a private street or waterway the edge of the private street right-of-way or waterway shall be considered to be the lot line for the purposes of calculating density, lot, yard and bulk requirements.~~

Lot, through (double frontage) means a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double-frontage lots. ~~an interior lot which has street frontages at opposite boundaries of the lot excluding alleys.~~ (See Figure~~Attachment~~2 ~~One~~).

Figure 2~~Attachment One~~





Lot width means the horizontal distance between the side lot lines measured along the front building setback line of the lot as determined by the prescribed front yard requirements of the zoning district.

Lumen means the unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

Luminaire means the complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Marina~~, boat yard~~ means a site or commercial establishment which provides minor repair, maintenance or sale of boats, marine engines, marine equipment and marine services of all kinds; including but not limited to rental of ~~covered or~~ uncovered boat slips, dock space, enclosed dry storage space, marine railways or lifting or launching services. May include fueling facilities or sewage pump out.

Marina, Municipal means a marina owned, operated, or controlled by the City of Treasure Island, for the purpose of providing marine-related facilities and services to the public, including public docks. The municipal maria is subject to the standards and requirements of *Article III – Municipal Marina and all other applicable provisions of this Code.*

Mean high water means the average height of the high waters over a 19-year period; or for shorter periods of observations, the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value as defined in state statutes.

Mean high waterline (MHWL) means the intersection of the tidal plane of mean high water with the shore as established. (See Florida Statues Section 177.27). ~~defined in state statutes.~~

Medical marijuana treatment center means an entity defined in Article X, Section 29 of the Florida Constitution, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the Florida Department of Health.

Medical marijuana treatment center dispensing facilities means a facility that is established or operated by a medical marijuana treatment center where medical marijuana or any product derived therefrom is dispensed at retail.

Mixed use means a combination of uses, either vertically or horizontally on a single property.

Mixed-use building means a building that contains two or more of the following major use types: residential dwelling units, tourist dwelling units, office, or retail establishments.

Mixed-use development means a building, site, or structure whose use will be for two or more of the following major use types: residential dwelling units, tourist dwelling units, office, or retail establishments.

Motel. (See "hotel or motel.")

Multiuse Private Dock means any dock owned in common or used jointly by the residents of an apartment house (more than two units), condominium or cooperative apartment.

Net usable area means the area accessible to the public, excluding rest rooms, hallways, kitchens, areas behind bars, but including customer waiting areas, exterior patios and decks that are used for customer service.

Noise means a subjective description to an undesirable or unwanted sound. (See "sound.")

Nonresidential use or property means a building, site, or structure which use does not provide for single-family, two family (duplex), or multifamily dwellings.

Nonconforming lot means a single lot, tract or parcel of land shown on either a recorded or unrecorded map, plat, drawing or survey, where such map, plat, drawing or survey was in existence at the time of the adoption of Ordinance 78-18, adopted on February 1, 1979, such lot failing to meet the requirements for area, width and/or depth for any permitted use within the zoning district in which it is located.

Nonconforming structure or use means a structure or land use legally existing at the time of the passage of this Code or amendment thereto, which does not conform to the provisions, requirements, and regulations of the zoning districts in which it is located.

Nursery school or kindergarten means any premises or portion thereof used for educational work or parental care of nonresident children of less than the age required for enrollment in the public school system whether or not for compensation as licensed by the state.

Nursing home or convalescent home means as defined by and licensed as a home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar establishments devoted primarily to the diagnosis and treatment of the sick or injured as licensed by the state.

Occupants means the total number of persons that may occupy a building or portion thereof or other areas designated for occupancy or use at any one time. The term "other areas

designated for occupancy or use" shall be deemed to include, but not be limited to, decks, patios, piers, wharves, or other improved areas of the site for use by the patrons.

Odor means an objectionable smell response in a human being.

Off-site means located outside the lot or parcel lines of the principal use.

Office means a building, room or space where clerical or administrative activities are performed or wherein specialized services such as the offices of a doctor, dentist, lawyer, engineer, architect, chiropractor, osteopath, insurance agent or real estate broker are provided.

Official land use map also known as the official future land use map means the official land use map of the city which depicts the future land use classifications of the comprehensive plan. Such map is herewith adopted by reference and shall not be changed except by order of the city commission as provided for herein.

Official zoning map means the map of all zoning districts, delineating the boundaries of the zoning districts, together with all matters and things shown on such maps, as they are updated and amended from time to time, collectively constitute the "official zoning map." The official zoning map is incorporated by reference and made a part of the land development regulations.

Open space means undeveloped land which is suitable for passive recreation, preservation, or conservation uses.

Outdoor dining means an unenclosed, open air area that contains tables, chairs and other similar facilities which is accessory to a licensed and operating restaurant, bakery, café, candy, confectionary and ice cream stores where food and beverage are served and consumed for pay. Outdoor dining shall not include the preparation of food or beverages, cooking, storage or placement of equipment of any kind, except the temporary placement of implements associated with the service of food. Outdoor dining does not include open air market, outdoor display, outdoor storage, mobile food vending vehicles or any use of property that does not provide a permanent structure for restrooms and kitchen facilities.

Outdoor display means the placement of merchandise, commodities, equipment, materials or articles outside of a building for the purposes of attracting customers and displaying examples of items that are for sale within a building. Display shall be limited to the placement of sample items for sale within the building.

Outdoor occupied space means an area that is not enclosed, but is designed and intended for use on an occasional or more frequent basis. Outdoor occupied space may include patios at restaurants, outdoor garden centers, decks for outdoor music, children's play areas, etc. if the space is intended for use in connection with the principal use.

Outdoor storage means the accumulation of merchandise, commodities, equipment, materials, containers, semi-trailers, inoperable vehicles, or articles outside of a building either used as stock in trade or related to the use of the site. This term does not include outdoor display.

Parcel means a tract of land which may be described by metes and bounds or plat. (See "lot.")

Parking area means any public or private land area designated and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets; may also be referred to as vehicle use area (VUA).

Parking lot means an off-street, ground level area improved for the temporary storage of licensed operable motor vehicles. Does not include an area used exclusively for the display of

motor vehicles for sale as part of an automobile dealership (all references to parking lot may be commercial, private, valet, and/or public in nature unless otherwise specified).

Parking lot, accessory means a parking lot that is located on the same lot as the permitted or special exception use and is subordinate to such use.

Parking lot, off-site means located outside the lot or parcel lines of the principal use.

Parking lot, shared means parking facilities that may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary, or when excess parking is available; joint use of a parking lot or area for more than one principal use.

Parking lot or structure, commercial means a lot or parcel of land or portion thereof, which is not accessory to any other use of the same or any other lot or parcel, and contains parking space rented to the general public for a fee.

Parking lot or structure, private means a parking lot or structure for the exclusive use of the owners, tenants, lessees, or occupants of the lot or parcel on which the parking area is located or their customers, employees, or whomever else they permit to use the parking area.

Parking lot or structure, public means a parking lot or structure available to the public with or without payment of a fee.

Parking lot, temporary means a parking lot established for a fixed period of time. The use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

Parking lot, valet means the parking of vehicles where a fee may or may not be charged by an attendant provided by the establishment for which the parking is provided.

Parking, off-street means a parking area improved for licensed motor vehicles, temporarily stored in connection with a use requiring same. It includes parking spaces, aisles, access drives, landscaped areas, and vehicular access to a public street.

Parking, on-street means the storage space for a licensed motor vehicle that is located within the street right-of-way.

Parking, remote means a parking lot or structure on a site other than the property it serves, usually at a substantial distance, and often connected by a shuttle bus, but located on Treasure Island.

Parking space means an area, enclosed or unenclosed, sufficient in size to store one motor vehicle and permitting the necessary ingress and egress of a motor vehicle.

Parking, special event means parking for a recurring or non-recurring special event activity.

Parking, stacked means the parking of cars in a parallel line, one in back of the other on private property.

Parking structure means a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages and parking decks.

Pedestrian friendly zone means an area on private property, at least four-foot wide, adjacent and parallel to the public right-of-way. The area is meant to expand the sidewalk for the public to utilize.

Permitted use means the specific purposes for which lands or buildings are maintained in accordance with the zoning district regulations of this Code.

Personal service store means an establishment which provides personal services directly to the consumer, such as barbershop, beauty shop and dry cleaning, but which does not have as its primary function the sale of retail goods.

Pervious area means any portion of lot or parcel not required, designated or encumbered by either principal or accessory uses, buildings and structures and other site uses. Pervious area shall be landscaped or retained in the natural state. Other materials may county as partially pervious as outlined in Chapter 76.

Planning and zoning board means the advisory body to the city commission of the city as legally established and referenced in this Code.

Plat means a map depicting the division or subdivision of land into lots, blocks, parcels, tracts or portions thereof; however the same may be designated.

Plat of record means a plat which conforms to all the requirements of the applicable laws of the state and this Code and has been filed and recorded in the office of the clerk of the circuit court for the county.

Pool Structure means any structure or portion of a structure that contains, supports, or is associated with a swimming pool, including the pool shell itself and any appurtenant features. Including but not limited to the pool shell, decking or slabs, attached spas or hot tubs.

Portable means able to be moved or carried about by two persons.

Preliminary development order is one of the following:

(1) Rezoning;

(2) Special exception;

(3) Preliminary plat approval.

Premises means any lot and/or all buildings and structures thereon.

Principal use or structure means a use or a structure in which is conducted the predominant or primary function or activity of the lot upon which it is located.

Private yacht club means a site of at least six acres or more which contains at least 20 boat slips contiguous thereto, owned by its members, which members pay dues assessed on no less than an annual basis, the use of which is restricted predominantly to the members and owners, and the use of which is primarily devoted to the promotion of private yachting and boating activities, tennis and other outdoor sports and social activities related thereto.

Professional planner means a person who is a full member of the American Institute of Certified Planners and may be registered by the state as a professional planner.

Professional services means business, including but not limited to, providing the following: medical, veterinary, and other health care services; legal services; consulting, engineering and architectural services; and accounting, auditing, and bookkeeping services in an office setting.

Property line. (See "lot line.")

Property owners' association means a nonprofit organization recognized as such under the laws of the state operated under recorded land agreements through which each owner of a portion of a subdivision, be it a lot, home, property or any other interest, is automatically subject to a charge for a prorated share of expenses either direct or indirect for maintaining common properties within the subdivision, such as roads, parks, recreational areas, common areas or other similar properties. Within the text of this Code, a property owners' association is considered a single entity for property ownership.

Public dock means a fixed or floating water-dependent structure available for use by the general public for water access, recreation, or transient docking. Public docks shall not be reserved for private or exclusive use and shall not function as a residential accessory or private marina. Limited day-use amenities may be provided; however, overnight docking and long-term storage are prohibited unless specifically approved by the City.

Public facilities and services means those covered by the city comprehensive plan required by F.S. § 163.3177, and for which level of service standards must be adopted. These are:

(1) Roads;

(2) Sanitary sewer;

(3) Solid waste;

(4) Drainage;

(5) Potable water;

(6) Parks and recreation.

Public notice means the legal advertisement given of an action or proposed action of the city commission as set forth in these regulations or applicable statute of the state.

Public, semi-public uses means those primary and secondary uses listed under the P (Preservation), R/OS (Recreation/Open Space), I (Institutional), and T/U (Transportation/Utility) zoning districts.

Rear lines means those lines adjoining lots or alleys in the rear.

Recreation area or space (private) means an accessory use consisting of one or more areas, enclosed with a structure and/or open, devoted to the active and/or passive recreational enjoyment of one or more persons residing within the principal use to which it is accessory. When developed and/or equipped for various recreational pursuits, the areas shall not be allowed for any other required site uses except open and/or rear building setback areas.

Redevelopment means the reuse, demolition and reconstruction or substantial renovation of existing buildings or infrastructure.

Religious institution use means a site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise as protected by the Religious Land Use and Institutionalized Persons Act.

Residential structure means a structure whose use will be for a single-family home, two-family (duplex), three-family dwelling units, or multifamily dwellings inclusive of apartment house, a townhouse, a condominium, or any type of dwelling unit.

Residential use or property means a building, site, or structure whose use will be for a single-family, two-family (duplex), three-family dwelling or multifamily dwellings.

Restaurant means an establishment where food is ordered from a menu, prepared and served for pay, for consumption on the premises but not a drive-in restaurant. May also be generally referred to as a Cafeteria.

Restaurant, drive-in means any food or beverage dispensing operation at retail to the general public where the public is served while remaining in automobiles or other motor vehicles.

Retail establishment means any facility where the primary use is the sale of goods or merchandise to the general public. Limited processing or assembly may be permitted as accessory to the selling activity.

Retaining wall means a vertical or near-vertical structure built out of rock, block, wood or other similar material and used to either directly support retained material or to serve as a facing of a cut slope. The definition includes other systems designed to retain earth or other materials such as a geosynthetic-reinforced wall. A retaining wall shall be constructed so that it does not drain onto adjacent private property. The finished grade of the retained material shall be no more than 6" below the top of structure.

Rezoning, an amendment to the zoning map which changes the zoning classification of a parcel or parcels of land.

Right-of-way (ROW) means the area of a highway, road, street, way or parkway or other such strip of land reserved for public use, whether established by prescription, easement, dedication, gift, purchase, eminent domain or any other legal means.

Satellite antenna means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices. The height of a ground-mounted antenna shall be the maximum height to which it is capable of being raised and shall be measured from the highest point of the finished grade of the roof adjacent to the structure. A satellite antenna shall be considered as an accessory structure when it is not part of a public utility. A web or mesh type antenna is an antenna primarily constructed of a web or mesh material so that it does not substantially impair visibility. A ground mounted or "short pole" installation denotes a pole of nine feet or less in height. A "long pole" installation denotes a pole of greater than nine feet in height which is braced to the side of a building for added rigidity.

Setback Adjustment Factor means the mathematical difference between the highest natural grade on a property and the resultant base floor.

Sediment means the mineral or organic particulate material that is in suspension or has settled in surface waters or groundwaters.

Service station. (See "automobile gas station and automobile service station.")

Shrub means a low growing perennial, woody or evergreen plant with persistent stems.

Side lines means those lines between lots facing the same street or alley.

Special care facility means an institution such as a hospital, nursing home, or similar type of facility established for the care of non-ambulatory patients or clients who require special provisions for emergency evacuation. Community residential homes providing care for non-ambulatory clients requiring special provisions for emergency evacuation are specifically included in this definition for regulatory purposes.

Special event means an approved activity that can be either recurring or non-recurring. Generally, more than 100 people and/or where the event will interfere with vehicular or pedestrian traffic and is beyond regular property usage or where higher concern exists for the protection of participants, users and/or property. Such event is usually for a short duration of time and is usually an entertainment, education, cultural, or neighborhood event including, but not limited to, activities such as races, carnivals, festivals, parades, large company picnics and private fundraisers. ~~organized neighborhood yard sales, neighborhood block parties, wedding receptions on the beach, spaghetti dinners, special beach events, beach clean-ups, outdoor concerts and movies, outdoor morning markets, bazaars, parades, and carnivals.~~ Such events extend beyond the normal uses and standards allowed by the land development regulations of the city.

Special Permit means a permit issued by the Community Development Director ensuring compliance with this chapter, for developments not otherwise requiring a building permit.

Special exception (SE) means a use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location, and relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity and is permissible. Such uses may be in accordance with the procedures as set forth in this Code.

State means the State of Florida and all its duly appointed agencies.

Statement of zoning *compliance* means a statement issued by the city manager or designated representative of the city setting forth that the permitted construction has been completed in compliance with the approved plans and specifications and conforms with all provisions of the land development regulations.

Store, convenience means a small retail establishment which sells a general line of goods and products intended for the convenience of surrounding residents and whose gross floor area does not exceed 3,000 square feet.

Store, retail means an establishment which sells goods or products directly to the public for compensation.

Stormwater means any stormwater runoff, and surface runoff and drainage.

Stormwater management system stormwater management, or stormwater system has the same meaning within this article and means all facilities, manmade structures, all natural watercourses used for collecting, treating, storing and conducting stormwater to, through and from drainage areas to, and including points of final outlet. A stormwater management system may include but is not limited to any or all of the following: inlets, conduits, valves, creeks, lakes, channels, catch basins, ditches, streams, drainage wells, gulches, gullies, flumes, culverts, siphons, retention or detention basins, dams, flood walls, levies, spillways, pumping stations, and appurtenant features to all of the foregoing. .

Street means any public accessway such as a street, road, highway, avenue, boulevard, alley, terrace, circle, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-ways intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and private easements for ingress and egress. ~~any thoroughfare, street, avenue, boulevard, highway, parkway or space which may or may not be dedicated or deeded to the public for use and which affords the principal means of access to abutting property for the purposes of vehicular travel.~~

Street, arterial (major) means streets and highways serving major metropolitan activity centers, the highest traffic volume corridors, the longest trip desires, and a high proportion of total urban area travel on a minimum of mileage. Service to abutting land should be subordinate to the provision of travel service to major traffic movements. This system carries the major portion of trips entering and leaving an urban area, as well as the majority of through movements desiring to bypass the central city, and normally will carry important intra-urban as well as intercity bus routes.

Street, arterial (minor) means streets and highways interconnecting with and augmenting the urban principal arterial system and providing service to trips of moderate length at a somewhat lower level of travel mobility. The system places more emphasis on land access and

distributes travel to geographic areas smaller than those identified with the higher system. It includes all arterials not classified as major.

Street, collector means streets penetrating neighborhoods, collecting traffic from local streets in the neighborhoods, and channeling it onto the arterial system. A minor amount of through traffic may be carried on collector streets, but the system primarily provides land access service and carries local traffic movements within residential neighborhoods, commercial and industrial areas. It may also serve local bus routes.

Street, expressway means a street which is to be used only for the movement of vehicles providing for no vehicular or pedestrian access to abutting property except at permitted, authorized and controlled points. The acquisition of right-of-way for expressways includes the acquisition of access rights thereto.

Street, limited access means a highway or freeway which does not permit access except at authorized and controlled points. The acquisition of right-of-way for such highways or freeways usually includes the acquisition of access rights thereto. Access may also be limited through methods other than acquisition of access rights.

Street, local means streets not classified in a higher system, primarily providing direct access to abutting land and access to the higher systems. They offer the lowest level of mobility and usually carry no bus routes. Service to through traffic is deliberately discouraged.

Street, marginal access means a street which is parallel and adjacent to an expressway, arterial or limited access street or in the immediate vicinity of such streets and which has as its principal purpose of relieving such street from local service of abutting property by providing protection from conflicts with through traffic. A marginal access street may also be called a frontage street.

Street, private means any street existing prior to or at the time of adoption of this Code which has not been dedicated for public use and not accepted for ownership or maintenance by the appropriate public agency. After adoption of the ordinance from which this chapter was derived, private streets shall be limited to property under single ownership or a property owners' association.

Street, public means any street designed to serve more than one property owner which is dedicated to the public use and accepted for ownership and maintenance by the appropriate public agency; includes any street right-of-way dedicated to the public prior to or at the time of adoption of the ordinance from which this chapter was derived. Streets controlled by a property owners' association may be retained as private streets by the association as long as the association accepts the obligation for complete control and maintenance. A street designed to serve more than one property owners' association must be public.

Street wall means the part of a building that faces the street, but it generally refers to how and where several buildings line up to define a proper walking environment. At the most basic level, buildings should be set back an equal distance so that facades are even for as far as a pedestrian can see. A street wall helps to promote walking over automobile use by fostering a feeling of safety. Because the upper floors of urban buildings define an enclosed visual space for the pedestrian, they expand the view down the street.

Structural alteration means any change, except the repair or replacement, in the supporting members of a building such as bearing walls, columns, beams or girders; or the rearrangement of interior partitions and/or space affecting more than 20 percent of the total floor area of the building.

Structure means that which is built or constructed . A lawfully permitted mailbox, as provided for in subsection 68-458(5e), shall not be deemed to be a structure.

Subdivision means the division of real property into three ~~two~~ or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land, or if the establishment of new streets and alleys is involved, any division of such parcel. The term includes resubdivisions and, when appropriate to the text, relates to the process of subdividing or to the lands or area subdivided; however, the following shall be exempt:

(1) The public acquisition of strips of land for the widening of existing streets;

(2) The combination or recombination of portions of previously platted lots where no new parcels or residual parcels smaller than any of the original lots are created;

(3) The division of land into parcels greater than one and one-fourth acres where no new streets or easements of access are planned;

(4) The transference of part of one lot or tract to an adjacent lot or tract provided the transference does not reduce any lot or tract to an area or width less than the minimum specified in this chapter.

Submerged land means the land area situated below the mean high water line of a standing body of water, including ocean, estuary, lake, pond, river or stream. For the purpose of this definition retention areas that are a function of development and wetlands shall not be considered submerged land.

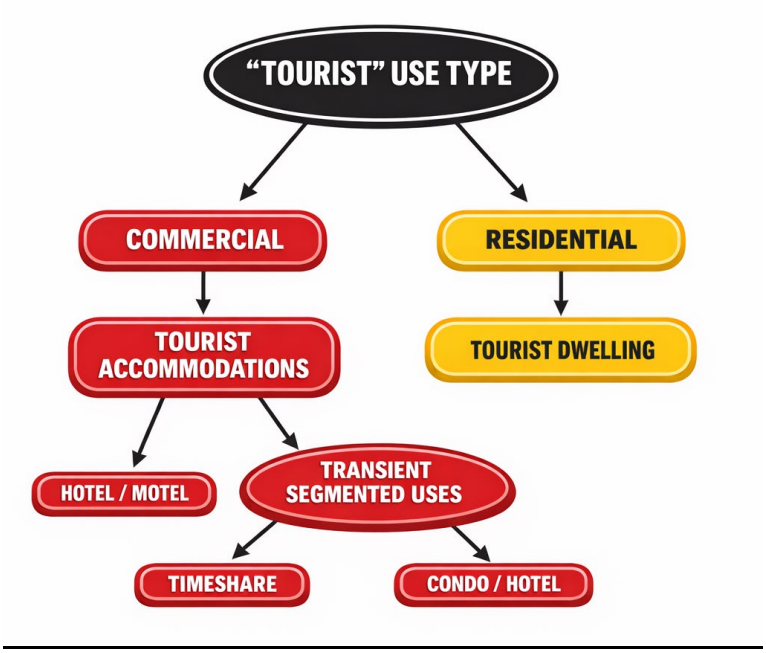
Survey, certified means a survey, sketch, plan, map or other exhibit containing a written statement regarding its accuracy or conformity to specified standards certified and signed by the registered surveyor under whose supervision the survey was prepared.

Surveyor means a person licensed by the state to practice land surveying.

Temporary means a time period of not more than 90 days.

Tourist Accommodations, also known as *Tourist Lodging*, means commercial lodging use designed, intended, or operated for the temporary lodging of visitors for compensation, where occupancy is transient in nature. If the occupancy of any such unit does not change more frequently than six times or more in any continuous 12-month period, then a rebuttable presumption shall arise that the unit is not being used for transient accommodation. Tourist Accommodation includes hotels, motels, and similar transient lodging establishments, which may consist of individual rooms or segmented lodging units operated under unified or coordinated management, and may include customary accessory services such as lobbies, food and beverage service, meeting spaces, and related amenities. Tourist Accommodation is a non-residential use and does not include dwelling units, tourist dwellings, vacation rentals, or any unit intended or used for permanent or long-term residential occupancy, regardless of ownership structure. Any owner occupancy shall be limited to no more than ninety (90) days in any consecutive twelve (12)-month period, except for a permitted resident manager unit.

Figure 3



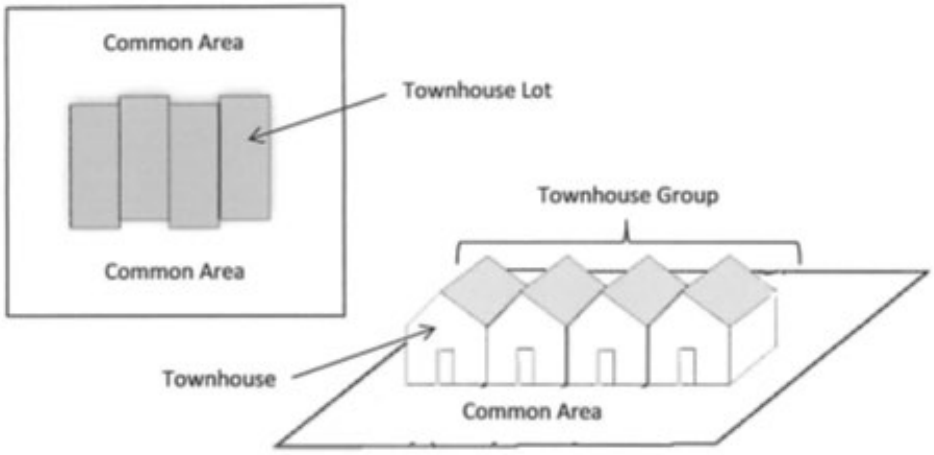
Tower means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmission/relay towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto.

Tower Height means, when referring to a tower, antenna or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, even if the highest point on the tower or structure is an antenna.

Townhouse or *townhouse unit* means two or more residential dwelling units within a structure having common side walls, front and rear yards, and individual entry ways, but with no unit located above another unit. ~~an attached, privately owned single-family dwelling unit which is a part of and adjacent to other similarly owned single-family dwelling units that are connected to but separated from one another by no more than two party walls having no doors, windows, or other provisions for human passage or visibility. A townhouse or townhouse unit may only be developed with one dwelling unit.~~

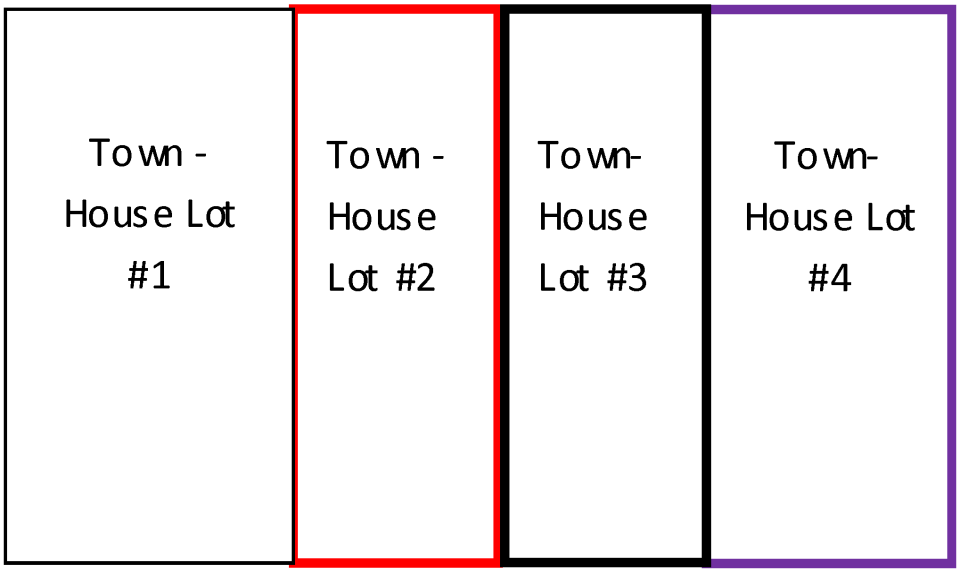
Townhouse development means a site for the design and development of townhouse group(s) that allow for individual ownership of a townhouse or townhouse unit.

Example #1: Townhouse Development with Common Areas



Example #2: Townhouse Development without Common Area.

The individual townhouse lots encompass all of the land in the townhouse development. Typically, there are easements recorded with the townhouse lots to ensure utility services and ingress/egress access is provided to each townhouse lot.



Townhouse group means a cluster or grouping of townhouse units containing no less than three and no more than ten townhouse dwelling units contiguous to one another. A townhouse group or groups are located in a townhouse development. The townhouse group consists of the attached townhouse units in one structure.

Townhouse lot means a recorded and deeded lot upon which a townhouse or townhouse unit is developed. Only one townhouse unit may be constructed on a townhouse lot.

Transient Segmented Use / Transient Accommodation means a non-residential lodging use consisting of a building or portion of a building containing multiple individual sleeping rooms or suites that are rented separately for transient occupancy and do not constitute dwelling units. Such uses are characterized by short-term stays, high occupant turnover, and centralized ownership, control, or management, and are made available for rental on a continual daily, weekly, or monthly basis. If the occupancy of any such unit changes more frequently than six (6) times within any continuous twelve (12)-month period, the unit shall be presumed to be used for

transient accommodation. Conversely, if the occupancy does not change more than six (6) times within the same period, a rebuttable presumption shall arise that the unit is not being used for transient accommodation.

Unity of Title means multiple parcels of land are considered as a single, unified property for specific legal purposes.

Unnecessary Hardship means a non-self created characteristic of the property in question which renders it virtually impossible to use the land for the purpose or in the manner for which is it zoned.

Use, accessory. (See "accessory use.")

Use, principal. (See "principal use.")

Vehicle means a conveyance for persons or materials, as may be licensed by the state.

Wall means when used in the context of the fence, wall, retaining wall and hedge regulations a wall that is masonry with a stucco finish or has a finish of natural materials, such as brick or stone, or has a finish which is accepted for use in the industry.

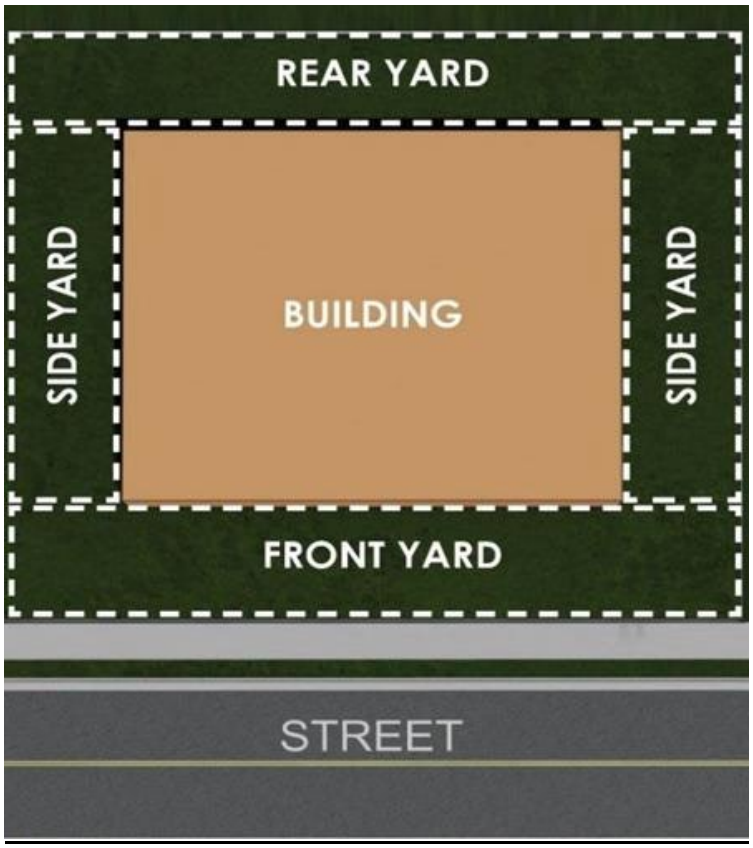
Yard means that open area of a lot or parcel which is provided as a setback and is unoccupied by any structure.

Yard, required front means a yard extending across the full width of the lot or parcel measured along the frontage of the lot or parcel and ~~from~~ the building setback line. (See Figure 3 ~~Attachment Two~~.)

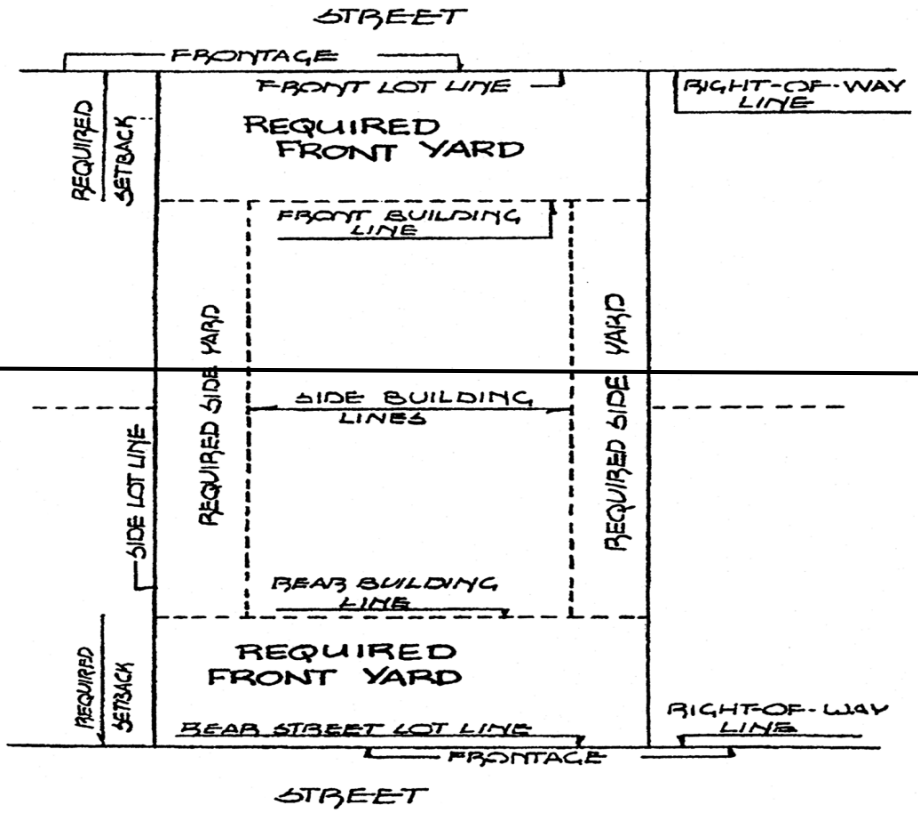
Yard, required rear means a yard extending across the full side line width of the lot or parcel and measured between the rear line of the lot or parcel and the building setback line. (See Figure 2 ~~Attachment Two~~).

Yard, required side means a yard extending along and parallel to the side line and building setback line and located between the required front, rear or waterfront yards. (See Figure 4 ~~Attachment Two~~).

Figure 4



Attachment Two



Yard, waterfront means a yard or any portion thereof on lots abutting a waterfront and extending across the full width of the lot or any portion thereof or parcel and measured from the mean high water line, property line or seawall, whichever is closer and the building setback line.

Zoning means the division of land within a jurisdiction into separate districts within which uses are permitted, prohibited or permitted as a special exception. Brief definitions of the different types of uses and structures as relates to zoning are explained in the article III~~VI~~. Zoning establishes site regulations, such as building heights, density, floor area ratio, setbacks, building coverage, impervious surface ratio, etc.

Zoning districts are established to promote compatible patterns of land use within the city limits. Zoning districts also establish site development regulations and performance standards appropriate to the purposes and the uses allowed in each district. Distinct zoning districts exist for residential, resort, commercial, recreation/open space, etc. uses.

~~Secs. 68-5—68-30. Reserved.~~

~~*ARTICLE II. ADMINISTRATION AND ENFORCEMENT*~~

~~*DIVISION 1. GENERALLY*~~

~~Sec. 68-31. Administrative official.~~

~~The city commission hereby designates the city manager, as defined, as the administrative official charged with the responsibility for administering and enforcing this chapter. As provided for, this responsibility and authority shall remain with the city manager or designee.~~

~~Sec. 68-32. General procedure.~~

~~All persons desiring to undertake new construction, structural alteration, or changes in the use of a building or lot for any commercial or multiple-family dwelling or townhouse development, shall first attend a pre-development review committee meeting to facilitate and expedite the building application permitting process. All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager or designee for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee, as set by the city commission in appendix A. The city manager or designee will then either issue or refuse the building permit or refer the application to the city commission or the planning and zoning board. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager or designee finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.~~

~~Sec. 68-33. Amendment and variance fees.~~

~~Any application for a change to the city zoning map, application for change of zoning district, or application for a variance, shall be submitted on a form as prepared by the city and submitted to the city manager or designee, and shall be accompanied by a fee as set by the city commission in appendix A.~~

~~Sec. 68-34. Pre-development review committee.~~

The intent of this section is to create a pre-development review committee in order to expedite permitting and plan approvals by reviewing site and building plans prior to permit application submittal and may serve as the required pre-application meeting, required in this Code. The pre-development review committee is a staff administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the city. The pre-development review committee's review is not an approval or denial and will not serve as a recommendation for approval or denial of the application. Digital plans shall be submitted no later than close of business one week before the scheduled DRC meeting and those plans must include:

(1) Construction plans with scale showing site dimensions, structure location, setbacks, parking areas, interior floor plans with overall dimensions; and building elevations with heights, shown from base flood elevation inclusive of the height adjustment factor. Plans may be unsigned and unsealed; and

(2) Site plan or survey showing existing structures.

The city manager or designee may waive any of these submittal requirements.

Sec. 68-35. Administrative waivers.

(a) *Purpose.* Administrative waivers provide a process for the city staff to consider requests to waive or modify certain standards of this Code when, special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development regulations otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

(b) *Applicability.* An administrative waiver may be granted to waive or modify any requirement of the land development regulations (LDR) except: permitted land uses; density; floor area ratio; specific prohibitions (for example, prohibited signs), or procedural requirements.

(c) *Review authority.* The CID director may approve an administrative waiver to grant relief from any of the following requirements of the LDR, up to a maximum variance of ten percent of the requirement or a maximum of one foot, whichever is smaller.

(1) Distance between structures;

(2) Parcel dimensions (not area);

(3) Setbacks.

An administrative waiver may also be used to grant relief from "on-site parking, loading, and landscaping" up to a maximum reduction of ten percent provided there is less than a one percent reduction in the impervious surface ratio on the site.

(d) *Application filing and processing.* An application for an administrative waiver shall be completed, filed, the required application fee, as set by the city commission in appendix A, paid and processed in compliance with this chapter. It is the responsibility of the applicant to provide evidence in support of the findings required in subsection (f).

(e) *Project review, notice and hearing.* Each application shall be reviewed by the CID director to ensure that the proposal complies with this section, and other applicable requirements of the LDR. The CID director may approve or deny an administrative waiver without a public hearing or public notice.

(f) *Findings and decision.* The CID director may approve or deny an application for an administrative waiver. The CID director shall record the decision and the findings on which the decision is based.

(1) *General findings.* The CID director may approve an administrative waiver only after first making all of the following findings.

a. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the LDR deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;

b. The approval of the administrative waiver includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and

c. The administrative waiver is consistent with the comprehensive plan, and any other adopted plan or policy of the city.

(2) *Reasonable accommodation.* The CID director may also grant an administrative waiver to the site planning or development standards of the LDR in compliance with this section, based on the finding that the waiver is necessary to accomplish a reasonable accommodation of the needs of a disabled person, in compliance with the Americans with Disabilities Act (ADA).

(3) *Sanitation service.* The CID director may also grant an administrative waiver to the site planning or development standards of the LDR in compliance with this section, based on the finding that the waiver is necessary to install a dumpster and provide traffic circulation on the site for the sanitation vehicle.

(4) *Improvements to existing buildings.* The CID director may also grant an administrative waiver to a development standard of the LDR in compliance with this section, based on the finding that the improvement is required by the Florida Building Code.

(g) *Conditions of approval.* In approving an administrative waiver, the CID director:

(1) Shall impose conditions to ensure that the approval does not grant special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located; and

(2) May impose any reasonable conditions to ensure that the approval complies with the findings required by subsection (f).

(h) *Appeal procedures.* A property owner that is denied an administrative waiver may file an appeal which will be heard by the planning and zoning board. The fee and process of the appeal shall follow the requirements of an "appeals to administrative decisions."

ARTICLE III. AMENDMENT PROCEDURE

Sec. 68-121. Comprehensive plan and future land use map.

This section establishes uniform procedures for an amendment to the comprehensive plan or future land use map. A comprehensive plan and future land use map amendment may be authorized if an applicant can prove the site would better serve the city with another use than

the one already designated. Comprehensive plan amendments will follow the procedures set forth in F.S. § 163.3184.

(1) *Application for an amendment to the comprehensive plan and future land use map.*

a. *Pre-application.* Before any application to amend the comprehensive plan or future land use map is filed by the owner of real property located in the city or by said owner's authorized agent or any resident of the city, the applicant shall attend a pre-application meeting with the community improvement department (CID) director. The purpose of the meeting is to discuss in general, the procedures for preparing a complete application, mailing responsibilities, and scheduled public hearing dates before the decision-making bodies in the city together with the appropriate state, regional and county agencies.

b. *Application filing.* A request to amend the comprehensive plan and/or future land use map may be made by the city commission, planning and zoning board/local planning agency, staff, owners of real property located in the city or by said owner's authorized agent. The city commission shall set a fee in appendix A for an amendment application to the comprehensive plan and/or future land use map by a property owner of the city.

(2) *Public hearing.* In addition to the notice required by Florida Statutes, notice for each public hearing before the local planning agency and city commission shall be mailed by the applicant to all persons by certificate of mailing who, according to the most recent tax rolls, own property within 200 feet of the property proposed for rezoning (PD rezoning requires 500 feet notification). The notice shall be mailed at least ten days before the scheduled public hearing. The expense of this mailing shall be borne by the applicant.

(3) *Local planning agency.* After review of the application by staff, the CID director shall have a draft ordinance prepared, which, if adopted by the city commission, would affect the proposed changes of the comprehensive plan and/or future land use map. The CID director shall forward the application and ordinance to the local planning agency for consideration. The local planning agency shall review the proposed change to the comprehensive plan and/or future land use map and shall make an advisory recommendation to the city commission as to the need and justification for the change.

(4) *Criteria for consideration by the local planning agency.* 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; and

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.

(5) *Review and consideration by city commission.* The city commission shall review and consider the application for a comprehensive plan and/or future land use amendment

after the local planning agency and CID director make their recommendation. The CID director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency and the draft ordinance. The city commission shall hold the first reading and public hearing of an ordinance approving the application. If the city commission approves the application for an amendment to the comprehensive plan and/or future land use map on first reading, the ordinance shall be forwarded to the appropriate local, regional and state agencies for review and comment.

(6) [*CID director's report.*] The CID director shall report to the appropriate state, regional and county agencies, the plan amendments approved by the city commission for consistency review pursuant to F.S. § 163.3184.

(7) [*Findings returned.*] When the state land planning agency returns their findings to the city commission, the city commission shall hold the second reading and public hearing on the ordinance providing for the amendments to the comprehensive plan and/or future land use map.

Sec. 68-122. Rezoning.

(a) *Application for a rezoning.* An application to rezone land may be initiated by the city or by the property owner.

(1) *Pre-application meeting.* Before any rezoning application is filed by the property owner, the applicant shall attend a pre-application meeting with the community improvement department (CID) director. The purpose of the meeting is to discuss, in general, the procedures for a public hearing before the decision-making bodies.

(2) *Application filing.* The owner or an authorized agent for the property owner shall file an application for rezoning with the CID director and pay the required application fee, as set by the city commission in appendix A.

(3) *Application information.* The application shall provide the following information:

a. Legal names of each of the owners of the subject property including their business and home addresses and telephone numbers;

b. 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;

c. The legal description of the subject property;

d. A copy of the deed or deeds conveying the subject property to the current owner;

e. 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; and

f. Any other information required by the CID director.

(b) *Public hearing.* In addition to the notice required by Florida Statutes, notice for each public hearing before the local planning agency and city commission shall be mailed by the applicant to all persons by certificate of mailing who, according to the most recent tax rolls, own property within 200 feet of the property proposed for rezoning. The notice shall be mailed at least ten days before the scheduled public hearing. The expense of this mailing shall be borne by the applicant.

(c) *Review by local planning agency.* After review of the application by staff, the CID director shall have a draft ordinance prepared, which, if adopted by the city commission, would affect the proposed rezoning. The CID director shall forward the application and ordinance to the local planning agency for consideration. The local planning agency shall review a proposal for rezoning and shall make an advisory recommendation to the city commission as to the need and justification for the change and the relationship of the proposed change to the goals, objectives and policies of the city comprehensive plan (future land use element) and the land development regulations. The local planning agency shall include in its recommendation to the city commission any information which it deems is relevant to issues relating to the proposed rezoning.

(d) *Criteria for consideration by the local planning agency.* The local planning agency shall evaluate each application for possible negative effects including but not limited to consideration of the following:

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

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

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

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

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

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

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

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

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

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

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

(e) *Review and consideration by city commission.* The city commission shall review and consider the application for rezoning after the local planning agency and CID director make their recommendation. The CID director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency and the draft ordinance. The city commission shall hold two readings and public hearings to consider the application for a proposed rezoning. If the city commission approves the application for rezoning, the rezoning ordinance becomes effective as provided in the body of the ordinance.

(f) *Reconsideration of application.* If the city commission denies an application for rezoning, an application for an identical rezoning of the same subject property may not be filed for one year after such denial.

Sec. 68-123. Land development regulations; excluding height and density.

(a) *Initiation of text amendment.* Land development regulation text amendments may be initiated by:

(1) The owner of real property located in the city or by said owner's authorized agent;

(2) City commission;

(3) Planning and zoning board;

(4) Local planning agency;

(5) City manager or designee; or

(6) City attorney.

(b) *Application for a text amendment.*

(1) *Pre-application meeting.* Before any application for a text amendment to the land development regulations is filed by a property owner or resident; the applicant shall attend a pre-application meeting with the community improvement department (CID) director. The purpose of the meeting is to discuss, in general, the procedures for preparing a complete application and scheduled public hearings before the decision-making bodies.

(2) *Application filing.* The applicant shall file the application for the text amendment with the CID director and pay the required application fee, as set by the city commission in appendix A. The application shall be accompanied by justification necessary to support the text amendment.

(c) *Public hearing.* Notice of the local planning agency and city commission public hearings shall be in accordance to F.S. § 166.041.

(d) *Review by the local planning agency.* After the application for a text amendment has been reviewed by the CID director, the local planning agency shall hold a public hearing on the proposed text amendment and make a recommendation to the city commission.

Failure to act upon the proposed text amendment shall not preclude the city commission from adjudicating the proposal.

(e) *Criteria for consideration by the local planning agency.* The local planning agency shall consider the following criteria for a text amendment:

(1) Consistency with the city comprehensive plan; and

(2) Consistency with applicable sections of the land development regulations.

(f) *Review and consideration by the city commission.* The CID director shall prepare a written report to submit to the city commission which includes the recommendation of the local planning agency, CID director, and city manager or designee. The city commission shall hold two readings and public hearings to review and consider the application with the recommendation from the local planning agency and the CID director for a text amendment.

Secs. 68-124, 68-125. Reserved.

~~Sec. 68-126. Changes requiring approval by electors.~~

~~Any changes in the land development regulations of the city that would allow an increase in the number of units per acre (density) or an increase in allowable height of buildings must be approved by a majority of the qualified electors of the city.~~

~~(Referendum of 11-5-02, § 1)~~

~~Secs. 68-127—68-150. Reserved.~~

~~*ARTICLE IV. CONCURRENCY MANAGEMENT SYSTEM*~~

~~Sec. 68-151. Purpose and intent.~~

~~This article is intended to ensure the availability of public facilities and the adequacy of those facilities at adopted levels of service concurrent with the impacts of development. This intent is implemented by means of a concurrency management system which shall measure the potential impact of a development permit application upon the adopted minimum acceptable level of service for roadway, solid waste, potable water, sanitary sewage, stormwater or park facility and/or service as provided in the capital improvements element of the comprehensive plan.~~

~~Sec. 68-152. Adopted levels of service.~~

~~The level-of-service (LOS) standards for roads, sanitary sewer, solid waste, drainage, potable water, coastal management, and parks and recreation facilities shall be those most recently adopted in the capital improvements element of the city comprehensive plan, the Treasure Island Watershed Management Plan, and provisions of the Code.~~

~~Sec. 68-153. Concurrency review—General requirements.~~

~~A certificate of concurrency shall be required prior to the issuance of any development permit. If a development will require more than one development permit, the issuance of a certificate of concurrency shall occur prior to the issuance of the initial development permit. For preliminary development orders, a concurrency review shall be performed and a conditional certificate of concurrency issued. This conditional certificate of concurrency shall not be binding upon the city. Only those certificates of concurrency issued for development permits shall be binding. A certificate of concurrency shall automatically expire simultaneously with the expiration of the development permit to which it applies. In the event that the development permit does not have a specified expiration date, the certificate of concurrency shall expire one year from the date of the issuance of the development permit. In the event that a time extension is granted prior to the expiration of the development permit, then the accompanying certificate of concurrency shall be automatically renewed for up to one year after the date of the issuance of the initial development permit. Should the extension equal or exceed one year from the date of the issuance of the initial development permit, a new concurrency review shall be performed for which a reasonable fee shall be assessed in order to defray the cost of the new review.~~

~~Sec. 68-154. Same—Burden of proof.~~

~~The burden of showing compliance with the adopted levels of service and meeting the concurrency evaluation shall be upon the applicant. The city manager or his/her designee will~~

direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

Sec. 68-155. Exemptions.

(a) *De minimis development.* Single-family and duplex dwellings, to be constructed on existing lots in subdivisions approved for such uses (residential infill), shall be considered de minimis and exempt from concurrency review. Other developments or redevelopments shall be considered to have de minimis impacts and be exempt from concurrency review provided that they comply with all of the following conditions:

(1) The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway may not exceed one percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.

(2) The net increase in traffic (peak hour) generated by the proposed development, added to the total net increases in peak-hour traffic generated by all previously-approved de minimis exemptions on any affected roadway, may not exceed ten percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.

(3) The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway designated as a hurricane evacuation route may not cause the actual level of service of the roadway to fall below the adopted peak-hour level-of-service standard.

(b) *Vested projects.* Nothing in this article shall be construed or applied to constitute a temporary or permanent taking of private property without the just compensation nor abrogation of vested rights. Any applicant for a development order who alleges that this article, as applied, constitutes or would constitute a temporary or permanent taking of private property or an abrogation of vested rights must affirmatively demonstrate the legal requisites of the claim by meeting all three of the following conditions:

(1) A final development order has been issued on or prior to the adoption of this Code;

(2) Development has commenced; and

(3) Development is continuing in good faith.

Upon demonstrating that all three conditions are met, the applicant will be issued a certificate of exemption from concurrency review by the city clerk/administrator or his/her designee.

Sec. 68-156. Minimum requirements for concurrency (standards).

(a) *Potable water, sanitary sewer, solid waste and drainage.* For potable water, sanitary sewer, solid waste and drainage, one of the following conditions must be satisfied in order to obtain a certificate of concurrency:

(1) The necessary public facilities and services are in place at the time the development permit is issued;

(2) The development permit is issued subject to the condition that the necessary public facilities and services shall be in place prior to the issuance of a certificate of occupancy or statement of zoning compliance, whichever may be applicable;

(3) The necessary public facilities and services are under construction at the time the development permit is issued;

(4) The necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to F.S. §§ 163.3220—163.3243, or development-of-regional-impact (DRI) approval, in accordance with F.S. § 380.06.

(b) *Parks and recreation.* New residential developments and redevelopments, including subdivision plats and replats, which result in a net increase in dwelling units must provide for any additional unmet recreation and open space needs which they may create. In order to obtain a certificate of concurrency, one of the conditions provided for in subsection (a), or one of the following conditions, must be satisfied:

(1) At the time the development permit is issued, the necessary facilities and services are the subject of a binding contract which provides for the commencement of the actual construction of the required facilities or the provision of service, at a location other than the development site and at the developer's expense, within one year of the issuance of the development permit.

(2) The necessary facilities and services are guaranteed in an enforceable development agreement or development-of-regional-impact (DRI) approval which requires the commencement of the actual construction of the required facilities or the provision of services, at a location other than the development site and at the developer's expense, within one year of the issuance of the applicable development permit. An "enforceable development agreement" may include, but is not limited to, a development agreement executed in accordance with F.S. §§ 163.3220—163.3243. A "development of regional impact" shall be as defined and approved in accordance with F.S. § 380.06.

(3) Prior to issuance of a certificate of occupancy or statement of zoning compliance, whichever is applicable, the developer has provided on-site recreation area(s) and facilities, dedicated other land to the city for open space and/or public recreational purposes, and/or paid a recreational impact fee per additional dwelling unit, in the amount established by the city commission, to be used by the city to acquire and/or develop the necessary additional recreation area(s) and facilities. Any combination of the above measures may be approved by the planning and zoning board in order to compensate for the additional impacts of the proposed development.

(c) *Roads.* For roads, the following condition, or one of the conditions of subsections (a) and (b) must be satisfied in order to obtain a certificate of concurrency: The five-year schedule of capital improvements demonstrates that the actual construction of the needed road facility or service will be scheduled to commence in or before the third year.

Sec. 68-157. Concurrency review; procedure and evaluation.

(a) The city shall use the procedures specified in subsection (c) to determine compliance of an application for a development permit with this concurrency management system. At the time of application for a development permit, a concurrency evaluation shall be made to determine the availability of the facilities or services required to be concurrent.

(b) An applicant for a development permit shall provide the city with all information required by the city so as to enable the concurrency evaluation to be made. This shall include all of the information required in the "Submission Requirements and Methodology for Calculating Projected Demand for Certificate of Concurrency," a copy of which is attached hereto labeled Exhibit A, and made a part hereof by reference and printed at the end of this article. Official copies of "Exhibit A" shall be made available to the general public for inspection and copying.

(c) Upon receipt of a complete concurrency review application, the city manager or his/her designee shall perform the following concurrency evaluation:

Concurrency Review-Evaluation

The methodology for determining whether the levels of service of city facilities are adequate to support the impact of proposed developments is in Exhibit A at the end of this article. The levels of service of all six city facilities and services must be sufficient before a development permit can be issued.

(1) For sanitary sewer, solid waste, drainage, and potable water: The concurrency evaluation shall compare the available capacity to the demand of the proposed development. The available capacity shall be determined by adding together:

a. The total of the existing excess capacity, if any; and

b. The total future capacity of any proposed construction or expansion that meets the standards of section 68-156.

A certificate of concurrency shall be issued only if one of the following conditions are met: the available capacity exceeds the demand of the proposed development or one of the standards of subsection 68-156(a) is met.

(2) For parks and recreation: The concurrency evaluation shall compare the available capacity to the demand of the proposed development. The available capacity shall be determined by adding together available capacity to the demand of the proposed development. The available capacity shall be determined by adding together:

a. The total of the existing excess capacity, if any; and

b. The total future capacity of any proposed construction or expansion that meets the standards of subsections 68-156(a) and (b).

A certificate of concurrency shall be issued only if one of the following conditions are met: the available capacity exceeds the demand of the proposed development or one of the standards of subsections 68-156(a) and (b) is met.

(3) For roads:

a. The concurrency evaluation shall compare the existing level of service standards for the impacted roads to the level of service standards, as adopted, for the same. The existing level of service shall be based upon existing roads, including any proposed improvements to those roads, meeting the minimum requirements for concurrency as set forth in subsections 68-156(a) through (c).

b. If the impact of the proposed development does not result in a degradation of the affected roads below the adopted level of service standard, or if one of the standards of subsections 68-156(a) through (c) is met, then a certificate of concurrency shall be issued.

c. If the city determines that a certificate of concurrency will not be issued, that determination shall be reduced to writing, signed by the city manager making the determination, and sent by U.S. Mail to the applicant.

Sec. 68-158. Annual capacity report.

An annual capacity report shall be prepared each year in conjunction with the development of the capital improvement element of the comprehensive plan. This report shall summarize the

actual current capacity of public facilities and services for each of the five succeeding fiscal years. This annual capacity report shall constitute prima facie evidence of the capacity and level of service of public facilities for the purpose of issuing development permits during the 12 months following completion of the annual report.

Sec. 68-159. Appeals.

(a) A denial of a certificate of concurrency may be appealed by the applicant to the planning and zoning board. A notice of appeal specifying each and every ground in support of granting the certificate of concurrency shall be submitted by the applicant to the city manager or his/her designee, within 20 days from the date of the written denial of the certificate of concurrency. The city manager or his/her designee, shall schedule the appeal to be heard at a public meeting by the planning and zoning board, and shall transmit to the planning and zoning board all papers constituting the record upon which the action appealed from was taken.

The city manager or his/her designee, shall notify the applicant in writing of the date, time and location of the planning and zoning board meeting at which the appeal shall be heard. During the appeal proceeding, the applicant may appear in person or be represented by an agent or attorney. Applicants may be required to assume such reasonable costs as the city commission may determine by resolution, in setting fees to be charged for appeals.

(b) The applicant shall have the burden of proof to establish by the presentation of substantial competent evidence to the planning and zoning board:

(1) That there was an error in the technical determination made by the city manager to deny the certificate of concurrency; or

(2) That one or more of the conditions in section 68-156 are satisfied such that the necessary public facilities and services will be available concurrent with the impact of the development.

(c) Before recommending issuance of a certificate of concurrency, the planning and zoning board shall make specific findings that the certificate of concurrency satisfies subsections 68-156(b)(1) or (b)(2). The affirmative vote of six members of the planning and zoning board shall be necessary to recommend issuance of a certificate of concurrency. Action taken by the planning and zoning board to adopt, amend or rescind the administrative decision to deny the certificate of concurrency shall be documented in writing in the form of a resolution, signed by the chairman or vice-chairman, specifying the grounds therefore. The written decision of the planning and zoning board shall be submitted by the city clerk or his/her designee to the city commission for final action. The city clerk or his/her designee shall give written notice to the applicant of the date, time and location of the city commission meeting considering the certificate of concurrency. The city commission, upon reviewing the record and findings of the planning and zoning board, may adopt, amend or rescind the decision of the planning and zoning board. If deemed necessary by the city commission, in order to supplement the record, the city commission may receive additional testimony and may make inquiry of the applicant and administrative staff. The decision of the city commission shall be reduced to writing in the form of a resolution and shall be final upon the date of execution of the resolution by the mayor.

EXHIBIT A
SUBMISSION REQUIREMENTS FOR APPLICATION AND METHODOLOGY FOR CALCULATING PROJECTED DEMAND FOR CERTIFICATES OF CONCURRENCY

(1) *Purpose.* The purpose of this Exhibit is to set forth the minimum submission requirements necessary for the city to review proposed developments for concurrency, as well as to provide a methodology for calculating the projected demand of a proposed project.

(2) *Submission requirements.* The applicant must supply the following information along with a reasonable fee, as may be amended from time to time by the city commission to defray the cost of the review:

a. Name of owner and/or agent/applicant.

b. Current address of owner and/or agent/applicant.

c. Phone number of owner and/or agent/applicant.

d. Legal description of site.

e. Proposed land use(s).

f. Acreage of site.

g. Square footage of proposed building(s).

h. Number of residential units (if applicable).

i. Number of employees, for commercial or industrial use (if applicable).

j. Any expected special service demands generated by the proposed development (such as solid/hazardous waste demands of a hospital).

k. Data as required by subsequent sections of this Exhibit.

(3) *Facility/service demand calculations.* The projected public facility/service demands of the proposed project described in an application for concurrency review shall be calculated using the conversion factors and formulae listed below, and the adopted levels of service (LOS) in the capital improvements element of the city comprehensive plan. Nonresidential uses are included in the adopted LOS. The calculations are listed by public facility and service type. Whenever the term "city" shall appear herein, it shall mean the city manager or his/her designee authorized to review calculations for the concurrency management system. The information necessary to enable the city to perform and/or verify the facility/service demand calculations in paragraphs (3)a. through (3)f. shall be provided by the applicant.

a. *Potable water.*

Adopted LOS =. as adopted in the capital improvements element in the city comprehensive plan

Adopted LOS (gallons/person/day) x 1.84 persons/unit x number of units = demand (gallons/day)

b. *Sanitary sewer.*

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan

Adopted LOS (gallons/person/day) x 1.84 persons/unit x number of units = demand (gallons/day)

c. *Stormwater Management (Drainage).*

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan, and the Treasure Island Watershed Management Plan (flood control only), and the Code.

d. *Solid waste.*

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan adopted LOS (pounds/day/person) x 1.84 persons/unit x number of units = demand (pounds/day)

e. *Recreation.*

Adopted open space LOS = as adopted in the capital improvements element in the city comprehensive plan

Project population = number of dwelling units x 1.84 persons/unit

Project population x adopted LOS (acres/person) = demand (total acres)

f. *Transportation.*

Adopted LOS = as adopted in the capital improvements element in the city comprehensive plan

1. Determine the number of trips generated by the proposed project during the p.m. peak hour, using the most recent edition of the Institute of Traffic Engineers trip generation report, or other recognized source of data, with no adjustment for internal capture or passerby trips.
2. If the total number of daily trips is equal to or greater than 450 trips, a transportation study shall be done. The study shall be signed and/or sealed by a registered Professional Engineer.
    i. If no transportation study is required, the applicant is required to provide only the existing peak hour traffic volumes and level of service for the roadway link(s) to which the project driveways connect. This information shall include project traffic.
    ii. The data shall be in conformance with Notes 2.(a) and 2.(b) of "Existing Conditions" below.

(4) *Performance of transportation study.*

If a transportation study is required, it shall be obtained and submitted to the city by the applicant for a development permit at the applicant's sole expense. Should the city not have the expertise to review the transportation study or should it have justification to claim that the methodology and/or results of the initial transportation study are biased, untrue or otherwise inadequate, a third party consultant shall be hired by the city at the applicant's sole expense, to verify the initial transportation study. The city shall select the third party consultant from a list of consultants retained by the city for this purpose. The applicant shall reimburse the city for the total fee charged by the third party consultant to perform the transportation study, to include city administrative costs.

The transportation study shall be performed in accordance with the requirements set forth in paragraph (5) hereof. Projects which are required to undergo development of regional impact review pursuant to F.S. § 380.06 shall be exempt from the requirements of this transportation study and instead shall submit a copy of the application for development approval to the city as required by state statutes.

(5) *Requirements of transportation study.*

a. *Pre-application meeting.*

A pre-application meeting between the city and the applicant is required The purpose of this meeting will be to review the methodology and procedure, establish the study area, and to determine the study period.

b. *Define study area.*

The study area is defined as those roadways and intersections impacted by the project to an extent of one percent or more of peak-hour capacity at the level of service (LOS) adopted in the capital improvements element of the city comprehensive plan. In addition, other variables such as distance from site (e.g., five-mile radius for a DRI project) may also be used.

c. *Existing conditions.*

The following existing conditions shall be provided:

1. Existing daily and peak hour traffic volumes and level of service on all arterials and collectors within the study area.
2. Existing LOS at all impacted intersections

Notes:

(a) The above required data shall be no older than the previous calendar year. Roadway volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for the county or other adjustment factors approved by the city.

(b) The above required level(s) of service for roadways shall be determined in accordance with current FDOT Generalized Level of Service volume tables and procedures presented in the most current Level of Service Standards and Guidelines Manual, or by use of other accepted traffic operations models subject to approval in the preapplication meeting.

(c) The above required intersection levels of service shall be determined using computer software based on the most recent edition of the Highway Capacity Manual, Special Report 209, Transport Research Board, National Research Council.

d. *Projection of background traffic.*

Volume(s) shall be projected for all phases of the development as well as the year of the project completion. Volumes can be determined using one of the following procedures:

1. Multiplying existing volumes by an annual growth factor provided by the city. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.
2. Multiply existing volumes by an annual growth factor developed by the applicant and approved by the city. This growth factor must be based on data collected on five roadways in the vicinity of the project over the last ten

years. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.

3. Projected roadway volumes resulting from a travel demand computer model of the area.

e. *Project traffic generation.*

The following procedures and information shall be provided:

1. To determine project traffic generation, the current edition of ITE Trip Generation Report shall be used.

2. Identify all zoning districts, amount of development and trip rates.

3. Trip rates may be obtained from studies of comparable sites in the city or using data from previous traffic generation studies, and are subject to the approval of the city.

4. Any proposed reduction factors for capture of trips between land uses of a mixed use project or for passerby trips shall be provided by the applicant at the methodology meeting and approved by the city.

f. *Project traffic distribution.*

1. If the project generates fewer than 100 peak hour trips, the distribution can be developed based on those of similar projects.

2. For any project, manual gravity model distribution can be developed. The travel-time method described in chapter 3 of ITE Transportation and Land Development may be used.

3. For any project, computerized distribution models, such as FSUTMS or QRSII, can be developed.

g. *Alternative demand calculations.*

If the applicant claims the standards provided in the demand calculations are not applicable to the proposed project, the applicant shall submit appropriate documentation supporting the proposed alternative demand calculation to the city. Any alternative calculation standard shall be subject to the approval of the city.

Sec. 68-160. Proportionate fair share program and the process for the application of concurrency management for transportation facilities.

The purpose of the proportionate fair share provisions in this section is to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the proportionate fair share program, as required by and in a manner consistent with F.S. § 163.3180(16). The proportionate fair share program represents an alternative method for meeting concurrency requirements and provides for the application of concurrency management provisions in a coordinated and cooperative manner. In addition, this section adopts the county's approach to concurrency management for transportation facilities. In this section, the term deficient facility means a road operating below the adopted level of service standard.

(a) Where applicable, the city shall participate in the metropolitan planning organization (MPO) annual process of establishing a countywide concurrency corridor map.

~~(b) Where applicable, the city shall adopt the metropolitan planning organization's countywide approach to the application of concurrency management for transportation facilities.~~

~~(c) Due to its small size and lack of deficient facilities, the city's transportation concurrency matters are reviewed and monitored by the county. For that reason, it is important that the city's application of concurrency management for transportation facilities and the proportionate fair share program coordinate with and mirror sections 134-221 through 134-231 of the county land development code which sets out the county's application of concurrency management for transportation facilities, as well as the proportionate fair share program as required by F.S. ch. 163. As such, for purposes of concurrency management for transportation facilities and proportionate fair share, the city will coordinate with the county and utilize the most recently adopted version of sections 134-221 through 134-231 of the county land development code, inserting the terminology "Treasure Island" or "city" in place of "Pinellas County" or "county" as applicable.~~

Secs. 68-5~~161~~—68-190. Reserved.

ARTICLE II~~V~~. ZONING DISTRICTS

Sec. 68-191. Establishment.

To promote orderly development; protect the public health, safety, and general welfare; enhance the community's character and appearance; and ensure the efficient and sustainable use of land, the City hereby establishes the following zoning districts ~~For the purposes of protecting, promoting and improving the public health, safety, comfort, order, appearance, convenience, morale and general welfare of the community, the city is hereby divided into the following types of zoning districts:~~

RU-75 (Single Family Residential);

RM-15 (Multiple Family Residential);

RFM-30 (Resort Medium);

RFH-50 (Resort High);

CG (Commercial);

R/OS (Recreation/Open Space);

P (Preservation);

T/U (Transportation/Utility);

I (Institutional);

PR-MU Core;

PR-MU Gulf Blvd.

Sec. 68-192. Official zoning map—Establishment; custody.

(a) The city is hereby divided into zoning districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this chapter.

(b) The official zoning map shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city with the following words:

"This is to certify that this is the official zoning map of the City of Treasure Island, Florida. Adopted by reference in Ordinance No. _____ on this day of _____, 20___."

(c) Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map, which shall be located in the office and under the custody of the city clerk, shall be the final authority as to the current zoning of lands, buildings and other structures in the city.

Sec. 68-193. Same—Changes; amendments.

(a) If, in accordance with the provisions of this chapter and state statutes, changes are made in zoning district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map promptly (normally within two days, Sundays and holidays exempted) after the amendment has been approved by the city commission together with an entry on the official zoning map as follows: "On (enter date), by official action of the city commission, the following change(s) were made to the official zoning map: (brief description of nature of change)"; which entry shall be signed by the mayor and attested by the city clerk.

(b) The amending ordinance shall provide that such changes or amendments shall not become effective until they have been duly entered on the official zoning map. No amendment to this chapter which involves matters portrayed on the official zoning map shall become effective until after such change and entry has been made on the map.

(c) No change of any nature shall be made to the official zoning map or matter shown thereon except in conformity with the procedures set forth in this chapter. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this chapter and punishable under the provisions of this chapter.

Sec. 68-194. Interpretation of boundaries.

(a) Designation of zoning district boundaries. The zoning district boundary lines are intended generally to follow the centerlines of waterways and streets, existing lot lines or municipal boundary lines, all as shown on the zoning map. Where a zoning district boundary line does not follow such a line, its position is shown on the zoning map by a specific dimension expressing its distance in feet from a street centerline or other boundary line as indicated.

(b) Determination of locations of zoning boundaries. In case of uncertainty as to the true location of a zoning district boundary line in a particular instance, the city manager shall request the planning and zoning board to render its determination with respect thereto; provided however, no zoning boundary shall be changed by the planning and zoning board.

Sec. 68-195. Application of zoning district regulations.

Except as hereinafter provided:

(1) Use. No building, structure or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed,

reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in the city's comprehensive plan and this chapter for the zoning district in which such structure is located.

(2) Height. No structure shall be erected, nor shall any existing structure be moved, reconditioned or structurally altered so as to exceed in height the limits established in this chapter, or amendments thereto, for the zoning district in which such structure is located, unless a variance is granted.

(3) Percent of lot occupancy. No structure shall be erected, nor shall any existing structure be moved, altered, enlarged or rebuilt, nor shall any open space surrounding any structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area, parking space and yard regulations established by this chapter, or amendments thereto, for the zoning district in which such structure is located.

(4) Residential density. No structure shall be erected, occupied, or used so as to cause a greater residential density (dwelling units per acre) than is allowed, consistent with the Countywide plan, city's comprehensive plan and under the terms of this chapter for the zoning district in which the structure is located.

(5) Open space use limitation. No yard or other open space provided about any structure for the purpose of complying with the zoning requirements of this chapter, or amendments thereto, shall be considered as providing a yard or open space for any other structure(s).

(6) Required lot and occupancy. Every structure hereafter erected shall be located on a lot or parcel as defined in this chapter.

(7) Mixed uses. When more than one use is located on a single lot or parcel, such mixed uses shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net area of the property.

(8) Permits. No building or structure shall be erected, constructed, reconstructed, moved or structurally altered unless permits are obtained in accordance with the Code.

Sec. 68-196. Prohibited uses in all districts.

For the purpose of preventing misinterpretation and for emphasis, the following operations or uses are specifically prohibited in all zoning districts:

(a) Medical marijuana treatment center dispensing facilities are prohibited within the boundaries of the city.

Secs. 68-197—68-220. Reserved.

ARTICLE III~~VI.~~ — ZONING DISTRICT REGULATIONS

DIVISION 1. GENERALLY

Sec. 68-221. General provisions for uses.

(a) No use shall be allowed in any zoning district unless such use is specifically delineated as a permitted use, special exception use, or accessory use in the zoning district regulations for such zoning district.

(1) Uses Not Included (unlisted uses). For uses not listed in under the permitted use, special exception use, or accessory use in the zoning district regulations for such zoning districts and not listed as a prohibited use, the Director shall determine which use category or use type to which the use belongs in accordance with the following. For the PR-MU zoning districts, the city manager or designee will follow the guidelines outlined in Sec. 68-410.03~~5~~ for evaluating materially similar uses.

a. The Director shall determine whether an unlisted use is similar to a use defined in the zoning districts, based on consistency with the City's adopted policy guidance and the following standards:

1. The function, product, or physical characteristics of the use;
2. The impact on adjacent lands created by the use;
3. The type, size, and nature of buildings and structures associated with the use;
4. The type of sales (retail, wholesale), and the size and type of items sold and displayed on the premises;
5. The types of items stored (such as vehicles, inventory, merchandise, chemicals, construction materials, scrap and junk, and raw materials including liquids and powders);
6. The volume and type of vehicle traffic generated by the use, and the parking demands of the use;
7. Any processing associated with the use, including assembly, manufacturing, warehousing, shipping, distribution, and whether it occurs inside or outside a building;
8. Any dangerous, hazardous, toxic, or explosive materials associated with the use;
9. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
10. Any prior determinations made by the Director or decisions made by City Council or appointed City boards.

b. The Director's decision and explanation shall be made in writing, shall state the determination is final and subject to appeal as provided in Section 1 Administration.

Sec. 68-222. ~~Schedule of regulations~~ General Provisions for Development Regulations

~~(a)~~ The restrictions and controls intended to regulate development in each zoning district are set forth in ~~section 68-431~~ each zoning district below and ~~are~~ ~~(~~may be~~)~~ supplemented by the other sections of this article and other articles of this chapter.

(a) Residential Density

(b) Lot Area

(c) Building Coverage

(d) Floor Area Ratio

(e) Setback Measurements

(f) Height regulations

Sec. 68-223. Performance standards.

All development and any redevelopment which results in an increase in lot coverage must be designed, constructed and maintained to meet the ~~following~~ performance standards and comply with the design standards contained within Chapter 76.

~~(1) While development activity is underway and after it is completed, the characteristics of stormwater runoff shall approximate the rate, volume, quality and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first inch of rainfall shall be retained on-site.~~

~~(2) The proposed development and redevelopment activity shall not produce additional point-source water pollution and shall not violate the water quality standards as set forth in Chapter 62-302, F.A.C. Stormwater management systems shall be designed in accordance with the 1996 Treasure Island Master Drainage Plan and Chapter 40D-4, F.A.C., and shall be subject to the permitting requirements and any additional design criteria of the Southwest Florida Water Management District (SWFWMD).~~

~~(3) All dredge and fill activities in Boca Ciega Bay are restricted under, and subject to, the provisions of F.S. § 258.396 (Boca Ciega Bay Aquatic Preserve) and the permitting requirements and design criteria of the county water and navigation control authority (sections 166-356 through 358, Pinellas County Code).~~

~~(4) The proposed development and redevelopment activity shall not produce additional point-source air pollution.~~

Sec. 68-226. Impervious surface limitations.

(a) Impervious surface is that portion of the land which is covered by buildings, pavements, or other cover through which water cannot penetrate. The establishment of an impervious surface ratio provides a control of the intensity of development of land, by controlling the amount of the land which may be covered by any type of impervious surface. The impervious surface ratio is calculated by dividing the total impervious surface by the gross site area. Water bodies are impervious and shall be included as such in the calculation.

(b) Allowed impervious surface coverage standards for each zoning district are provided in each respective section. Additional provisions for ISR are also contained in the Site Plan section, Section 61-82. ~~The standards are maximums and must not be exceeded by any development or redevelopment which results in an increase in impervious lot coverage.~~

~~The following standards shall govern the allowable impervious surface coverage for each zoning district. These standards are maximums and must not be exceeded by any development or redevelopment which results in any increase in impervious lot coverage.~~

~~RU-75 (Single Family Residential) — Maximum of 70 percent of the lot may be impervious.~~

~~RM-15 (Multiple Family Residential) — Maximum of 70 percent of the lot may be impervious.~~

~~RFM-30 (Resort Medium) — Maximum of 85 percent of the lot may be impervious (70 percent for multifamily residential developments).~~

~~RFH-50 (Resort High) — Maximum of 95 percent of the lot may be impervious (70 percent for multifamily residential developments).~~

~~CG (Commercial) — Maximum of 90 percent of the lot may be impervious for retail and personal service commercial uses and a maximum of 75 percent for all other uses.~~

~~R/OS (Recreation/Open Space) — Maximum of 60 percent may be impervious.~~

~~P (Preservation) — Maximum of 20 percent may be impervious.~~

~~T/U (Transportation/Utility) — Maximum of 75 percent of the lot may be impervious.~~

~~I (Institutional) — Maximum of 75 percent of the lot may be impervious.~~

~~PR-MU Core (Downtown Redevelopment) — Maximum of 90 percent may be impervious.~~

~~PR-MU Gulf Blvd. (Downtown Redevelopment) — Maximum of 90 percent may be impervious.~~

Secs. 68-227—68-240. Reserved.

DIVISION 2. RU-75 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT

Sec. 68-241. Purpose and intent.

The purpose of the RU-75 (single family residential) zoning district is to delineate those areas, as defined within the city's comprehensive plan, residential urban, suitable for residential development of a low density character together with the associated special exception and accessory uses.

Sec. 68-242. Uses permitted.

The following uses shall be allowed within the RU-75 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 RU-75 zoning district:

a. Dwelling, residential single-family.

b. Public parks and public recreation areas.

c. Home occupation ~~in a single-family dwelling~~ as defined in section 68-493<u>0</u>.

~~d. Telecommunication antennas attached to existing structures which comply with Section 68-465.~~

<u>d.</u> ~~e.~~ Public education facilities.

<u>e</u>. ~~f.~~ Group homes.

(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, t~~ <u>T</u>he following special exception uses may be permitted in the RU-75 zoning district:

a. Essential services. ~~and~~

b. ~~p~~Parking, special event (per section 68-541~~486~~).

(3) Accessory uses. The following accessory uses shall be allowed in the RU-75 zoning district:

a. Private swimming pool;

b. Private dock;

c. Other accessory uses customarily incidental to a permitted use or approved special exception use involving the conduct of business and as limited by the provisions of article IV~~I~~.

Sec. 68-243. Floor area requirements.

~~In an RU-75 zoning district,~~ T~~t~~he minimum floor area of living area ~~of a dwelling, single-family residential,~~ not including garages, carports, balconies or screened porches, shall be 1,200 square feet of living area.

Sec. 68-244. Property development zoning regulations: Maximum Development Potential.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements shall be as indicated within ~~section 68-431~~Table 68-244.a . Yard requirements, setbacks, ~~height regulations, impervious surface regulations,~~ parking and other lot ~~and zoning~~ regulations are contained in separate sections of this chapter.

~~(1) The maximum lot coverage (building footprint) shall be 50 percent of lot area.~~

~~(2) The maximum residential density shall be seven and one-half dwelling units per acre. In platted subdivisions, this shall be based upon the gross acreage of the entire subdivision, including rights-of-way dedicated as part of the subdivision plat.~~

~~(3) Non-residential uses shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .50.~~

(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 plan amendment which shall include such use and all contiguous like uses.

TABLE 68-244.a: MAXIMUM DEVELOPMENT POTENTIAL

RU-75 STANDARDS	DWELLING, RESIDENTIAL SINGLE-FAMILY	NONRESIDENTIAL
Lot Area, Minimum	7,500 SQ FT	-
Lot Width, Minimum	65 FT	-
Lot Depth, Minimum	~~100~~ 90 FT	-
Density (dwelling units per acre), Maximum	7.5 DU/A[1]	-
Nonresidential intensity (floor area ratio), Maximum	-	0.40 FAR

Lot Coverage (Building Footprint), Maximum[2]	0.50	
Impervious Surface, Maximum	0.70	0.65 [3]
Building Height[4], Maximum	35 FT	
[1] In platted subdivisions, this shall be based upon the gross acreage of the entire subdivision, including rights-of-way dedicated as part of the subdivision plat. [2] Includes all enclosed structures. [3] The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .50. [4] Refer to technical standards regarding measurement of building height and height encroachments.		

Secs. 68-245—68-260. Reserved.

DIVISION 3. RM-15 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT

Sec. 68-261. Purpose and intent.

The purpose of the RM-15 (multiple family residential) zoning district is to delineate those areas as defined within the city's comprehensive plan, residential medium, suitable for residential development of a medium density character together with associated special exception and accessory uses.

Sec. 68-262. Uses permitted.

The following uses shall be allowed within an RM-15 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 RM-15 zoning district:

a. Dwelling, residential.

b. Public park and public recreation areas.

c. Home occupations ~~in dwelling units~~ as defined in section 68-493~~0~~.

d. Group homes licensed by the state department of health and rehabilitation excluding ACLF's.

~~e. Telecommunication antennas attached to existing structures which comply with section 68-465.~~

~~f.~~ e. Public education facilities.

~~g.~~ f. Community residential homes.

(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,~~ Consistent with the requirements of Section 61-84, the following special exception uses may be permitted in an RM-15 zoning district:

a. Essential services.

b. Private yacht clubs.

c. Religious institution use.

d. Parking, special event (per section 68-541~~486~~).

(3) Accessory uses. The following accessory uses shall be allowed in an RM-15 zoning district:

a. Private swimming pools;

b. Other accessory uses customarily incidental to a permitted use or approved special exception use not involving the conduct of business and as limited by the provisions of article IV~~II~~;

c. Private docks;

d. Multiuse private docks;

e. Parking lots and parking structures.

Sec. 68-263. Floor area requirements.

In an RM-15 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:

a. Efficiency unit: 500 sq. ft.

b. One bedroom unit: 600 sq. ft.

c. Two bedroom unit: 750 sq. ft.

d. Three bedroom unit: 900 sq. ft.

e. Each additional bedroom unit: 150 sq. ft.

Sec. 68-264. Property development zoning regulations: Maximum Development Potential.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within ~~section 68-431~~Table 68-264.a. Yard requirements, setbacks~~, height regulations~~, parking and other lot ~~and zoning~~ regulations are contained in separate sections of this chapter.

~~(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.~~

~~(2) The maximum residential density shall be 15 dwelling units per acre. In platted subdivisions, this shall be based upon the gross acreage of the entire subdivision, including rights-of-way dedicated as part of the subdivision plat.~~

~~(3) Non-residential uses shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.~~

(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.

TABLE 68-264.a: MAXIMUM DEVELOPMENT POTENTIAL

RM-15 STANDARDS	DWELLING, RESIDENTIAL			NONRESIDENTIAL
	Single-family	Two-family	Multiple-family[1] and Group Homes (licensed)	
Lot Area, Minimum	4,500 SQ FT	6,000 SQ FT	9,000 SQ FT	-
Lot Width, Minimum	40 FT	50 FT	70 FT	-
Lot Depth, Minimum	90 FT			
Density (dwelling units per acre), Maximum	9 DU/A	11 DU/A	15[2] DU/A	-
Nonresidential intensity (floor area ratio), Maximum	-	-	-	0.50 FAR
Lot Coverage, Maximum[3]	0.50			
Impervious Surface, Maximum	0.70			0.75 [4]
Building Height[5], Maximum	35 FT			

[1] Pursuant Sec. 68-87, townhouse developments are permitted in all zoning districts permitting multiple-family dwellings. Refer to Sec. 68-87 for townhouse development standards.
[2] In platted subdivisions, this shall be based upon the gross acreage of the entire subdivision, including rights-of-way dedicated as part of the subdivision plat.
[3] Includes all enclosed structures.
[4] The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.
[5] Refer to technical standards regarding measurement of building height and height encroachments.

Secs. 68-265—68-280. Reserved.

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.

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. Tourist Accommodation ~~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 68-4903~~3~~.

g. Telecommunication antennas attached to existing structures which comply with section 68-4659~~4~~4 ~~are prohibited~~.

h. Group homes.

i. Community residential homes.

j. Parking, special event and temporary (per section 68-541~~486~~).

k. Parking lot, shared (per section 68-541~~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, t~~ Consistent with the requirements of Section 61-84 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 68-541~~486~~);

k. Parking lot, off-street, off-site and remote (per section 68-541~~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 68-483~~4~~), and as limited by article IV~~II~~;

f. Private docks.

g. Multiuse private docks.

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.

Sec. 68-284. Property development zoning regulations: Maximum Development Potential.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements are as indicated within ~~section 68-431~~Table 68-284.a. 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. 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.~~

(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.

TABLE 68-284.a: MAXIMUM DEVELOPMENT POTENTIAL

RFM-30 STANDARDS	DWELLING, RESIDENTIAL AND DWELLING, TOURIST			NONRESIDENTIAL		
	Single-family	Two-family	Multiple-family[1]	~~Hotel/Motel~~ Tourist Accommodation	Commercial	Public Administration Facilities
Lot Area, Minimum	4,500 SQ FT	6,000 SQ FT	9,000 SQ FT			10,000 SQ FT
Lot Width, Minimum	40 FT	50 FT	70 FT			90 FT
Lot Depth, Minimum	90 FT					
Density (dwelling units per acre), Maximum	9 DU/A	11 DU/A	15 DU/ A[2] (5 living levels max.)	30 (5 living levels max.)	-	
Nonresidential intensity (floor area ratio), Maximum	-			0.65 FAR		
Lot Coverage, Maximum[3]	0.50					
Impervious Surface, Maximum	70%			0.85		
Building Height[4], Maximum	35 FT		60 FT		45 FT	

[1] Pursuant Sec. 68-87, townhouse developments are permitted in all zoning districts permitting multiple-family dwellings. Refer to Sec. 68-87 for townhouse development standards.
[2] Tourist dwellings 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] Includes all enclosed structures.
[4] Refer to technical standards regarding measurement of building height and height encroachments.

Secs. 68-285—68-300. Reserved.

DIVISION 5. RFH-50 (RESORT HIGH) ZONING DISTRICT

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.

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. Tourist Accommodation ~~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 68-4903~~3~~;

h. Telecommunication antennas attached to existing structures which comply with section 68-4659~~4~~ ~~are prohibited~~;

i. Group homes;

j. Community residential homes;

k. Parking, special event and temporary (per section 68-541~~486~~);

l. Parking lot, off-street, and shared (per section 68-541~~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, t~~ Consistent with the requirements of Section 61-84. 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 68-541~~486~~);

k. Parking lot, off-site, and remote (per section 68-541~~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 IV~~II~~ (see section 68-483~~4~~);

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 IV~~II~~.

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.

Sec. 68-304. Property development zoning regulations: Maximum Development Potential.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements are as indicated within ~~section 68-431~~Table 68-304.a. 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. 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.~~

(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.

TABLE 68-304.a: MAXIMUM DEVELOPMENT POTENTIAL

RFH-50 STANDARDS	DWELLING, RESIDENTIAL AND DWELLING, TOURIST	NONRESIDENTIAL

	Single-family	Two-family	Multiple-family[1]	Tourist Accommodation ~~Hotel/Motel~~	Commercial	Public Administration Facilities
Lot Area, Minimum	4,500 SQ FT	6,000 SQ FT	9,000 SQ FT			10,000 SQ FT
Lot Width, Minimum	40 FT	50 FT	70 FT			90 FT
Lot Depth, Minimum	90 FT					
Density (dwelling units per acre), Maximum	9 DU/A	11 DU/A	15[2] (5 living levels max.)	50 (5 living levels max.)	-	
Nonresidential intensity (floor area ratio), Maximum	-			1.2 FAR		
Lot Coverage, Maximum[3]	0.50					
Impervious Surface, Maximum	70%			0.95		
Building Height[4], Maximum	35 FT		60 FT		45 FT	

[1] Pursuant Sec. 68-~~49~~087, townhouse developments are permitted in all zoning districts permitting multiple-family dwellings. Refer to Sec. 68-~~49~~087 for townhouse development standards.

[2] Tourist dwellings 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] Includes all enclosed structures.

[4] Refer to technical standards regarding measurement of building height and height encroachments.

Secs. 68-305—68-320. Reserved.

DIVISION 6. CG (COMMERCIAL) ZONING DISTRICT

Sec. 68-321. Purpose and intent.

The purpose of the CG (Commercial) zoning district is to delineate those areas as defined within the city's comprehensive plan, commercial general, suitable for general commercial activities and development together with the associated special exception and accessory uses.

Sec. 68-322. Uses permitted.

The following uses shall be allowed within a CG zoning district as permitted, special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within a CG zoning district:

a. Convenience store;

b. Retail store;

c. Personal service store;

d. Business and professional office;

e. Business and financial service facilities;

f. Commercial recreation use;

g. Automobile, boat and vehicle rental agency;

h. Restaurant;

i. Alcoholic beverage establishment;

j. Public administrative facilities; Public park and recreational area;

k. Tourist Accommodation ~~Hotel or motel~~;

l. Commercial or public parking structure;

m. Parking, special event and temporary (per section 68-541~~486~~);

n. Parking lot, off-street, off-site, shared, and remote (per section 68-541~~486~~);

o. Essential services;

p. Telecommunication towers and antennas which meet the requirements set forth in section 68-4~~65~~94;

q. Religious institution use.

(2) Special exception uses. ~~Upon application and after a favorable determination by the city commission or planning and zoning board as may be appropriate, that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices,~~ Consistent with the requirements of Section 61-84. T~~t~~he following special exception uses may be permitted in a CG zoning district:

a. Automobile gas or service station;

b. Commercial dock including charter and/or party fishing boat facilities;

c. Marina including boat and/or motor sales and service;

d. Private clubs;

e. Adult entertainment establishment;

f. Dwelling, tourist as regulated in chapter 68, division 5, RFH-50 for properties bordering the Gulf of Mexico or public beach, and as regulated in chapter 68, division 4, RFM-30 for properties not abutting the Gulf of Mexico or public beach;

g. Dwelling, residential as regulated in chapter 68, division 5, RFH-50 for properties bordering the Gulf of Mexico or public beach, and as regulated in chapter 68, division 4, RFM-30 for properties not abutting the Gulf of Mexico or public beach;

h. Church or synagogue as defined by the Internal Revenue Service and specifically not including social service activities such as a soup kitchen or food or meal distribution center or drug rehabilitation facility or other such facility, not to exceed a maximum area of one and one-quarter acres;

i. Parking, temporary (per section 68-541~~486~~).

(3) Accessory uses. The following accessory uses shall be allowed in a CG zoning district.

a. Off-street parking and loading;

b. Drive-in facilities;

c. Private Dock

d. Multiuse Private Docks

e~~c~~. Other accessory uses customarily incident to a permitted or approved special exception use as limited by article IV~~II~~.

Sec. 68-323. Floor area requirements.

In a CG zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

Hotel/motel: 360 square feet per unit.

Sec. 68-324. Property development zoning regulations: Maximum Development Potential.

(a) Generally. ~~Property development zoning regulations as expressed through lot and bulk requirements are as indicated in section 68-431, the schedule of lot and bulk regulations for the CG zoning district.~~ Property development zoning regulations ~~as expressed through yard requirements are as indicated by separate ordinance.~~ are indicated within Table 68-304.a. Yard requirements, setbacks, parking and other lot regulations are contained in separate sections of this chapter.

~~(b) Density/intensity. The following density/intensity standards shall apply in the CG zoning district:~~

~~(1) The maximum impervious surface ratio (ISR) shall be 0.90. The maximum floor area ratio (FAR) shall be 0.55.~~

~~(2) Hotel/motel use shall not exceed 22 units per acre.~~

(b~~c~~) Other standards. Public/semi-public, uses shall not exceed a maximum area of five acres. Any such use, alone or when added to existing contiguous like uses, which exceed this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

TABLE 68-324.a: MAXIMUM DEVELOPMENT POTENTIAL

CG STANDARDS	COMMERCIAL USE		OTHER USES			
	Retail/Personal Service	All Others	Tourist Accommodation	Auto Service Station	Private Club	Public Administration Facilities

Lot Area, Minimum	9,000 SQ FT			10,000 SQ FT
Lot Width, Minimum	70 FT		90 FT	
Lot Depth, Minimum	90 FT			
Density (tourist accommodation units per acre), Maximum	-	22 (5 living levels max.)	-	
Nonresidential intensity (floor area ratio), Maximum	0.55 FAR			
Lot Coverage, Maximum[1]	0.50			
Impervious Surface, Maximum	0.90	0.75		
Building Height[2], Maximum	45 FT	60 FT	35 FT	45 FT
[1] Includes all enclosed structures. [2] Refer to technical standards regarding measurement of building height and height encroachments.				

Secs. 68-325—68-340. Reserved.

DIVISION 7. R/OS (RECREATION/OPEN SPACE) ZONING DISTRICT

Sec. 68-341. Purpose and intent.

The purpose of the R/OS (recreation/open space) zoning district is to delineate those areas as defined within the city's comprehensive plan, recreation/open space, suitable for recreational uses where the predominant activities involve developed physical facilities whether private or public.

Sec. 68-342. Uses permitted.

The following uses shall be allowed within a R/OS (recreation/open space) zoning district as permitted, special exception, accessory uses or prohibited as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within a R/OS zoning district:

a. Public park and public recreation areas;

b. Golf courses whether public or private;

c. Tennis courts and other outdoor ball courts;

d. Outdoor swimming pools;

e. Water related or water dependent uses such as boat ramps, fishing docks or piers;

f. Jogging and/or bicycle trails;

g. Picnic areas and playgrounds;

h. Parking, special event and temporary (per section 68-541~~486~~);

i. Parking lot, off-street, off-site, and shared (per section 68-541~~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,~~ Consistent with the requirements of Section 61-84 T~~t~~he following special exception uses may be permitted in a R/OS zoning district:

a. Essential services; and

b. P~~p~~arking, temporary (per section 68-541~~486~~).

(3) Accessory uses. Accessory uses are allowed in an R/OS zoning district which are customarily incidental to a permitted or approved special exception use.

(4) Prohibited uses. The following uses shall be prohibited within an R/OS zoning district:

a. Marinas;

b. Miniature golf courses;

c. Race tracks;

d. Amusement parks;

e. Firing ranges;

f. All similar recreational or quasi-recreational activities inconsistent with the allowable outdoor recreational uses listed in the permitted uses described in subsection (1).

Sec. 68-343. Property development zoning regulations.

All development in the R/OS zoning district shall be by special permit issued by the Community Development Director or designee ~~city commission~~ and shall comply with all lot and zoning regulations contained in this chapter and all other requirements and regulations of the city. Maximum impervious surface ratio (ISR) shall be 0.60. Maximum floor area ratio (FAR) shall be 0.25.

Secs. 68-344—68-360. Reserved.

DIVISION 8. P (PRESERVATION) ZONING DISTRICT

Sec. 68-361. Purpose and intent.

The purpose of the P (preservation) zoning district is to delineate those areas as defined within the city's comprehensive plan, preservation, as vital for the maintenance and recharge of water resources, areas of unique or valuable topographic or subsurface features, areas of significant environmental or ecological importance which should be preserved.

Sec. 68-362. Uses permitted.

There shall be no development on property designated as P zoning district unless it can be proven by substantial competent evidence that the specific development proposed will not have an adverse effect upon the preservation area. (i.e. timber catwalks constructed over the dunes to provide beach access) and a special permit has been issued by Community Development Director or Designee. Maximum impervious surface ratio (ISR) shall be 0.20. Maximum floor area ratio (FAR) shall be 0.10. The following uses may be permitted in the P zoning District: Special event ~~P~~arking, ~~special event~~ and temporary parking (per section 68-541~~486~~). Additional uses on the public beach from 104th Avenue to 119th Avenue may be permitted upon a determination by the City Commission that such uses are beneficial to the public and upon approval of a beach license agreement.

Secs. 68-363—68-380. Reserved.

DIVISION 9. I (INSTITUTIONAL) ZONING DISTRICT

Sec. 68-381. Purpose and intent.

The purpose of the I (Institutional) zoning district is to delineate those areas as defined within the city's comprehensive plan, Institutional, as suitable areas for institutional facilities such as public buildings, schools, hospitals, churches, public parking for beaches and/or parks and various other community services.

Sec. 68-382. Uses permitted.

The following uses shall be allowed within an I 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 I zoning district:

a. Schools of general or special education;

b. Colleges and universities;

c. Museums, performing and cultural arts centers;

d. Recreational complex;

e. Governmental facilities which are characterized as primarily office uses such as city hall, police station, library, post office, and similar public service and government oriented uses;

f. Telecommunication towers and antennas which meet the requirements set forth in section 68-4~~65~~94;

g. Special care facilities, provided that they are not located within the coastal high hazard area or 100-year floodplain;

h. Religious institution use;

i. Parking, special event and temporary (per section 68-541~~486~~);

j. Parking lot, off-street, off-site, and shared (per section 68-541~~486~~);

k. Municipal Marina.

(2) Special exception uses. ~~Upon application and after a favorable determination by the planning and zoning board that conditions have been met and provisions of special exception uses have been compiled with and that the proposed use is consistent with sound zoning practices,~~ Consistent with the requirements of Section 61-84. T~~t~~he following special exception uses may be permitted in an I zoning district:

a. Utility substations such as electric power substation, and similar utility uses;

b. Government buildings and other uses other than those listed such as fire stations;

c. Church, synagogue or other place of worship;

d. Parking, temporary (per section 68-541~~486~~).

(3) *Accessory uses.* Accessory uses allowed in an I zoning district shall be those accessory uses customarily incidental to a permitted or special exception use.

Sec. 68-383. Property development zoning regulations: Maximum Development Potential.

Property development zoning regulations as expressed through lot and bulk requirements are as indicated within ~~section 68-431~~Table 68-383.a. Yard requirements, setbacks, ~~height regulations, pervious surface requirements,~~ parking and other lot ~~and zoning~~ regulations are contained in separate sections of this chapter. ~~Maximum impervious surface ratio (ISR) shall be 0.85. Maximum floor area ratio (FAR) shall be 0.55.~~

TABLE 68-383.a: MAXIMUM DEVELOPMENT POTENTIAL

INSTITITUTIONAL STANDARDS	ALL USES
Lot Area, Minimum	10,000 SQ FT
Lot Width, Minimum	90 FT
Lot Depth, Minimum	90 FT
Density (dwelling units per acre), Maximum	-
Nonresidential intensity (floor area ratio), Maximum	0.55 FAR
Lot Coverage (Building Footprint), Maximum[1]	0.50 ~~or 50%~~
Impervious Surface, Maximum	0.75
Building Height[2], Maximum	40 FT
[1] Includes all enclosed structures. [2] Refer to technical standards regarding measurement of building height and height encroachments.	

Secs. 68-384—68-400. Reserved.

DIVISION 10. T/U (TRANSPORTATION/UTILITY) ZONING DISTRICT

Sec. 68-401. Purpose and intent.

The purpose of the T/U (Transportation/Utility) zoning district is to delineate those areas as defined within the city's comprehensive plan, transportation/utility, as suitable areas for

transportation and/or utility facilities such as public or semi-public utilities, marinas, parking lots and other public utilities.

Sec. 68-402. Uses permitted.

The following uses shall be allowed within an T/U zoning district as permitted uses as set forth herein:

(1) Permitted Uses ~~The T/U zoning district is intended to identify suitable areas for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource facilities. Those uses appropriate to and consistent with this zoning district include:~~ The following uses shall be allowed within the T/U zoning district as permitted uses as set forth herein:

a. ~~(a)~~ Utility transmission line/electric power substation.

b. ~~(b)~~ Marina and Municipal Marina~~.~~

c. ~~(c)~~ Municipal water supply.

d. ~~(d)~~ Wastewater disposal facility.

e. ~~(e)~~ Solid waste/refuse disposal.

f. ~~(f)~~ Transfer recycling facility.

g. ~~(g)~~ Public works garage/storage.

h. ~~(h)~~ Telephone switching station.

i. ~~(i)~~ Telecommunication towers and antennas which meet the requirements set forth in section 68-~~465~~94.

j. ~~(j)~~ Parking, special event and temporary (per section 68-541~~486~~).

k. ~~(k)~~ Parking lot, off-street, off-site, shared, and remote (per section 68-541~~486~~).

(2) This zoning district is generally appropriate for those utility installations, major transmission lines, refuse disposal and public works facilities servicing the city; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.

(3) Where a utility transmission line otherwise included within this zoning district is located in an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category.

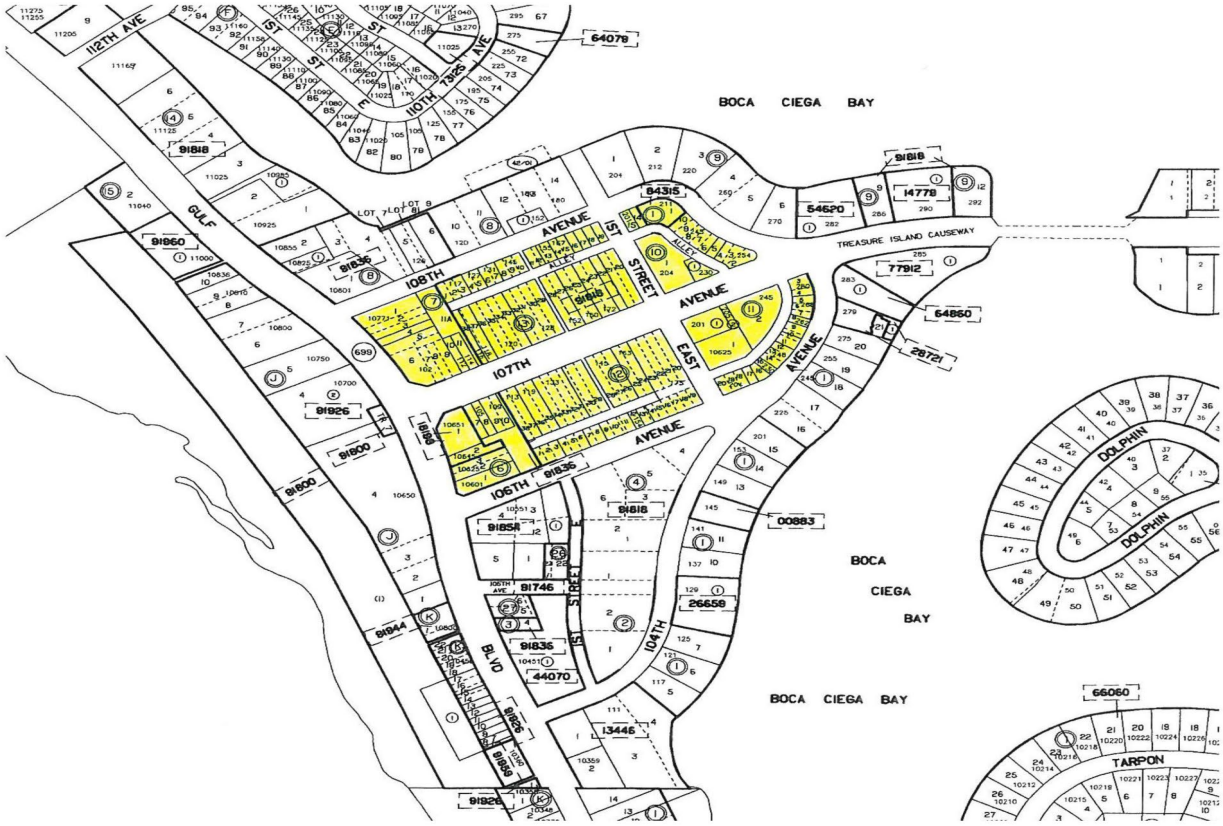
Sec. 68-403. Property development zoning regulations: Maximum Development Potential**.**

Maximum impervious surface ratio (ISR) shall be ~~0.85~~ 0.75. Maximum floor area ratio (FAR) shall be 0.55. Maximum building height shall be 40 feet.

Secs. 68-404—68-410. Reserved.

DIVISION 11. (DOWNTOWN REDEVELOPMENT) PR-MU CORE AND PR-MU GULF BLVD. ZONING DISTRICTS

Purpose: The Treasure Island PR-MU Core and PR-MU Gulf Blvd. (downtown redevelopment) zoning districts create an opportunity to revitalize the city's downtown core economically, visually, and functionally to provide an aesthetically pleasing and efficient multi-use activity center. Consisting of two planned redevelopment zoning districts, the downtown provides flexibility for the development of uses that minimize the impact upon the infrastructure.



NORTH

NOT TO SCALE

Subdivision I. PR-MU Core (Downtown Redevelopment) Zoning District

Sec. 68-410.01. Purpose and intent.

The PR-MU core (downtown redevelopment) zoning district is established for the city's downtown. The uses in this zoning district include a mix of retail establishments, office uses,

professional services, residential dwelling units and tourist dwelling units. The focus will be to establish a vibrant pedestrian-oriented downtown core within an attractive streetscape. No use is permitted unless it is listed as a permitted or special exception use in the PR-MU core zoning district. A use not listed or described by category is prohibited.

Sec. 68-410.02. Uses Permitted ~~Permitted principal uses~~.

~~The purpose of listing the permitted principal uses is to identify principal uses that are allowable on a property within this zoning district. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the PR-MU core zoning district are as follows:~~ The following uses shall be allowed within the PR-MU Core zoning district as permitted, special exception or accessory uses as set forth herein:

(1) Permitted Uses: The following uses shall be allowed within the PR-MU Core zoning district:

a. ~~(a)~~Artist studios with retail and/or wholesale distribution space for artist's original handmade works, excluding mass produced or manufactured products.

b. ~~(b)~~Eating establishments (without drive-through service) and drinking establishments, including bars, taverns, or nightclubs.

c. ~~(c)~~Entry and/or lobby space for upper story uses.

d. ~~(d)~~Financial institutions (without drive-through service).

e. ~~(e)~~Government uses, including parks and recreation facilities.

f. ~~(f)~~ Home occupation.

g. ~~(g)~~Live-work units.

h. ~~(h)~~Museum, gallery, or exhibit hall.

i. ~~(i)~~ Office uses.

j. ~~(j)~~ Personal and professional services such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off, health club, spa and other service uses similar in character and intensity.

k. ~~(k)~~Religious institution use.

l. ~~(l)~~ Residential dwelling units only as a component of mixed-use development. Residential dwelling units shall not be allowed on the ground level of any structure except for the entry and/or lobby space for upper story uses.

m. ~~(m)~~Retail establishments.

n. ~~(n)~~Indoor entertainment facilities.

o. ~~(o)~~Tourist dwellings units. The tourist dwelling units shall not be allowed on the ground level of any structure.

p. ~~(p)~~Parking lot and parking structure including for fee (Per section 68-541). A parking structure must provide liner building with active storefronts.

q. Tourist Accommodations.

r. ~~(q)~~Materially similar uses. Uses similar to and no more intense than those permitted uses listed above shall also be determined permitted uses. The city manager or

designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.0~~5~~3, "Interpretation of materially similar uses."

(2) Special exception uses. Consistent with the requirements of Section 61-84. The following special exception uses may be permitted in an PR-MU Core zoning district:

a. Child day care center.

b. Drive-through services (financial institution, pharmacies, restaurant, etc.).

c. Educational facilities.

d. Outdoor occupied space.

e. Utility substations.

f. Materially similar uses. Uses similar to and no more intense than those special exception uses listed above shall also be determined special exception uses. The city manager or designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.03~~5~~, "Interpretation of unlisted uses."

g. Parking lot, temporary (Per section 68-541)

~~Sec. 68-410.03. Accessory use or accessory structure.~~

(3) Accessory uses. Accessory use or structure is a use or detached structure on the same lot or parcel under the same ownership and is incidental and subordinate to the principal use or structure.

a. ~~(a)~~Private swimming pool.

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

c. ~~(c)~~Off-street parking and loading.

d. ~~(d)~~Storage building or shed.

e. ~~(e)~~Other accessory uses customarily incident to a permitted or approved special exception use.

~~Sec. 68-410.04. Special exception uses.~~

~~The special exception uses listed are considered to be uses which may not be appropriate generally or without restriction in this zoning district but which, if controlled as to number, area, location and relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity and is permissible.~~

~~(a) Bus shelters.~~

~~(b) Child day care center.~~

~~(c) Drive-through services (financial institution, pharmacies, restaurant, etc.).~~

~~(d) Educational facilities.~~

~~(e) Outdoor occupied space.~~

~~(f) Utility substations.~~

~~(g) Materially similar uses. Uses similar to and no more intense than those special exception uses listed above shall also be determined special exception uses. The city manager or designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.05, "Interpretation of materially similar uses."~~

Sec. 68-410.03~~5~~. Materially similar uses.

When evaluating an application for a materially similar use, the city manager or designee, shall consider the following characteristics, including but not limited to:

(a) Any special public utility requirement for serving the proposed use;

(b) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes;

(c) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity and the potential for shared parking with other uses;

(d) The size and type of items sold and nature of inventory on the premises;

(e) Volume and type of sales (retail wholesale, etc.), if relevant;

(f) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building, and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk and raw materials including liquids and powders);

(g) Any processing done on the premises, including assembly, warehousing, shipping, distribution;

(h) The type, size and nature of buildings and structures;

(i) The number of and density of employees and customers per unit area of site in relation to business hours and employment shifts;

(j) Transportation requirements, including the modal split for people and goods, by volume, type and characteristic of traffic generation to and front the site, trip purposes and whether trip purposes can be shared by other uses on the site; and

(k) The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the district.

Sec. 68-410.04~~6~~. General requirements.

(a) Street level uses shall consist of nonresidential uses along 107th Avenue.

(b) Residential dwelling units and tourist dwelling units are permitted only above the street level and only as part of a mixed-use project consisting of a nonresidential component (exclusive of parking).

(c) The second level of a building may provide for retail establishments, office or studio uses, residential or tourist dwelling units.

Sec. 68-410.05~~7~~. ~~Density and intensity~~ Development Potential.

~~(1) The tourist dwelling unit density shall not exceed 22 units per acre.~~

~~(2) The residential dwelling unit density shall not exceed 24 dwelling units per acre for a mixed use project.~~

~~(3) Non-residential uses shall not exceed a floor area ratio (FAR) of 1.0.~~

~~(d)~~(1) Maximum development potential shall be as indicated in Table 68-410.07.a. Projects may achieve the maximum allowable densities and intensities for tourist dwelling units, residential dwelling units and non-residential uses on a project site.

TABLE 68-410.07.a: MAXIMUM DEVELOPMENT POTENTIAL

PR-MU CORE STANDARDS		RESIDENTIAL DWELLINGS & TOURIST DWELLINGS	TOURIST ACCOMODATIONS	COMMERCIAL
Density (dwelling units per acre), Maximum		24 DU/A[1] (5 living levels max.)	22 DU/A (5 living levels max.)	-
Nonresidential intensity (floor area ratio), Maximum		-	1.0 FAR	
Impervious Surface, Maximum		0.90		
Building Height[2]	Maximum	60 FT		
	Minimum	26 FT		

[1] Dwelling units permitted only above street level and as a component of mixed-use project. Dwelling units floor area ratio will not count towards the 1.0 floor are ratio for commercial uses.
[2] Refer to technical standards regarding measurement of building height and height encroachments.

~~Sec. 68-410.08. Building height.~~

~~(a) The maximum building height in the PR-MU Core zoning district shall not exceed 60 feet above base flood elevation plus 2.0 feet of freeboard.~~

~~(b) The minimum building height in the PR-MU Core zoning district shall be two stories, 26 feet above base flood elevation plus 2.0 feet of freeboard.~~

Sec. 68-410.0~~6~~9. Setbacks and ground level design standards.

(a) Building setbacks shall be as indicated in Table 68-410.09.a.

TABLE 68-410.09.a: BUILDING SETBACKS

BUILDING SETBACKS		107TH AVENUE	ALL OTHER STREETS
Front Setback, Minimum	Ground level façade	12 FT, as measured from the 107th Avenue right-of-way line	9 FT
	2nd story and above	0 FT and may extend out over the dining area/outdoor display zone and pedestrian zone	
Side Setback, Minimum		0 FT	
	With alley at least 24 feet wide	0 FT	

Rear Setback, Minimum	Without an alley at least 24 feet wide	Varied to provide the necessary distance to accommodate a 24 foot, two-way vehicular travel width at the rear of the property

(b) Ground level design elements. To encourage pedestrian movement and create a pedestrian-oriented streetscape, ground level building frontages along Gulf Boulevard, 104th, 106th, 107th, and 108th Avenues shall comply with the following design standards:

~~(a) *"Utility zone"* is the area within the right-of-way which is used for sidewalks, street furnishings, street signage, traffic control devices, public sidewalk and light poles~~.



~~(b) *"Pedestrian friendly zone"* is a four-foot wide improved walkway constructed by the property owner on private property which is adjacent and parallel to the utility zone. Any awning or structure shall be built at a minimum of ten feet above grade. There may be a sign, lighting and/or fan which may be hung from the underside of structure. There must be eight feet of vertical clearance. This shall be an unobstructed pedestrian walkway which extends the entire width of the property.~~

~~(c) *"Dining area/outside display zone"* is an area eight foot wide adjacent and parallel to the front building façade and the pedestrian zone. Any awning or arcade structure shall be built a minimum of ten feet above grade. There may be a sign, lighting and/or fan which may be hung from the underside of the structure. There must be eight feet of vertical clearance. This zone extends the entire width of the lot. This area may be used for landscaping, dining, and outside display of merchandise sold within the store.~~



(1) ~~(1) —~~The ground level building façade shall be built to the front setback line and shall be aligned parallel to the right-of-way line of the primary street to create a continuous street wall.

(2) Pedestrian friendly zone. A minimum four (4) foot wide unobstructed pedestrian walkway is required along the entire width of the property adjacent and parallel to the right-of-way. If a pedestrian walkway already exists in such location on a property, it shall be improved to the city's public sidewalk standards.

(3) Dining area/outdoor display zone. A dining area/outdoor display zone is required along the entire width of the property adjacent and parallel to the pedestrian friendly zone and ground level building façade. This area may be used for landscaping, dining, and outside display of merchandise sold within the store.

a. For properties fronting 107th Avenue, the minimum width of the dining/outdoor display zone shall be eight (8) feet.

b. For properties fronting Gulf Boulevard, 104th, 106th, and 108th Avenues, the minimum width of the dining/outdoor display zone shall be five (5) feet.

(4) Weather protection required. To enhance the pedestrian experience and architectural design in the district, buildings are required to provide architectural features that provide protection from sun and rain. Weather protection may be provided through the use of structural arcades, canopies, or awnings. For properties fronting 107th Avenue, weather protection may be accomplished by the second-story of the building extending out over the pedestrian friendly and dining/outdoor display zones.

a. Architectural features providing weather protection shall be constructed to a minimum depth to cover the entirety of the pedestrian friendly and dining/outdoor display zones.

b. Such architectural features shall begin no lower than ten (10) feet above the abutting grade. Signs, lighting, and/or fans may be hung from the underside of the structure so long as a minimum eight (8) feet of vertical clearance is maintained at all times.

~~With the redevelopment of each site, the property owner shall build:~~

~~The arcade/awning(s) serve to protect pedestrians from the elements. (i.e. sun, rain, etc.)~~

~~*Front setbacks:*~~

~~107th Avenue~~

~~Gulf Boulevard (State Route 699), 104th, 106th and 108th Avenues.~~

~~*Side setbacks:* The side setbacks shall be zero in order to establish a continuous street wall for the downtown activity center.~~

~~*Rear setbacks:* The rear setback shall be zero when the rear alley or alley/cross-easement is 24 feet in width. Where there is not a 24 feet wide alley or cross-easement, the rear setback shall be varied to provide the necessary distance to accommodate the 24 feet, a two-way vehicular travel width at the rear of the property.~~



~~Example of one awning placed over the pedestrian and dining/outside display zone. The awning provides protection for the pedestrians but limits the development from having the ability to build gross floor area above the pedestrian and dining/outside display zone.~~



~~Example of multiple awnings placed over the pedestrian and dining/outside display zone. The awnings provide some protection for the pedestrians but limit the development from having the ability to build gross floor area above the pedestrian and dining and outside display zone.~~

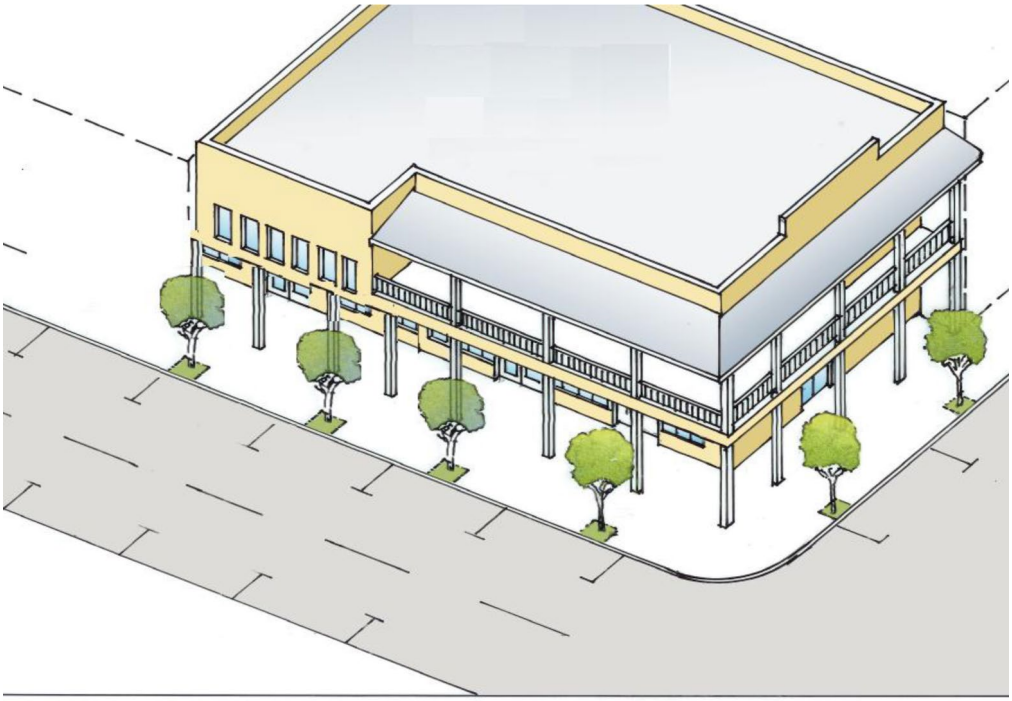


~~The 2nd floor is stepped back from the front façade of the ground floor.~~

~~The step back area on the 2nd floor may be used for a deck/balcony.~~

~~The center structure may be a live-work unit.~~

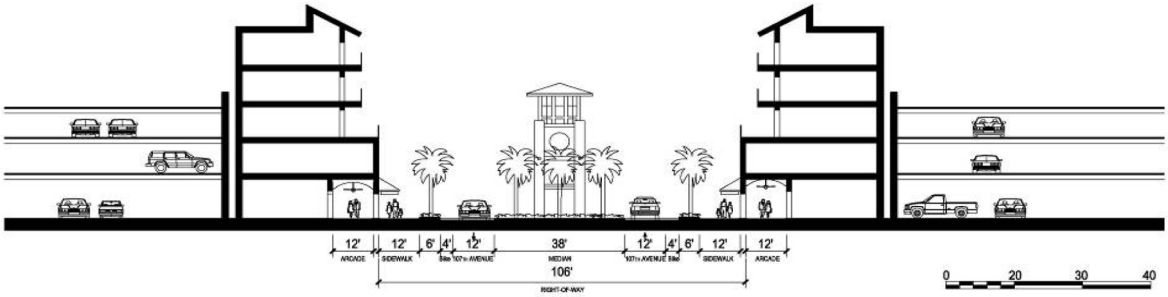
~~It is preferable to have the buildings create a continuous street-wall to ensure the arcade is continuous for pedestrians. Note in the photograph above that the front facades are established at different setbacks.~~



~~A commercial building with an arcade along both street frontages. The second floor area above the dining/display area is used as a balcony for the second floor uses.~~



~~Recessed entrance is emphasized with overhead awnings, planters and a change in pavement appearance.~~



~~107th Avenue Streetscape design looking eastbound from Gulf Boulevard (State Route 699) Note the second floor usable space extends above the pedestrian zone and the dining/display area.~~

~~Sec. 68-410.10. Maximum impervious surface ratio.~~

~~Maximum impervious surface ratio (ISR) for all uses shall not exceed 0.90.~~

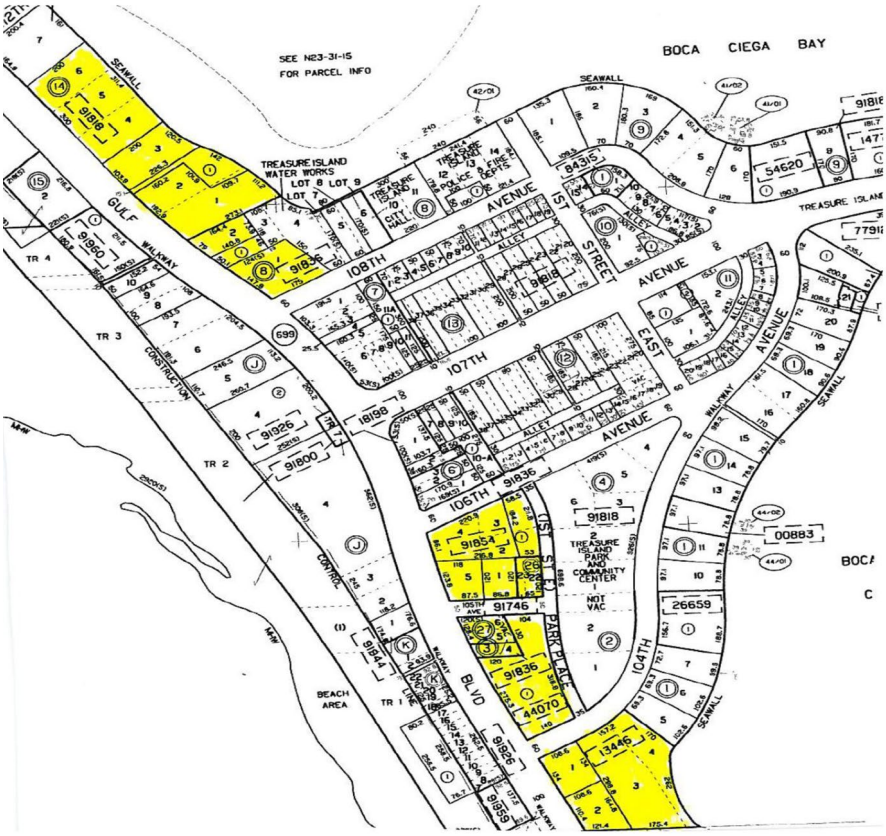
Sec. 68-410.11. Green building and leadership in energy and environmental design.

The city encourages Leadership in Energy and Environmental Design (LEED) standards with each redevelopment project.

Sec. 68-410.12. Other development standards.

Other development standards as are contained in the Treasure Island Downtown Design Standards.

Planned Redevelopment - Mixed Use Gulf Boulevard District (PR-MU Gulf Blvd.)



Subdivision II. PR-MU Gulf Blvd (Downtown Redevelopment) Zoning District

Sec. 68-410~~.30~~13. Purpose and intent.

The PR-MU Gulf Blvd. zoning district is established as a transitional district between the PR-MU Core and the area of hotels and motels found along the west side of Gulf Boulevard (State Route 699). The PR-MU Gulf Blvd. zoning district exists to accommodate an array of mixed uses, including residential dwelling units as part of the downtown. No use is permitted unless it is listed as a permitted or special exception use in the PR-MU Gulf Blvd. zoning district. A use not listed or described by category is prohibited.

Sec. 68-410.~~31~~14. ~~Permitted principal use~~ Uses Permitted.

~~The purpose of listing the permitted principal uses is to identify principal uses that are allowable on a property within this zoning district. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the PR-MU Gulf Blvd. zoning district are as follows:~~ The following uses shall be allowed within the PR-MU Gulf Blvd. zoning district as permitted, special exception or accessory uses as set forth herein:

(1) Permitted Uses*:* The following uses shall be allowed within the PR-MU Gulf Blvd zoning district:

a. ~~(a)~~ Artist studios with retail and/or wholesale distribution space for artist's original handmade works, excluding mass produced or manufactured products.

b. ~~(b)~~ Automobile service stations for fueling and the sales of goods.

c. ~~(c)~~ Car wash.

d. ~~(d)~~ Child day care center

e. ~~(e)~~ Eating and drinking establishments, including bars, cocktail lounges, or nightclubs.

f. ~~(f)~~ Entry and/or lobby space for upper story uses.

g. ~~(g)~~ Financial institutions.

h. ~~(h)~~ Government including parks and recreation facilities.

i. ~~(i)~~ Home occupation.

j. ~~(j)~~ Live-work units.

k. ~~(k)~~ Museum, gallery, or exhibit hall.

l. ~~(l)~~ Office uses and business services.

m. ~~(m)~~ Parking lot and parking structure including for fee (Per section 68-541). A parking structure must provide liner building with active storefronts.

n. ~~(n)~~ Personal and professional services such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off, spa, health club, and other personal service uses similar in character and impact.

o. ~~(o)~~ Religion institution use.

p. ~~(p)~~ Residential dwelling units as a component of mixed-use development only. Residential dwelling units shall not be allowed on the ground level of any structure except for the entry and/or lobby space for upper story uses.

q. ~~(q)~~ Retail establishments, including those with drive-thru facilities.

r. ~~(r)~~ Indoor entertainment facilities.

s. ~~(s)~~ Tourist dwelling units as a component of mixed-use development only. Tourist dwelling units shall not be allowed on the ground level of any structure except for the entry and/or lobby space for upper story uses.

t. Tourist Accommodations.

u. ~~t.~~ Materially Similar uses. Uses similar to and no more intense than those permitted use listed above shall also be determined permitted uses. The city manager or designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.~~34~~15. “interpretation of materially similar uses.”

(2) Special exception uses. Consistent with the requirements of Section 61-84. The following special exception uses may be permitted in an PR-MU Gulf Blvd zoning district:

a. Bus shelters.

b. Drive-through services (financial institution, pharmacies, restaurant, etc.).

c. Educational facilities.

d. Outside occupied space.

e. Utility substations.

f. Materially similar uses. Uses similar to and no more intense than those special exception uses listed above shall also be determined special exception uses. The city manager or designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.~~34~~15, "interpretation of materially similar uses."

g. Parking lot, temporary (Per section 68-541)

~~Sec. 68-410.32. Accessory use or accessory structure.~~

(1) Accessory uses: Accessory use or structure is a use or detached structure on the same lot or parcel under the same ownership and is incidental and subordinate to the principal use or structure.

a. ~~(a)~~ Boat slips associated with a permitted principal business use on site, not for rent.

b. ~~(b)~~ Private swimming pool.

c. ~~(c)~~ Private recreational areas for the exclusive use of the occupants and guests of a permitted or approved special exception use.

d. ~~(d)~~ Off-street parking and loading.

e. ~~(e)~~ Storage building or shed.

f. ~~(f)~~Other accessory uses customarily incident to a permitted or approved special exception use.

~~Sec. 68-410.33. Special exception uses.~~

~~The special exception uses listed are considered to be uses which may not be appropriate generally or without restriction in this zoning district but which, if controlled as to number, area, location and relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity and is permissible.~~

~~(a) Bus shelters.~~

~~(b) Drive-through services (financial institution, pharmacies, restaurant, etc.).~~

~~(c) Educational facilities.~~

~~(d) Outside occupied space.~~

~~(e) Utility substations.~~

~~(f) Materially similar uses. Uses similar to and no more intense than those special exception uses listed above shall also be determined special exception uses. The city manager or designee shall review and evaluate each of these uses in accordance with criteria set forth in section 68-410.34, "interpretation of materially similar uses."~~

Sec. 68-410.~~34~~15. Materially similar uses.

When evaluating an application for a materially similar use, the city manager or designee, shall consider the following characteristics, including but not limited to:

(a) Any special public utility requirement for serving the proposed use;

(b) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes;

(c) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity and the potential for shared parking with other uses;

(d) The size and type of items sold and nature of inventory on the premises;

(e) Volume and type of sales (retail, wholesale, etc.), if relevant;

(f) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building, and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk and raw materials including liquids and powders);

(g) Any processing done on the premises, including assembly, warehousing, shipping, distribution;

(h) The type, size and nature of buildings and structures;

(i) The number of and density of employees and customers per unit area of site in relation to business hours and employment shifts;

(j) Transportation requirements, including the modal split for people and goods, by volume, type and characteristic of traffic generation to and front the site, trip purposes and whether trip purposes can be shared by other uses on the site; and

(k) The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the district.

Sec. 68-410.~~35~~16. General requirements.

(a) Street level uses shall consist exclusively of commercial floor area and internal parking. Functional retail establishments/restaurant street frontage shall be required on any site abutting "Gulf Boulevard" (State Route 699) or a side street.

(b) Residential dwelling and tourist dwelling units are permitted only above the street level and only as part of a mixed-use development project consisting of a nonresidential component (exclusive of parking).

(c) The second level and above of each building may provide for retail establishments, art studios, office uses, residential dwelling or tourist dwelling units.

(d) The 2nd story of each building and above may extend out over the pedestrian and limited dining and display zone.

Sec. 68-410.~~36~~17. ~~Density and intensity~~ Development Potential.

~~(1) The tourist dwelling unit density shall not exceed 22 units per acre.~~

~~(2) The residential dwelling unit density shall not exceed 15 dwelling units per acre.~~

~~(3) Non-residential uses shall not exceed a floor area ratio (FAR) of 0.55.~~

~~(4)~~(a) Maximum development potential shall be as indicated in Table 68-410.36.a. Projects may achieve the maximum allowable densities and intensities for tourist dwelling units, residential dwelling units and non-residential uses on a project site.

TABLE 68-410.36.a: MAXIMUM DEVELOPMENT POTENTIAL

PR-MU GULF BLVD STANDARDS		RESIDENTIAL DWELLINGS & TOURIST DWELLINGS	TOURIST ACCOMODATIONS	COMMERCIAL
Density (dwelling units per acre), Maximum		15 DU/A[1] (5 living levels max.)	22 DU/A (5 living levels max.)	-
Nonresidential intensity (floor area ratio), Maximum		-	0.55 FAR	
Impervious Surface, Maximum		0.90		
Building Height[2]	Maximum	60 FT		
	Minimum	26 FT		

[1] Dwelling units permitted only above street level and as a component of mixed-use project. Dwelling units floor area ratio will not count towards the 0.55 floor are ratio for commercial uses.

[2] Refer to technical standards regarding measurement of building height and height encroachments.

~~Sec. 68-410.37. Building height.~~

~~(1) The maximum building height in the PR-MU Gulf Blvd. zoning district shall not exceed 60 feet above base flood elevation plus 2.0 feet of freeboard.~~

~~(2) The minimum height in the PR-MU Gulf Blvd. zoning district shall be two stories, 26 feet above base flood elevation plus 2.0 feet of freeboard.~~

Sec. 68-410.~~38~~18. Setbacks and ground level design standards.

(a) Building setbacks shall be as indicated in Table 68-410.38.a.

TABLE 68-410.38.a: BUILDING SETBACKS

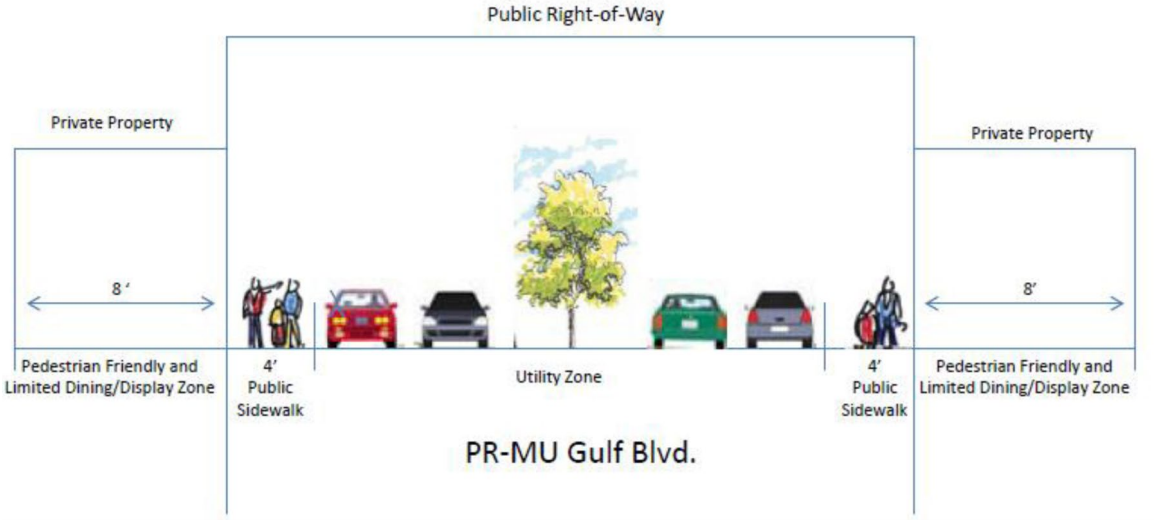
BUILDING SETBACKS		GULF BLVD	ALL OTHER STREETS
Front Setback[1], Minimum	Ground level façade	8 FT, as measured from the Gulf Boulevard right-of-way line	8 FT

	2nd story and above	0 FT
Side Setback, Minimum		0 FT
Rear Setback, Minimum	Waterfront Yard	25 FT
	Non-waterfront Tard	8 FT
[1]On corner lots, the setback from the secondary street shall be the same as the front setback.		

(b) Ground level design elements. To encourage pedestrian movement and create a pedestrian-oriented streetscape, ground level building frontages along Gulf Boulevard shall comply with the following design standards:

a. ~~*"Utility zone"* is the area within the Gulf Boulevard (State Route 699) right-of-way which is used for street furnishings, street signage, traffic control devices, public sidewalk and light poles.~~

b. ~~*"Pedestrian friendly and limited dining/display zone"* is an eight-feet wide improved walkway and a minimum of ten feet tall constructed by the property owner on private property which is adjacent and parallel to the utility zone limited to dining/display area and shall be reviewed during the site plan review process. Any awning or structure shall be built at a minimum of ten feet above grade. There may be a sign, lighting and/or fan which may be hung from the underside of structure. There must be eight-feet of vertical clearance. This zone shall extend the entire width of the property.~~



(c) At least 25 feet of the ground level building façade shall be built to the front setback line and shall be aligned parallel to the Gulf Boulevard right-of-way to create a continuous street wall.

(d) Pedestrian friendly and limited dining display zone. A minimum eight (8) foot wide improved pedestrian walkway is required along the entire width of the property adjacent and parallel to the Gulf Boulevard right-of-way. A limited dining/display may be included within the zone, subject to approval during the site plan review process. Any awning or structure shall be built a minimum of ten feet above natural or finished

grade, whichever is higher. There may be a sign, lighting, and/or fan which may be hung from the underside of structure. There must be eight-feet of vertical clearance. This zone shall extend the entire width of the property. If a pedestrian walkway already exists in such location on a property, it shall be improved to the city's public sidewalk standards.

(e) Weather protection required. To enhance the pedestrian experience and architectural design in the district, buildings are required to provide architectural features that provide protection from sun and rain. Weather protection may be provided through the use of structural arcades, canopies, or awnings.

1. Architectural features providing weather protection shall be a minimum of eight (8) deep to cover the entirety of the pedestrian friendly and limited dining/outdoor display zone.

2. Such architectural features shall begin no lower than ten (10) feet above the abutting grade. Signs, lighting, and/or fans may be hung from the underside of the structure so long as a minimum eight (8) feet of vertical clearance is maintained at all times.

~~*Front setback:* At ground level at least 25 feet of the property owner's building façade will be built eight feet from Gulf Boulevard (State Route 699) right-of-way line and be aligned parallel to Gulf Boulevard (State Route 699) right-of-way.~~

~~Within the redevelopment of each site, the property owner will build an arcade eight feet deep to cover the pedestrian zone. The arcade or awning will be built ten feet in height directly adjacent to the front building facade. There may be a sign, lighting and/or fan which may be hung from the underside of the arcade structure. There must be a minimum of eight-feet of vertical clearance.~~

~~The second story and above of each building may have a zero setback.~~

~~On corner lots, the setback to the secondary street will be the same as the front setback.~~

~~The setback along Park Place and all other streets in the zoning district shall be a minimum of eight feet.~~

~~*Side setback:* The side setbacks shall be zero.~~

~~*Rear setback:* The rear setback along Boca Ciega Bay shall be 25 feet. Preferably, the parking for these buildings shall be on the side of the structure to preserve the bay view and offer the opportunity for outdoor dining in the rear waterfront yard.~~

~~The rear setback for non-waterfront lots in the zoning district shall be eight feet.~~

~~Two examples of an eight-foot wide "pedestrian friendly and limited dining/display zone"~~





~~Sec. 68-410.39. Maximum impervious surface ratio.~~

~~Maximum impervious surface ratio (ISR) for all uses shall not exceed 0.90.~~

Sec. 68-410.4~~0~~19. Green building and leadership in energy and environmental design.

The city encourages Leadership in Energy and Environmental Design (LEED) standards with each project.

Sec. 68-410.~~41~~20. Other development standards.

Other development standards as contained in the Treasure Island Downtown Design Standards.

Secs. 68-410.~~42~~21—68-410.49. Reserved.

Subdivision III. Treasure Island Downtown Design Criteria

Sec. 68-410.50. Purpose and intent.

The purpose and intent of the design criteria is to secure visual interest, identity and sense of place in the city's downtown. These design provisions are intended to focus on the characteristics of architectural compatibility and to leave individual property-owners the maximum flexibility to build to meet their own needs and objectives. A variety of uses are encouraged on the ground floor to create active urban spaces for pedestrians. Retail, restaurant, service and arts-related uses are favored to take advantage of and generate pedestrian traffic.

The criteria shall apply to all new construction projects within downtown. The provisions are expected to be useful for making design decisions about permanent residential units, transient residential units, and commercial construction at a number of levels:

- Property-owners, builders, architects and other designers are encouraged to consult the design criteria prior to designing new buildings, additions or remodeling projects for ideas and advice.
- The design criteria will be used by city staff in making permit decisions.
- City property owners should consult the design criteria to understand the compatibility concepts which will apply to new construction.



Courtyards and outdoor areas shall be designed to enhance surrounding buildings and provide appropriate amenities for users (e.g. textured paving, landscaping, lighting, street trees, benches, trash receptacles, street furniture, and public art). Generally courtyards should have recognizable edges defined on at least three sides by buildings, walls, landscaping, and street furniture. In the PR-MU Gulf Boulevard Zoning District, only two sides need to define the edge. The rear yard may be left open to enjoy the waterfront view of Boca Ciega Bay.



Covered area provides sheltered location for dining and display.



The photograph shows a multiuse building with a courtyard along the right side of the structure.

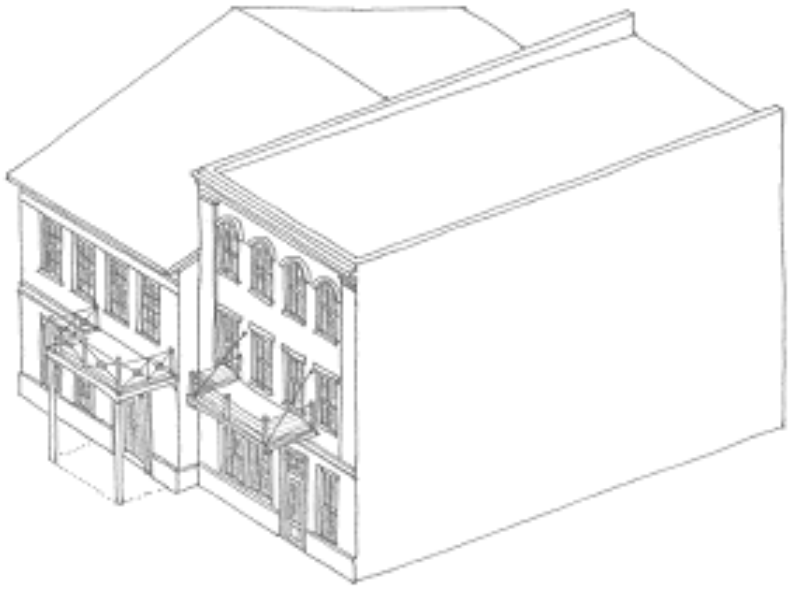


A close-up photograph of the courtyard.
The courtyard expands the visibility of the retail storefronts and offers a location for outdoor display and dining.



The courtyard on the left side of the building provides location for seating, public art and landscaping.
The arcade is shown along the secondary street.
The floor above the arcade is used as a balcony

Live-work units provide for both a commercial and residential function. The commercial function is generally on the ground floor. The second floor may be occupied by a business operator who resides upstairs in the same structure that contains the commercial activity. Live-work units are well-suited for downtown areas.



Live-Work Unit

The following criteria shall guide the design of new development in a manner that strengthens the city's mixed-use commercial core:

All new building construction must conform to the land development standards of the zoning district in which it is located. The criteria presented herein are intended to go beyond the basic dimensional requirements and, in greater detail, address issues specifically related to character compatibility.

In addition, the criteria are intended to encourage the design and construction of buildings which harmonize with the surroundings and which demonstrate a high standard of quality.

Sec. 68-410.51. Applicability.

The transition to applying this criterion to development projects shall be as follows:

Any development within downtown approved by the planning and zoning board and/or the city commission on or before January 6, 2015, is not subject to these regulations.

In the event of a major revision to an existing draft approval where the developer has an approved site plan or development agreement, the planning and zoning board and/or the city commission will generally apply these regulations.

Any development within the downtown approved by the planning and zoning board or city commission after January 6, 2015, shall provide conformity to these design parameters.

Sec. 68-410.52. Waivers.

Every business is unique. All aspects of appearance and character cannot be fully listed within the downtown design criteria. A process shall be available to allow waivers of specific aspects of these criteria. A request for a waiver shall not be considered a variance. A design

criteria waiver in the planned redevelopment areas shall be evaluated administratively using the findings listed below together with the countywide rules in Section 6.4.3.1. The requested change in design criteria:

- Shall not damage the character or quality of the neighborhood in which it is located, or hinder the proper future development of the surrounding properties;
- Shall not generate excessive vehicular traffic;
- Shall not create a vehicular parking or pedestrian/traffic circulation problem;
- Shall not compromise the health, safety, and welfare of the public; and
- Shall be consistent with the purpose and intent of the city's downtown design criteria.

In addition to design criteria waiver in the planned redevelopment area, a de minimis variation not exceeding ten percent of the required standard as applied to setbacks, impervious area, floor area ratio and similar measurable criteria may be granted administratively. Changes to impervious area and floor area ratio will also need to be in compliance with the countywide rules. De minimis does not apply to density.

Sec. 68-410.53. Style and building form.

The city contains a wide variety of architectural designs. New development should continue to provide a mix of architectural styles in order to maintain the variety of building forms. New construction should be compatible in massing, scale, proportion and articulation.

Sec. 68-410.54. Articulation.

(a) Wall plane. Building facades should incorporate breaks in the wall plane to provide massing and articulation. No single wall plane should exceed 60 feet in length on any exterior façade and should provide a minimum of a six-foot separation from abutting wall planes.

(b) Height variations. Building heights should be articulated to express different building components, features and programmatic elements. Height variations among architectural elements should have an expression of no less than five feet in variation.

(c) Roof articulations. All roof-mounted mechanical equipment such as air conditioners, elevators, transformers, antennas, satellite dishes and utility equipment shall be screened from contiguous properties and adjacent streets in a manner that is compatible with the architectural treatment of the principal structure. The city highly encourages the promotion of roof-top gardens in the planned redevelopment districts, especially for properties with rooftop visible from residential uses or for rooftops overlooking the public right-of-way.



Planted Roof



Roof Garden

Sec. 68-410.55. Entrances, windows and storefronts.

Main entries are critical in their established relationships to the street.

Pedestrian entrances should be easily recognizable and oriented towards the street and not be obstructed from view by fences, landscaping or other visual barriers. The main front façade facing the street shall be equal to or better in appearance than entrances oriented to parking lots and/or service areas.



- Window and storefront articulations should utilize similar proportions as those within the surrounding context and should be primarily oriented towards the street.
- Multiple storefronts within a larger building shall have consistent material qualities and articulation and should relate to the detailing of the entire building.



Display windows create visual interest

- A minimum of 50 percent of the front building façade on the ground level should be transparent, consisting of display windows or door openings to create visual interest. When possible, the bottom of transparent openings should be no higher than 36 inches above the sidewalk. Display windows used to satisfy these requirements should have a minimum vertical dimension of four feet and should be internally illuminated. This can only occur in locations assigned an AE flood zone.



The side of this building faces a parking lot but retains the same finish and basic architectural details as the rest of the building.

- Building facades should provide architectural detail (e.g. eaves, columns, pilasters, cornices, windows and window surrounds, canopies, fascia, and roofs) that are proportionate with the building. The architectural features, materials, and the articulation of a façade of a building should be continued on all sides visible from a public street or parking lot, where feasible.
- Exterior burglar bars are prohibited. Security, roll down, and accordion shutters along with the associated hardware should be obscured by architectural features or awnings and should

be finished to blend with the overall architectural character of the building and its surface materials.

Sec. 68-410.56. Awnings, canopies, and balconies.

- Awnings, arcades, or canopies should be incorporated to provide pedestrian protection from the elements and reduce overall building heat gain.
- Awnings shall be attached to the building façades and cantilevered, if possible. Awnings shall not be supported by vertical elements within the right-of-way, except with approval of the city commission.
- Standard street level awnings shall be mounted so that the valance is at least ten feet above the sidewalk elevation.
- The use of adjustable louvers, euro shutters, and the like shall be considered substitutions for awnings or an arcade structure provided that the product:
  - Provides pedestrian protection from the elements.
  - Reduces overall building heat gain.
  - Mounted at least ten feet above the walkway elevation.
  - Attached to the building façade and not supported by vertical elements in the right-of-way.



Sample Cantilevered Awning

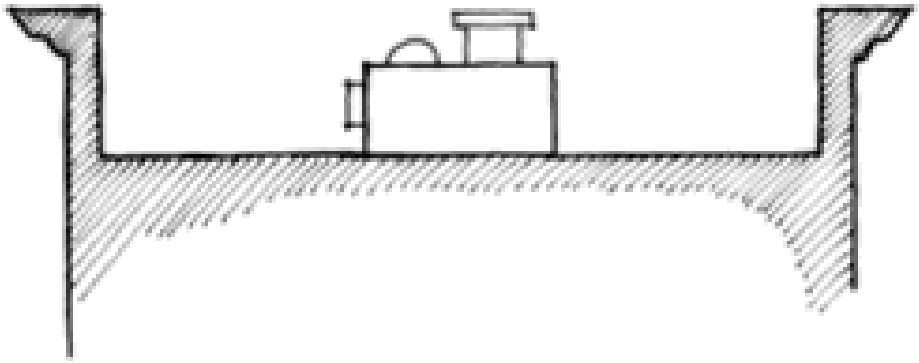
Sec. 68-410.57. Service areas and mechanical equipment.

Service bays, mechanical equipment, dumpsters and delivery areas, to the greatest extent possible, shall be fully enclosed, screened or located within the interior of the building or along the alley. These areas shall not be visible from the right-of-way and shall not be visible from properties with adjacent commercial, residential or transient residential uses.



Utility equipment is painted to blend with the building.

Whenever possible, all exterior equipment shall be placed on the roofs and shall be screened by an architectural feature. Otherwise, the exterior equipment shall be placed on the side or rear of the building and screened.



Screening of mechanical equipment on roof shall be at or above equipment height.

Sec. 68-410.58. Underground and above-ground utilities.

All on-site utilities including telephone, cable, and electrical systems shall be relocated underground.

All exterior facilities, including but not limited to electrical raceways and transformers, permitted above ground shall be fully concealed and/or screened by landscaping.

Sec. 68-410.59. Parking requirements.

(a) Parking lot locations. Off-street parking lots are discouraged in the front yard of 107th Avenue. Off-street parking lots shall be placed in rear yards, whenever possible. Off-street parking lots in the side yard shall be reviewed on a case-by-case basis during site plan review.

Off-street parking may be provided under commercial or mixed-use buildings provided that all under-building parking spaces are separated from the pedestrian/dining zone by a usable commercial space at least 20 feet deep.

Parking lots fronting directly on First Avenue East shall be setback a minimum of ten feet from the right-of-way and provide a knee wall or a continuous vegetation to screen vehicles to a height of 36 inches.



Vegetative Screening of Surface Parking Lot

The parking locations for lots abutting Boca Ciega Bay should be on the side of the structure, where possible to preserve the bay view and offer the opportunity for outdoor dining.

(b) Parking lot interconnections. Rear-yard parking lots on properties fronting along the parallel alley between 108th Avenue and 107th Avenue and the parallel alley between 107th Avenue and 106th Avenue shall be interconnected to eliminate or minimize driveways along 108th Avenue and 106th Avenue respectively.

1. To ensure the effective use of these connections, the first property to redevelop shall be required to make an irrevocable offer of cross-access to the adjacent parcel prior to the city's issuance of a construction permit. The first property to redevelop must design and build the parking lot to accommodate cross-access.

2. When adjacent property owners seek permits, they will also be required to reciprocate with a similar cross-access agreement and then must complete the physical connection.

3. Individual property owners shall control all rights to the use of their own parking spaces, but may choose to allow wider use of these parking spaces through reciprocal arrangements with other parties.

(c) Shared parking facilities.

1. Two or more non-residential uses located on the same or separate lots may provide for shared parking facilities, upon receiving the approval of the city manager or designee. The applicant shall demonstrate to the satisfaction of the city manager or designee that the uses are able to share the same parking spaces because their parking demands occur at different times (for example if one use operates during evenings or weekdays only). The applicant shall be required to demonstrate to the city manager or designee that the type of uses(s) indicates that the periods of usage will not overlap or be concurrent and that a reduction in the total number required off-street parking spaces is justified. The applicant shall submit documentation supporting the request for shared parking spaces that shall, at a minimum, include:

   a. The uses proposed to share parking and the number of parking spaces required for those uses;

   b. The location and number of parking spaces that are being shared including a legal description of the property upon which the uses are located and upon which the shared parking spaces are located;

   c. c. An analysis showing that peak parking times of uses occur at different times and that parking area(s) will have a sufficient number of parking spaces to meet the minimum anticipated demands of all uses sharing the joint parking area(s); and

(d) The approval by the city manager or designee shall be documented as a shared parking agreement between the city and the applicant(s) in a form acceptable to the city attorney and which:

1. Provides access to the shared parking spaces for all uses identified;

2. Requires the processing of an amendment to the parking agreement for any substitution of uses not identified;

3. Requires the owner(s) to bear the expense of recording the parking agreement and agree that the parking agreement shall bind their heirs, successors and assigns;

4. Requires the parking agreement to be recorded in the public records of the clerk of the circuit court of the county prior to the issuance of the first building permit or certificate of occupancy for the project and may be voided by the city if other off-street facilities are provided in accordance with these regulations; and

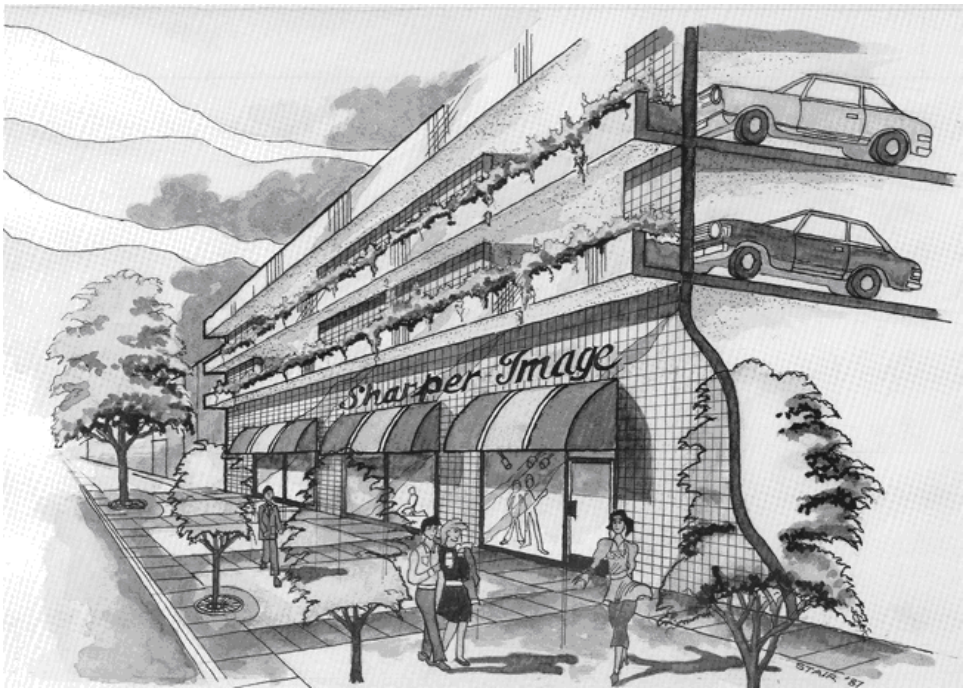
5. Requires the termination of the parking agreement in the event of a violation of any of the following; a provision of this Code, any condition of a related development approval, or any term of condition contained in the agreement, upon provision of reasonable notice to the property owner.

(e) Driveway connections.

1. Properties fronting on 107th Avenue shall relocate existing driveways and parking spaces from 107th Avenue to the parallel alley via 108th Avenue, 106th Avenue or 1st Street East when redevelopment of the site occurs. This provision will be waived during site plan review, should this requirement prohibit all reasonable access to a property.
2. When a driveway onto 107th Avenue is unavoidable, the driveway shall be shared with an adjoining property, if the adjoining property also has access only to 107th Avenue. If the adjoining property does not require the 107th Avenue driveway access, the driveway location shall be spaced as far as practical from other driveways or intersections.
3. Properties having frontage only on Gulf Boulevard, 108th Avenue, 106th Avenue, and 1st Street East may have driveways connected to their frontage, existing easements, and/or alleys. All Gulf Boulevard driveways shall be subject to FDOT approval.
4. Whenever possible, the driveway shall be shared with an adjoining property for lots abutting Boca Ciega Bay. This effort should reduce the number of driveway cuts along Gulf Boulevard.

(f) Parking garages.

1. All levels of parking garages must be separated from primary streets by a liner building that provides usable building space at least 20 feet deep.
    a. Liner buildings must be one story or more in height.
    b. All ground levels of a parking structure facing a public right-of-way shall be lined with active permitted uses described in the zoning district.
    c. The façade of visible parking structures shall be designed to relate architecturally to surrounding buildings and contribute positively to the character of the zoning district.
    d. Planter boxes or other architectural features shall be used to add visual interest and break up the mass of the structure; and
    e. Ramps shall be internal to the structure and not visible from adjacent public rights-of-way.



Liner Building Masking a Parking Structure

b. Enclosed parking levels shall have an exterior architectural treatment designed to be compatible with neighboring buildings and the area's context. Preferably exterior surface finishes of stucco, stone, or brick.

(g) Access to a parking garage may be provided as follows:

1. Access from 108th Avenue, 106th Avenue, 1st Street East or an alley is preferred.

2. Access to 107th Avenue is not permitted except in unusual circumstances where no other access is feasible. This provision will be waived during site plan review, should this requirement prohibit all reasonable access to a property.

(h) Required number of parking spaces in the PR-MU Core Zoning District and PR-MU Gulf Boulevard Zoning District. Some internal capture of vehicle trips results from the mixture of commercial uses in redevelopment areas. Generally, motorists come to the area and park once and visit several business locations within the downtown. This capture allows a reduced off-street parking requirement for comparable uses in conventional zoning districts. The minimum number of parking spaces provided by a principal use in the PR-MU Core Zoning District or the PR-MU Gulf Boulevard Zoning District shall be equal to 66 percent of the minimum off-street vehicle parking spaces established in the land development regulations.

(i) Payment in-lieu-of parking.

1. In-lieu-of option. A developer may request to pay into the city in-lieu-of parking fund a sum of money for each nonresidential parking space that is not provided by the development project on-site or off-site.

2. Computation of cost to provide parking space. The initial fee shall be set with the establishment of a city payment in-lieu-of parking fund with the rate adjusted

annually every October 1 thereafter that reflects the changes in the consumer price index (CPI) or any other cost changes as determined by the city commission.

3. Payment in-lieu-of parking funds. Payment in-lieu-of parking funds will be deposited into the city payment in-lieu-of parking fund which shall be created by ordinance and may be amended from time to time.
4. Time of payment. Payments made pursuant to this section shall be made prior to the issuance of a building permit for any portion or phase of a development project.

(j) Walk zone. There shall be a walk zone established along 107th Avenue, where bicyclists, skateboarders and the like shall be required to dismount their bicycle, roller skates, rollerblades, skateboard, etc. on the public sidewalk. The public sidewalk shall display the following signage:



Sec. 68-410.60. Multifamily residential—Multifamily residential and hotel design criteria.

Entrances to residential units and hotel uses should be kept separate from entrances to other uses in the building, such as service entrances.

Sec. 68-410.61. Exterior lighting.

All exterior lighting shall meet the requirements found in section 68-59~~467~~.

Sec. 68-410.62. Environmental considerations.

It is desirable for all new construction to achieve leadership in energy and environmental design (LEED) certification or incorporate LEED concepts into the new building and site development.

Rehabilitation of existing structures should consider, whenever economically practical:

- Provision of bicycle racks or storage facilities in recreational, office, commercial, tourist lodging units and multifamily residential areas;
- Use of energy-efficient features in window design (exterior shading devices, low-E and insulated glass, etc.);
- Use of operable windows and ceiling fans to promote natural ventilation, when weather permits;
- Reduced coverage by asphalt, concrete, rock and similar substances parking lots and other areas to improve storm-water retention and reduce heat island effects;
- Selection, installation and maintenance of drought-tolerant and salt-tolerant shade trees to reduce requirements for water, maintenance and other needs and provide some shade;
- Use of light-colored materials; and/or
- Use of "cool roof" techniques (light colored roof or a planted roof).

Sec. 68-410.63. Rehabilitation of existing structures.

Rehabilitation of existing structures shall consider, whenever economically practical:

- Reduced coverage by asphalt, concrete, rock and similar substances in driveways and other areas to improve storm-water retention and reduce heat island effects;
- Installation of energy-efficient lighting in buildings, driveways, yards, and other interior and exterior areas;
- Selection, installation and maintenance of drought-tolerant and salt tolerant plants, trees, and other vegetation and landscape design features that reduce requirements for water, maintenance and other needs;
- Planting of shade trees to provide reasonable shade while remaining clear of overhead and underground utilities;
- Provision for structural shading (e.g., trellises, awnings, pergola, and roof overhangs); wherever practical when natural shading cannot be used effectively; and
- Inclusion of shaded porch/balcony areas.

Sec. 68-410.64. Building environment.

Building environment shall consider, whenever economically practical:

- For pedestrian walkways, brick or paver type treatment.
- Garden arrangements with emphasis on drought-resistant and salt-tolerant flora.

- Widening of sidewalks, use of paving materials and introduction of new parking lots shall be done in a manner which is compatible with the character of the area and maintains the relationship of the buildings to the environment.

Sec. 68-410.65. Gazebo, shed, or other outbuilding.

The design of any gazebo, shed, or other outbuilding greater than 100 square feet in area should be complementary in terms of design, scale, proportion, color, exterior finish, and details to the main building.

Sec. 68-410.66. Ramps.

Ramps should be concealed with landscaping, as much as possible, and shall blend in with the scale and architectural features of the building.

Sec. 68-410.67. Outside dining.

(a) Generally. Outside dining in the PR-MU Core Zoning District and PR-MU Gulf Boulevard Zoning District shall be permitted, only in accordance with this section.

(b) Purpose. The purpose of these regulations is to enhance the pedestrian environment of this district through the creative use of outdoor spaces by providing food establishments the opportunity to sell food and beverages in a manner that creates an interesting dining district, and maintains and improves the city's sense of place and property values.

(c) Restaurants are encouraged to provide outside dining. Outside dining shall be located in the dining zone between the restaurant and the pedestrian zone and is regulated by this section. The sale of alcoholic beverages outside the principal business is regulated by state liquor laws and by Chapter 3.

1. Limitations in the outside dining zone.

    a. No outside dining shall block access into or out of a business.

    b. Vendors who do not have a business on the property cannot provide food or beverage products in the outside dining area.



Dining tables are used to serve food and beverages to the public.

~~Sec. 68-410.68. Signage.~~

~~[(a)] Purpose. The purpose of these sign regulations is to enhance the pedestrian environment in a manner that enhances the public realm, creates an interesting and comfortable shopping and dining district, and maintains and improves the city's sense of place and property values.~~

~~[(b)] Generally. The sign regulations for the PR-MU Core District and PR-MU Gulf Boulevard District differ from the city-wide sign regulations found in the land development regulations in the following manner:~~

~~(1) Wall signage or window signage—Permitted.~~

~~a. The bottom of any sign projecting from a building structure shall be no less than ten feet above the higher of natural or finished grade at any point.~~

~~b. One attached wall sign shall be allowed on the first floor level and shall not exceed 75 square feet in area and 16 feet in height. In the event the parcel contains a multi-tenant development, each individual business use may have one attached sign.~~

~~c. One permanent wall or window sign shall be allowed on the second floor level and shall not exceed 50 square feet in area and 25 feet in height. In the event the parcel contains a multi-tenant development on the second floor level, each individual business use may have one attached sign.~~

~~d. The thickness of the projecting sign shall not exceed two inches, the height of the projecting sign shall not exceed 12 inches in height, and the width of the principal faces of any projecting sign shall not exceed 36 inches.~~

~~e. All signs erected within the district or now existing in the district shall comply with all other provisions of this section (including total sign area limits) and the Florida~~

Building Code as to safety, except as is otherwise specifically accepted or modified.

(2) Directory signs. Directory signs may assist in directing patrons to individual shops of a multi-tenant building:

a. Up to two directory signs may be permitted on each multiuse/multi-tenant building.



Directory Sign

b. Directory signs should be limited to approximately 12 square feet in size, and lettering should not exceed a maximum of six inches in height.

c. Copy should be limited to the names of tenants and businesses, and suite or address number.

d. Directory signs may be affixed to the building façade or freestanding on private property within the dining or outside display zones.

(3) Sign prohibition.

a. No private signage is permitted on public property without prior approval of the city commission.

b. Any sign projecting into the airspace of the public right-of-way without prior approval of the city commission shall be removed with no right of compensation to the owner or tenant for such removal.

(4) Signage in the public right-of-way.

a. Should the city choose to install way-finding signs, those may be placed in the public right-of-way.

Secs. 68-411—68-4530. Reserved.

ARTICLE IV~~VII~~. SUPPLEMENTARY LOT AND USE REGULATIONS

DIVISION 1. GENERALLY

~~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 (%)~~
~~RU-75/Residential Urban~~						
~~Dwelling, Residential~~						
~~Single-family~~	~~65~~	~~100~~	~~7,500~~	~~7.5~~	~~35~~	~~—~~
~~Maximum lot coverage in all districts: 50%~~						
~~Impervious surface ratio—RU-75: 70%~~						
~~RM-15/Residential Medium~~						
~~Dwelling, Residential~~						
~~Single-family~~	~~40~~	~~90~~	~~4,500~~	~~9~~	~~35~~	~~—~~
~~Two-family~~	~~50~~	~~90~~	~~6,000~~	~~11~~	~~35~~	~~—~~
~~Multiple-family~~	~~70~~	~~90~~	~~9,000~~	~~15 (2 living levels max.)~~	~~35~~	~~—~~
~~Group Homes (licensed) (Excl. ACLF's)~~	~~70~~	~~90~~	~~9,000~~	~~15 (2 living levels max.)~~	~~35~~	~~—~~
~~Maximum lot coverage in all districts: 50%~~						
~~Impervious surface ratio—RM-15: 70%~~						
~~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~~	~~60~~	~~65~~

				levels max.)		
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
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%				
CG/Commercial General						
Commercial Use						
Retail/Pers. Service	70	90	9,000	—	45	55
All Others	70	90	9,000	—	45	55
Hotel/Motel	70	90	9,000	22 (5 living levels max.)	60	55
Public Administration Facilities	90	90	10,000	—	45	55
Private Club	90	90	10,000	—	35	55
Auto Service Station	90	90	9,000	—	35	55
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—CG: Retail/Pers. Service: 90%, All others: 75%						
R/OS/Recreation/Open Space	—	—	—	—	—	25
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—R/O: 60%						

P/Preservation	—	—	—	—	—	10
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—P: 20%						
I/Institutional	90	90	10,000	—	40	55
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—I: 85%						
T/U/Transportation/Utility	90	90	10,000	—	40	55
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—T/U: 85%						
PR-MU Core/Planned Redevelopment-Mixed Use-Core						
Residential dwellings (only permitted as part of a mixed use development project)				24 (5 living levels max.)	Maximum 60 ft.	
Tourist lodging units				22 (5 living levels max.)	Maximum 60 ft.	100
Commercial use					Minimum 26 ft. and shall be 2 stories	100
Impervious surface ratio—PR-MU-Core: 90%						
PR-MU Gulf Blvd/Planned redevelopment-Mixed Use-Gulf Blvd.						
Residential dwellings (only permitted as part of a mixed use development project)				15 (5 living levels max.)	Maximum 60 ft.	
Tourist Lodging Units				22 (5 living levels max.)	Maximum 60 ft.	55
Commercial use					Minimum 26 ft. and shall be 2 stories	55
Impervious surface ratio—PR-MU Gulf Blvd.: 90%						

Secs. 68-432—68-450. Reserved.

DIVISION 12. LOT REGULATIONS

~~Sec. 68-451. Nonconforming lots.~~

~~A single-family structure may be constructed on any nonconforming lot provided all other requirements of this Code are met.~~

~~Sec. 68-452. Lot width.~~

~~The minimum lot width of any lot shall be as indicated on the schedule of lot and bulk regulations.~~

~~Sec. 68-453. Lot depth.~~

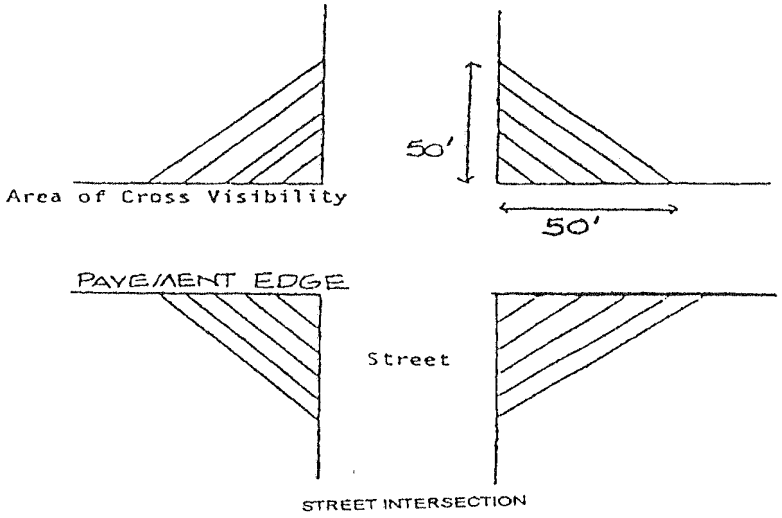
~~The minimum lot depth of any lot shall be as indicated on the schedule of lot and bulk regulations.~~

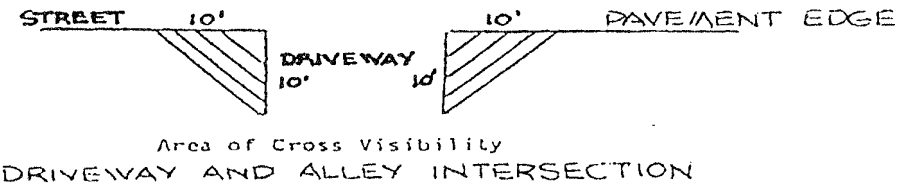
Sec. 68-454<u>1</u>. Intersection/driveway visibility.

<u>(a) Purpose. These regulations are intended to provide adequate sight distance at intersections to ensure the safe movement of vehicles, pedestrians, and bicyclists. Sight visibility triangles shall be measured from the edge of pavement for driveways and from the edge of pavement of alleys and streets. Sight visibility areas shall be kept clear of all visual obstructions, including but not limited to landscaping, signs, utilities, traffic signal control cabinets, structures, walls, and fences. The provisions of this section apply to all zoning districts.</u>

<u>(b) Measurements.</u> At all street intersections and at the intersection of any street, driveway, or alley, no obstruction to vision (other than existing buildings posts or tree trunks with a maximum diameter of 12 inches, or existing buildings) between 30 inches and seven feet in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street, driveway, or alley frontage of such lot and a line drawn between the points along such street, driveway, or alley frontage 50 feet distant from their point of street intersection or ten feet distant from their point of intersection with driveways and alleys. Existing trees must be cleared between 30 inches and seven feet.

SIGHT DISTANCE FOR LANDSCAPE
REQUIRED ADJACENT TO PUBLIC
RIGHTS-OF-WAY AND POINTS OF ACCESS





~~Sec. 68-455. Reduction of lot area.~~

~~The area or dimension of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this chapter, except as provided in this chapter and, if already less than the minimum required by this chapter, such area or dimension may be continued, but shall not be further reduced.~~

~~Sec. 68-456. Maximum coverage.~~

~~Land coverage by principal and accessory buildings or structures on each lot shall not be greater than is permitted in the zoning district, as set forth within sections 68-226 and 68-431, the schedule of lot and bulk regulations, where such principal and accessory buildings are located.~~

Sec. 68-45~~7~~2. Yard regulations.

Every part of a required yard must be open to the sky, unobstructed, except for the ordinary projections of steps, sills, beltcourses, cornices and other ornamental features projecting not more than four inches from the building wall, provided, however, that roof overhangs up to 48 inches or one-half of the required yard, whichever is less, shall be permitted. Specifically exempted from the restrictions of this section are flag poles having a maximum height of 30 feet (one per site), planters not exceeding 30 inches in height or having a cross section of 18 inches or less, wooden decks not exceeding 18 inches in height and freestanding lamp posts having a maximum height of six feet (two per driveway or a maximum of four on any one site). ~~Any side of any wooden deck above grade shall be enclosed from the edge of such deck to the existing grade, by wood slats or lattice work, in such a way as to prevent the area below such wooden deck from being visible from any adjacent property or waterway~~. In the event of conflict between the yard regulations contained in this section and the setback requirements, the regulation resulting in the largest required yard shall be applicable.

(1) Transition yard requirements.

a. Front yard. Where a residential zoning district abuts a nonresidential zoning district, there shall be provided in the nonresidential zoning district for a distance of 50 feet from the zoning district boundary line along the same street, a front yard at least equal in depth to that required in the residential zoning district. Screening requirements shall be as set out in section 68-46~~2~~53.

b. Side or rear yard. Where the side or rear yard in a residential zoning district abuts a side or rear yard in a nonresidential zoning district, there shall be provided in the nonresidential zoning district along such abutting line or lines, a side or rear yard at least equal in depth to that required in the residential zoning district. In no case, however, shall the abutting side yard or abutting rear yard of the nonresidential zoning district be less than 15 feet. Screening requirements shall be required as set out in section 68-46~~2~~53.

(2) Waterfront yard requirements. Every lot which abuts the Gulf of Mexico, public beach, Boca Ciega Bay or any of its inlets or basins, shall have, on the waterfront, a waterfront yard. Such waterfront yard is a required yard and shall not be utilized for any purpose other than specifically permitted in this Code.

Sec. 68-46~~2~~53. Screening regulations.

(1) Required screening. Where any nonresidential use directly abuts a residential zoning district or where a nonresidential use within a multifamily residential zoning district abuts a residential use or where a multifamily development abuts an RU-75 zoning district, it shall be screened from the adjoining residential zoning district or use in one of the following ways:

a. By a fence or wall at least five feet but not more than seven feet in height. Such fence or wall shall be located completely within the limits of the nonresidential lot and shall have equal architectural treatment on both sides; i.e. the side facing abutting properties, streets, etc., shall be finished. See also section 68-45~~8~~4.

b. By landscaping which is selected and arranged to form a visual screen between the nonresidential use and the residential zoning district or use from which it is to be screened. Such landscaping shall be mature plants having already attained a six-foot

height and providing the necessary screening; however, a permanent fence to supplement the landscaping may be required.

The provision of appropriate screening shall be an element of site plan review for sight barrier.

(2) Maintenance. Any fences, walls or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this section.

Sec. 68-458~~4~~. ~~Garden~~ walls, retaining walls, fences and hedges.

(a) Generally. All walls, retaining walls and fences shall be located completely within the limits of the property lines. Walls and fences shall have equal architectural treatment on both sides; i.e. the side facing abutting properties, streets, etc., shall be finished. See also section 68-4~~62~~58, Screening regulations. All fees pursuant to this section, shall be set by the city commission in appendix A.

In all cases the height is measured from the lowest of the two adjacent grades, based on natural or finished grade, whichever is lower as determined by a survey. Adjacent shall mean in the case of a retaining wall, the finished grade at the wall face.

Retaining wall height is limited to 6-inches above finished grade. In any case where a fence or wall is allowed to exceed the retaining wall height, the retaining wall plus the fence or wall as outlined below may be combined to meet the maximum height allowed.

Where a guard is required by the Florida Building Code, the combined height of the retaining wall and guard may exceed the maximum fence and wall height shown below. If the guard exceeds the allowable height shown below, then the guard shall meet the spacing requirements for an open fence.

All hedges shall be maintained at or below the maximum height shown and in compliance with the landscaping standards of this code. For this section's purpose, vegetation is considered a hedge when planted and maintained to create an open space less than two-feet wide by seven-feet high between each plant.

All walls, retaining walls, fences and hedges must meet the visibility triangle requirements of this code.

(b) Street side yard.

1. Walls and fences within the required street side yard shall not exceed 3-foot solid or 4-foot open fence.
2. Chain link type fences are specifically prohibited in street side yards.
3. Hedges shall not exceed 4-feet in height.
4. Guards must meet the spacing requirements for an open fence.

(c) Secondary street side yards.

1. For purposes of this section only, on a lot with one or more street side yards, the secondary street side yards may have lesser setbacks. The primary yard will be the one matching the predominant front yard pattern on the block face of the streets. In this scenario the predominant front yard will be determined by the Community Development Director or their designee.

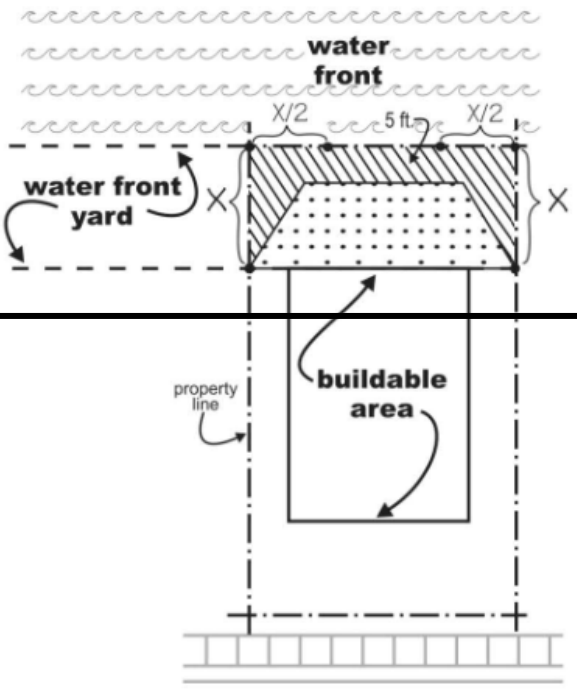
2. On a secondary street side yard the wall, retaining wall or fence setback to be used will be half of the normally required street side yard setback shown in Sec. 68-541.

(d) Side and nonwaterfront rear yards. All walls, fences or hedges located within the required side or nonwaterfront rear yard shall not exceed seven feet in height.

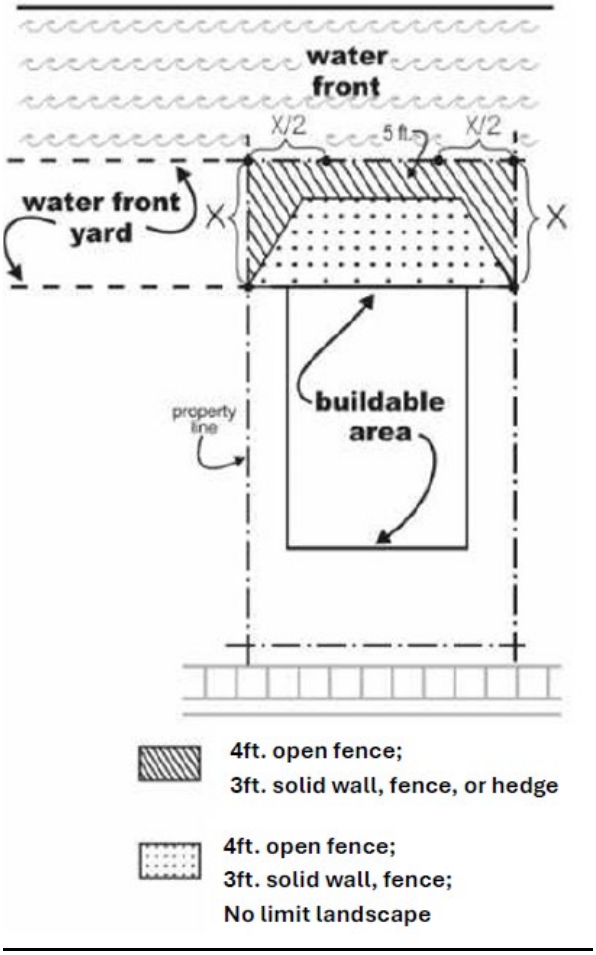
(e) Waterfront yards.

1. All walls or fences within a waterfront yard shall not exceed 3-foot solid or 4-foot open fence.
2. Retaining walls in the waterfront yard are limited to 3 inches in height.
3. Guards must meet the spacing requirements for an open fence.
4. Exception for fence height within the inner waterfront yard. Within the dotted area shown in Exhibit A below, fence heights are measured from lowest adjacent grade at the fence location. The Inner waterfront yard is within the waterfront yard setback, and measured as follows: 1) 5 feet from the waterfront property line and 2) measuring from each side property line at the waterfront and extending across waterfront property line at least 1/2 the distance of the waterfront setback, then from that point extending to the point where the side property line meets the waterfront setback line, as shown in Exhibit A below.

Exhibit A – Waterfront Yard View Setback Line



X = Waterfront Setback
Dotted Area Shows "Inner Waterfront Yard"



(f) All yards.

1. Decorative post caps may be installed on structural posts of the fence but shall not extend more than ten inches above the top rail.
2. Decorative gate may be installed, but shall not exceed more than 10 inches above the top rail of the abutting fence.

(g) Right-of-way.

1. No walls or fences are permitted to be constructed within or upon any dedicated right-of-way. Planters and decorative rocks not exceeding two-feet in height, and mailboxes as excluded from the definition of "structure" in section 68-~~2~~3, shall be permitted upon the untraveled portion within the city rights-of-way.
2. Vegetation and ornamental plantings are permitted upon the untraveled portion of the dedicated right-of-way beyond front yard setback areas so long as such vegetation or landscaping does not obstruct visibility and hedges do not exceed 30-inches in height.
3. A mailbox, as allowed and permitted for by this section, shall not be deemed a structure, and when permitted, shall be allowed to be placed in the right-of-way. Such mailbox shall be supported by nothing stronger than a single four-inch by four-inch wooden support post, or shall be designed to be of breakaway material, in order

not to be a hazard to vehicles or pedestrians. Such mailbox shall be a total height of no more than 60 inches, a total width of no more than 20 inches, and a total depth of no more than 32 inches. An applicant for any mailbox who desires such mailbox not to be considered a structure when such mailbox otherwise would be considered a structure, shall obtain a permit for such mailbox from the building department, and shall include with such application for permit a survey or sketch of the property, showing the location of such mailbox. Such mailbox shall be allowed only in locations where the mailbox would not obstruct visibility or traffic.

(h) Temporary fences. The city may grant a permit for the placement of a temporary construction fence to be erected during the period of construction and maintained until the issuance of a certificate of occupancy. Such fence may be erected on the lot line of the property upon which construction is being maintained and which shall be reasonably designed to protect the public from intrusion upon the construction site. Under no circumstances shall a certificate of occupancy be issued until the temporary construction fence is removed.

Sec. 68-45~~9~~5. Laundry screening.

Laundry shall be properly screened from the street and waterfront. Screening can be achieved through a combination of architectural and landscaping techniques. For example, laundry zones should be placed away from direct waterfront views, ideally on the side or rear of buildings. Use fencing, trellises, or louvered panels to block visibility, and incorporate natural elements like hedges or climbing plants for a softer look.

Sec. 68-46~~0~~56. Minimum yard regulations for accessory structures and accessory equipment.

Accessory structures in residential zoning districts without kitchen or bathroom facilities and accessory equipment may be erected in accordance with the following requirements:

(1) Accessory structures other than those exempted pursuant to section 68-45~~7~~2 shall comply with all setback requirements of the principal structure.

(2) Air conditioning units, pool equipment, water softening units, and propane gas tanks and similar mechanical equipment may be located within a required side or rear yard; provided, however, that such equipment shall be located adjacent to the principal structure and no closer than three feet to any lot line. Such equipment, including mounting pad, shall not exceed 60 inches above finished grade level, unless a greater height is required under chapter 8, chapter 66 or the Florida Building Code. If required to be elevated by chapter 8, chapter 66 or the Florida Building Code this equipment may encroach further into the setback only if required in order to elevate the equipment. This height limitation shall not apply to restrict the installation of air conditioning units to more than 60 inches above existing grade when the installation of such air conditioning unit is required by chapter 66.

(3) Notwithstanding (2) above, underground propane tanks shall be permitted in all yards and adhere to Sec. 66-306.1.

(4) Where practicable, accessory structures and accessory equipment are encouraged to be screened from street view and located behind the primary structure, unless such placement is more burdensome or restrictive.

(5) Reserved.

Sec. 68-4615<u>7</u>. Height regulations.

(a) General application. No building or structure shall have an aggregate height of a greater number of feet than is permitted in the zoning district in which such building or structure is located, except as noted in subsection (b). Height shall be defined as in section 68-2<u>3</u>, Building height.

(b) Permitted exceptions. No exceptions to height regulations shall be permitted except <u>for the following:</u>

<u>1.</u> E~~e~~nclosed stairways and elevator machinery or shafts not including an elevator exit which shall not exceed a height of seven <u>(7)</u> feet above the roof of the structure<u>;</u>

<u>2.</u> ~~and o~~ <u>O</u>ne community television antenna per principal structure shall be allowed but in no instance shall such antenna extend more than <u>thirteen (</u>13<u>)</u> feet above the roof of the structure<u>; and</u>

<u>3. Service equipment including but not limited to HVAC, electrical meters and ancillary equipment, may exceed a height of seven (7) feet above the roof of the structure.</u>

Sec. 68-4635<u>8</u>. Miscellaneous lot regulations.

(a) Structures over water. No structures shall be erected or constructed beyond the established seawall or seawall line of any body of water except docks, davits, public boardwalks and/or boat lifts.

(b) Lot excavation. No person, firm or corporation shall strip, excavate or otherwise remove soil, sand, shale or gravel for sale or use and thereby create a borrow pit except in connection with the construction or alteration of a building permitted by the issuance of a building permit on such premises and excavation or grading incidental thereto.

(c) Lot frontage. Every lot in every zoning district shall have the required frontage on a public or approved private street. An approved private street shall be a street constructed according to the requirements and specifications of the city building department and shall meet all engineering standards for public streets within the city. Upon complying with such requirements, the street shall become an approved private street after approval by the city commission.

~~Sec. 68-464. Satellite antenna regulation.~~

~~(1) In all zoning districts, the following requirements apply:~~

~~a. Guy wires and satellite antennas shall be considered accessory structures and shall meet setbacks for accessory structures.~~

~~b. Satellite antennas shall be nonreflective and their color shall blend in with the surroundings.~~

~~c. The satellite antenna shall be installed and maintained in compliance with the requirements of the building code and electrical code as set out in chapter 64. A building permit shall be required prior to construction. In addition, all antennas must be grounded and must contain adequate surge protection devices for all electrical connections.~~

~~d. No advertising or signage of any type is permitted on a satellite antenna.~~

e. All satellite antenna installations must be certified with the seal of a professional engineer.

(2) In residential zoning districts (RU-75 and RM-15) the following requirements shall apply:

(a) Satellite antennas are permitted only within the rear or side yard buildable area for a principal or accessory structure. The location shall be at a fixed point on the ground or on a structure. Portable installation shall be prohibited.

(b) No roof mounted antennas shall be permitted.

(c) There shall be no more than one satellite antenna per lot/parcel. (Note: The intent of this rule is that each residential development, whether it be a single-family lot or apartment, or condominium complex, be allowed one satellite antenna. Technology is such that many receivers can be connected to one antenna. This allows everyone, in for example, an apartment complex, to watch the channel of their choice.)

(d) The maximum satellite antenna diameter is 12 feet for mesh antennas and six feet for solid antennas.

(e) The maximum satellite antenna height is 15 feet for a short pole installation. The minimum ground clearance is one foot. The maximum height of a long pole installation shall be 12 feet above the peak of the roof. A long pole installation (greater than nine-foot pole height) shall be no greater than three feet from the sidewall of a dwelling unit and braced to it. Only mesh type satellite antennas shall be permitted on long poles. In no event shall the height of any satellite antenna exceed the height requirement for structures in the zoning district.

(3) In all other zoning districts (RFM-30, RFH-50 and CG) the following requirements shall apply:

(a) Satellite antennas are permitted anywhere on a lot/parcel within the buildable area for a principal or accessory structure; however, not in the area to the front of the main structure. The location shall be at a fixed point on the ground or on a structure.

(b) Satellite antennas are permitted on the roof provided that they do not exceed 13 feet in height, including base, from the roof.

(c) There shall be no more than one satellite antenna per lot/parcel.

(d) The maximum satellite antenna diameter is 12 feet for mesh antennas and six feet for solid antennas.

(e) The maximum satellite antenna height is 15 feet if ground mounted (short pole installation). The minimum ground clearance is one foot. The maximum height of a long pole installation shall be 12 feet above the highest point of the roof.

(f) Roof mounted satellite antennas are allowed, subject to the following requirements:

a. Roof mounted satellite antennas and the roofs upon which they are placed must be designed, engineered and constructed in compliance with wind and structural loading requirements of the Florida Building Code as adopted in chapter 8.

b. The maximum height of a roof mounted satellite antenna is 13 feet above the highest point of the roof. The minimum clearance from antenna to roof is one foot.

(4) Except as provided in subsection (f), variances to these requirements can be requested through the planning and zoning board.

(5) Satellite antennas legally in existence on the effective date of this section, and properly permitted by the city prior to that date shall be considered "grandfathered" and may remain unless relocated or replaced. A "grandfathered" antenna if replaced or relocated must comply with then current Code requirements and will lose its grandfathered status. Reconstruction or repair of an antenna which has been damaged to any extent of more than 75 percent of the current replacement value shall be considered replacement.

(6) No variances may be granted after the effective date of this section which would allow satellite antennas in the front yard area.

Sec. 68-465. Telecommunication towers and antennas.

(1) Purpose. The purpose of this section is to establish general guidelines for the siting of wireless telecommunication towers and antennas to accomplish the following goals:

(a) Encourage the location of towers in nonresidential areas;

(b) Minimize the total number of towers throughout the city;

(c) Encourage the use of existing structures as an alternative to new tower construction;

(d) Encourage joint use of new or existing towers as a primary option rather than construction of additional single-use towers;

(e) Encourage the design and construction of towers and antennas which minimizes the adverse visual impact of the towers and antennas; and

(f) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively and efficiently.

In furtherance of these goals, the city shall give due consideration to the comprehensive plan, zoning map, existing land uses and environmentally sensitive areas in approving sites for the location of tower structures.

(2) Applicability. Towers and antennas installed and maintained in accordance with this section are exempt from the height limitations for buildings and structures set forth elsewhere in this Code. The requirements set forth in this section shall govern the height of towers and antennas. The installation of an antenna on a building which is nonconforming in terms of current height limitations shall not be deemed to constitute the expansion of a nonconforming use. Amateur radio towers and antennas operated by a federally licensed amateur radio station operator are exempt from the provisions of this section. Towers and antennas located on city property are exempt from height limitations set forth elsewhere in this Code and are exempt from the requirements of this section, provided a lease or franchise agreement authorizing such tower or antenna has been approved by the city, or the tower or antenna is city-owned. Satellite antennas are considered an accessory use, are exempt from the requirements of this section and are governed by section 68-464.

(3) Antennas. Antennas may be installed on existing structures, such as a building or other freestanding structure that is 50 feet in height or greater, provided the antenna adds no more than 20 feet to the height of the existing structure, and provided that the existing building or structure is capable of supporting the additional load imposed by the addition of the antenna, properly anchored, designed and certified by a state registered professional structural engineer. The antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as virtually unobtrusive as possible. No lighting shall be permitted unless required by the FAA. If the supporting

structure to which the antenna is affixed is removed for any reason by or at the direction of the city, the antenna owner shall remove and relocate the antenna to a permitted location at such owner's expense. The installation of antennas and supporting equipment will require a permit from the city's building/code enforcement department. An occupational license is required for every person or entity which is renting space on a supporting structure within the city for one or more wireless communication antennas.

(4) Towers. In order to be eligible to obtain a permit to construct a tower, the proposed location must have a CG (Commercial), I (Institutional) or T/U (Transportation/Utility) zoning designation. In addition, no new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the city manager that no existing tower, structure or alternative technology that does not require the use of towers or structures can accommodate the applicant's proposed antenna.

(a) An applicant shall submit information requested by the city manager related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing structure or tower can accommodate the applicant's proposed antenna may consist of any of the following:

1. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
2. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
3. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna.
4. The applicant's proposed antenna would cause electromagnetic interference with or would be interfered with by other antennas if placed on an existing tower or structure.
5. The fees, cost or contractual provisions required by the owner in order to share an existing tower or structure exceed the cost of developing a new tower.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(b) All applicants for new tower construction shall investigate city property for available space on an existing support structure or as a location for a new tower or other support structure.

(c) Prior to the request for city approval, the applicant shall notify, by registered mail, return receipt requested, all other cellular and personal communication services providers doing business in the city of the proposed tower and solicit firms for colocation. The notice shall advise the other cellular and personal communication services that they have 30 days to respond to the letter.

(d) The owner/operator of any proposed tower shall enter into an agreement with the city which requires that the owner/operator of the proposed tower will honor all reasonably and technically feasible requests for shared use of tower. Each year the owner/operator shall notify the city of the extent of the tower's use and identify the users of the tower.

(5) Height restrictions and design criteria for towers. Upon receipt of a completed application, the city manager shall have 20 business days in which to review the evidence submitted

and render a written decision regarding need for the construction of a new tower. Once the city manager has recognized the need for a tower, the plans for the tower and tower site shall comply with the following:

(a) Single user towers shall not exceed 90 feet in height. Towers for two users shall not exceed 120 feet in height. Towers designed for three or more users shall not exceed 150 feet in height.

(b) Towers and supporting structures shall maintain a galvanized finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

(c) Towers shall be set back from abutting existing residential uses, a distance equal to the height of the tower.

(d) Tower guys and accessory facilities must satisfy the minimum setback requirements as set forth in this Code for the particular zoning district.

(e) Towers shall be enclosed by security fencing not less than six feet in height and shall be equipped with an anticlimbing device.

(f) The perimeter of the tower site shall contain landscaping that will blend them into the natural setting and surrounding buildings, consisting of vegetative buffer or native plants that are no less than four feet wide and four feet height planted at three feet on center.

(e) No tower shall be used for advertising of any type, and the placement of signs, other than warning signs, is strictly prohibited.

(6) Federal requirements and safety standards.

(a) All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal government with authority to regulate towers and antennas. If such standards are changed, the owners of the towers and antennas governed by this section shall bring such towers and antennas into compliance with the revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for removal of the tower or antenna at the owner's expense.

(b) Towers and antennas shall be constructed, installed and maintained in accordance with chapter 64 and other applicable codes and standards adopted by the city. In addition, the tower and antenna must meet the standards set forth by the Electronic Industries Association, amended from time to time. If upon inspection, the city concludes that the structural integrity of a tower or antenna constitutes a danger to persons or property, the owner of the tower or antenna shall be given notice of the condition and shall have 30 days to bring such tower or antenna into compliance and in accordance with such standards set forth in the applicable codes. Failure to bring such tower or antenna into compliance within 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(7) Removal of abandoned antennas and towers. Any antenna or tower which is not operated for a period of 12 consecutive months shall be considered abandoned. Upon written demand by the city, the owner of an abandoned antenna or tower shall remove such antenna or tower within 60 days. Failure to do so shall constitute a violation of this Code.

~~Upon notification to remove an antenna or tower, any previously granted variances shall terminate.~~

~~(8) Variance. The city commission shall have power and authority to grant variance to this section. In the event an applicant for a tower is required to apply for a variance to this section or another related section of this Code, in addition to the variance criteria set forth in section 70-221, the following criteria shall be used:~~

~~The variance, if granted will result in a shared use, and thereby ultimately reduce the number of towers necessary to provide telecommunication service within the city.~~

~~(9) Appeals. The applicant may appeal a decision by the city manager that a tower is not necessary, directly to the city commission. The applicant shall notify the city clerk in writing of the appeal, and a hearing that shall be held at the next available regular commission meeting. The city commission shall conduct a quasijudicial de novo hearing and base its decision upon competent substantial evidence. The criteria for the decision shall be the criteria set forth in section 68-481.~~

Sec. 68-4~~66~~59. Lighting.

(a) Applicability. All outside lighting, (except street lighting), lamps, bulbs, lights, dock lighting, and security lighting producing artificial light from all single-family, multifamily, retail, office, tourist trade, and other land uses which shine or reflect light onto or into neighboring properties or residences so as to annoy or disturb the persons inhabiting such neighboring residences is hereby declared to be a nuisance and is unlawful and prohibited. All exterior lighting shall be installed in such a manner and shielded that the cone of light shall fall, within the perimeter of the property, and where applicable, landward of the coastal construction control line.

All premises shall meet the provisions of this section, unless due to the location of the site, these provisions will be in conflict with Chapter 72 Resources, Vegetation and Environmentally Sensitive Lands, ~~Article V,~~ Lighting Standards for Properties Abutting Public Beaches and/or Along the Gulf of Mexico, or exempted below:

1. Premises lawfully existing as of the effective date of the ordinance from which this section is derived.
2. Buildings and/or improved premises lawfully existing as of the effective date of this section, may be renovated or repaired without modifying outdoor lighting in conformance with this section, provided any increase in gross floor area of the building or the impervious area of the site is less than ten percent or 2,000 square feet, whichever is less.
3. Buildings and/or improved premises lawfully existing as of the effective date of this section that are enlarged by ten percent or 2,000 square feet more, in gross floor area or impervious area on the site, whichever is less, shall comply with outdoor lighting standards as specified in this section.

(b) Prohibited light fixtures and light sources. The following light fixtures and sources shall not be used where the source of the direct light emitted is visible from adjacent lots:



Cobra-head-type fixture with a drop lens

1. Cobra-head-type fixtures having drop lenses or refractors which house other than incandescent sources; and
2. Searchlights and other high-intensity narrow-beam fixtures, except in conjunction with an approved special event or temporary use permit.

(c) Design requirements. Outdoor lighting shall primarily be used to provide safety, while secondarily accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

Any state-of-the-art technology shall be taken into consideration that is consistent with the intent of this section, as new lighting technology develops that is useful in reducing light above the horizontal plane.

1. Fixture (luminaire). The light source shall be concealed and shall not be visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties or waterways, all lighting fixtures shall be cutoff fixtures.
2. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.
3. Limit lighting to period of activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses.

(d) Specific lighting.

1. Security lighting.
    a. Building-mounted security light fixtures such as wall packs shall not project above the roof line or parapet wall of the building and shall be shielded.
    b. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.
2. Accent lighting. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky.



Canopy Area Lighting

3. Canopy area lighting. All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a cutoff that provides a shielded light distribution.
4. Entrances to mixed use building types. All entrances to mixed use building types, and all entrances in apartment building types containing more than four units, shall be adequately lighted to ensure the safety of persons and the security of the building.
5. Commercial, hotel/motel and multi-family parking area lighting. All commercial, hotel/motel and multi-family parking areas shall be full cutoff. Light levels shall be a minimum of one initial foot candles of illumination throughout the parking lot. The maximum to minimum foot candle ratio shall not exceed 15 to one. All parking areas shall be required to provide lighting consistent with the design requirement of this section during nighttime hours of operation.
6. Excessive illumination.
    a. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this section.
    b. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of either drivers or pedestrians.
7. Beach lighting. No artificial public or private light source shall illuminate where it may deter adult female sea turtles from nesting or disorient hatchlings to the Gulf of Mexico during May 1 — October 31. Refer to Chapter 72 Resources, Vegetation and Environmentally Sensitive Lands, ~~Article V,~~ Lighting Standards for Properties Abutting Public Beaches and/or Along the Gulf of Mexico, for additional regulations of beach lighting in which case the more stringent provisions shall apply.

Secs. 68-46760—68-480. Reserved.

DIVISION 23. USE REGULATIONS

~~Sec. 68-481. Special exception uses.~~

~~Special exception uses, as enumerated in article VI, zoning district regulations, of this chapter, shall be permitted only upon authorization by the planning and zoning board, or city~~

~~commission, as set forth in this Code, provided that such uses comply with all of the requirements set forth in article VI, zoning district regulations, of this chapter, and providing that:~~

~~(1) The use is a permitted special use as set forth in article VI;~~

~~(2) The use is consistent with the city comprehensive plan;~~

~~(3) The use is designed, located and proposed to be operated in a manner that will protect the public health, safety, welfare and convenience;~~

~~(4) The use will not adversely affect the value of other property in the neighborhood where it is to be located;~~

~~(5) The use will be compatible with development adjacent to and near the property under consideration for a special exception;~~

~~(6) The use will be consistent with the character and purpose of the zoning district where it is to be located;~~

~~(7) The use will ensure that adequate landscaping is provided as required in the land development regulations, or as otherwise required;~~

~~(8) The use will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safely, traffic flow and control, and access in case of fire or catastrophe;~~

~~(9) The use will be compatible with the existing natural environment of the site, neighboring public parks and properties in the neighborhood as outlined in the city comprehensive plan;~~

~~(10) The use will orient and locate buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the building(s) with adjacent development and the surrounding landscape;~~

~~(11) The use will have sufficient setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control any adverse effects of noise, lights, dust, fumes, and other nuisances;~~

~~(12) The use will have sufficient land area;~~

~~(13) The use will meet the adopted levels of service required by the city comprehensive plan and the land development regulations.~~

Sec. 68-48~~2~~1. Accessory uses generally.

Accessory uses shall be clearly supplementary and incidental to the principal use of the lot and shall be located on the same lot as the principal use to which it is subordinate. All such incidental services shall be located within the principal building and no part thereof shall have an exclusive entrance to the street or public way.

Accessory uses exemption. In response to the number of structures damaged by Hurricane Helene and Hurricane Milton in September and October 2024, the specific accessory uses of docks, lifts and pools with pool equipment shall be allowed to remain through October 2026, without a principal use constructed on the property. In order to be retained a separate permit for

a safety barrier which meets the requirements of F.S. § 515.29 must be installed and maintained so as to ensure that there is no access to seawater or pool water. If pool equipment or lift is retained on the property, then a permit to install a temporary power pole is required.

Sec. 68-483~~3~~2. Swimming pools.

Swimming pools may be constructed within yard areas except the front yard, provided however, that no part of the pool structure may protrude more than 12 inches above the higher of natural or finished grade level and that the outside of the pool walls shall be at least ten feet from all lot lines except where a greater setback is required under the building code as set out in chapter 8~~64.~~ In determining the percentage of coverage of a lot by buildings, swimming pools which are not enclosed shall not be counted in such computation. In calculating required pervious space swimming pools shall be considered impervious.

Sec. 68-484~~3~~. Accessory uses and Incidental Services in motels or hotels.

(a) Accessory uses which include, restaurants, alcoholic beverage establishments, personal service stores and similar uses, may be permitted as allowed in the zoning district, by special exception of the planning and zoning board provided the following conditions are fulfilled:

1. Alcoholic beverage establishments shall not exceed ten percent of the total floor area of the principal building.
2. All such accessory uses shall be situated within the principal building.

(b) Incidental services used in conjunction with either small hotels or motels are permitted, provided the following conditions are fulfilled:

1. Such incidental services shall be related to the needs of motel or hotel guests and may include tobacco products, snack and candy items, newsstand, pool and beach supplies and similar items.
2. Not more than 200 square feet of the total floor area of the principal building shall be so used.

Sec. 68-485~~4~~. Private recreational areas.

Tennis courts, shuffleboard courts and similar uses of a recreational nature not to be covered by a structure may be constructed within yard areas except the required front yard. Tennis courts, shuffleboard courts and similar uses shall not be counted in computation of building lot coverage. Private recreational areas within a structure shall conform with all pertinent accessory structure requirements of this chapter.

~~Sec. 68-486. Off-street parking.~~

~~The purpose of this section is to ensure the provision of adequate off-street parking areas. Furthermore, it is the intent to avoid urban congestion on public streets to protect the level of service and capacity of existing streets to avoid unnecessary conflicts between pedestrian and vehicles and to promote the general health, safety, and public welfare. These regulations shall apply to all off-street parking areas, including driveways for single-family and duplex dwellings, established within the city. Any plans for re-striping an existing off-street parking area or modifying the number of parking spaces shall be approved by either the planning and zoning board or the city manager or designee as required by the land development regulations upon the submittal of a parking plan which complies with the land development regulations.~~

(1) Number and description of parking spaces required. Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Off-street parking lots may be allowed as provided for in chapter 68, article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(q). Such parking lots shall be subject to site plan review and shall adhere to all applicable land development regulations. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach. With the exception of single-family and two-family dwellings, parking lots shall have each parking space and aisle marked. All required parking spaces shall be located at grade level or above. The number of parking spaces required is specified in the following schedule of off-street parking requirements:

	Use	Minimum Spaces Required
(1)	Single-family, two-family, multifamily, and townhouse dwellings and group homes	2 spaces per unit.
(2)	Religious institution use	1 space for each 200 square feet in congregational seating area (including isles) in church proper and in Sunday school or other meeting rooms and classrooms.
(3)	Recreation, social, swimming, golf, tennis and yacht clubs	1 space per 200 square feet of total floor area, 2 spaces per each tennis court, 1 space per 200 square feet of pool area (including deck), 2 spaces per each hole of golf, 1 space per each 2 wet boat slips except for assembly occupancy areas which shall be the same as subsection (a)(6) below.
(4)	General business, retail, medical and dental offices and clinics, veterinarian offices, personal service establishments, commercial establishments, office buildings, financial establishments, libraries, art museums and similar cultural facilities	1 space per 375 square feet of gross usable area including any outdoor area used for retail trade or service purposes, including storage.
(5)	Hotels, motels and motor inns	2 spaces for the first unit and 1 space per hotel/motel unit. Restaurants, lounges, meeting rooms and other assembly areas: 1 space per 5 occupants, calculated at 20 square feet of net usable area per occupant.
(6)	Assembly occupancies, private clubs, theaters, auditoriums	1 space per 3 fixed seats, or 1 space per 4 occupants, calculated at 15 square feet of net usable area per occupant.
(7)	Restaurants, alcoholic beverage establishments	1 space per 150 square feet of gross usable indoor and outdoor area.

(8)	Marina facilities:	
	Cruise ships/party boats	1 space per 4 passengers, including crew, as licensed by the U.S. Coast Guard.
	Charter boats	3 spaces per vessel.
	Boat rental	1 space per vessel.
	Personal water craft	1 space per 2 personal water craft.
	Marinas	1 space per each 4 rack storage slips.
	Boat slips as required parking	In the CG zoning district, boat slips may be counted as required parking if the slip is properly signed "for patrons only" and is not used for any other purpose.
(9)	Stacked parking	May be allowed for certain uses pursuant to Section 68-486(b)(1) or as part of a valet service pursuant to Section 68-486(k).
(10)	Determination for unlisted uses	In the case of uses not listed in this schedule, the city shall make a determination of the minimum required off-street parking spaces. In reaching the determination, the city shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the parking requirements of such uses in other jurisdictions and nationally recognized parking standards.
(11)	Communications tower site	1 parking space for each site.

In addition to the above, certain parking credits may be allowed as identified as follows:

(12)	Parking credits:	
	Walk-in credit	May be allowed pursuant to section 68-486(n).
	Bicycle credit	May be allowed pursuant to section 68-486(i).
	Motorcycle and scooter credit	May be allowed pursuant to section 68-486(j).
	Downtown Redevelopment Plan area credit (commercial uses only)	May be allowed pursuant to section 68-486(o).
	Landscaping credit	May be allowed pursuant to section 68-486(p).
	Maximum percentage of parking credits allowed	The maximum percentage of parking credits to be utilized by any given property shall be 30%.

(2) Size and access.

a. All uses, except single-family. For all uses, except single-family and approved stacked parking, an off-street parking space shall consist of a parking space

having minimum dimensions as required in the diagram for regular and compact car parking, or nine feet in width by 22 feet in length for the parallel parking of each automobile, exclusive of access drives or aisles thereto. The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver, except for a licensed and authorized rental car agency. Street and/or sidewalk areas may not be used for off-street parking purposes as herein defined. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a minimum of 12 feet and a maximum of 15 feet for a one-way drive and a minimum of 24 feet and a maximum of 30 feet for a two-way drive. The design, number and placement of such drives is subject to site plan approval by the city before being constructed. Two or more owners and operators of commercial buildings or uses of the same type in the same zoning district requiring off-street parking facilities may take collective provision for such ingress and egress facilities provided that the combined facility is compatible with the zoning being served.

Exception: Stacked parking may be permitted for businesses in conjunction with legal off-street parking uses as provided for in chapter 68, article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(q) in accordance with the following conditions:

1. An application for special exception to the planning and zoning board shall be submitted for review and approval.
2. The application shall reflect that all parties acknowledge that the stacked parking facility is to be used only by the permitted business and is not currently required parking for any other use.
3. Lots approved for stacked parking shall not be required to have each parking space and aisle marked unless such lot will be used for other than stacked parking.

b. Single-family uses. For single-family uses, off-street parking areas shall be a minimum of 324 square feet (equivalent to two nine-foot by 18-foot spaces).

c. Plan approval; permits required. The plan for ingress and egress to and from the off-street parking areas shall be subject to the approval of the city. No curbs or sidewalks may be cut or altered in any manner without a permit from the city and all other applicable county or state agencies.

d. Variances. Any variance to alter the number or size of parking requirements in any zoning district may only be granted pursuant to section 70-221.

e. Regular car parking. Regular car parking shall meet the following minimum dimensions:

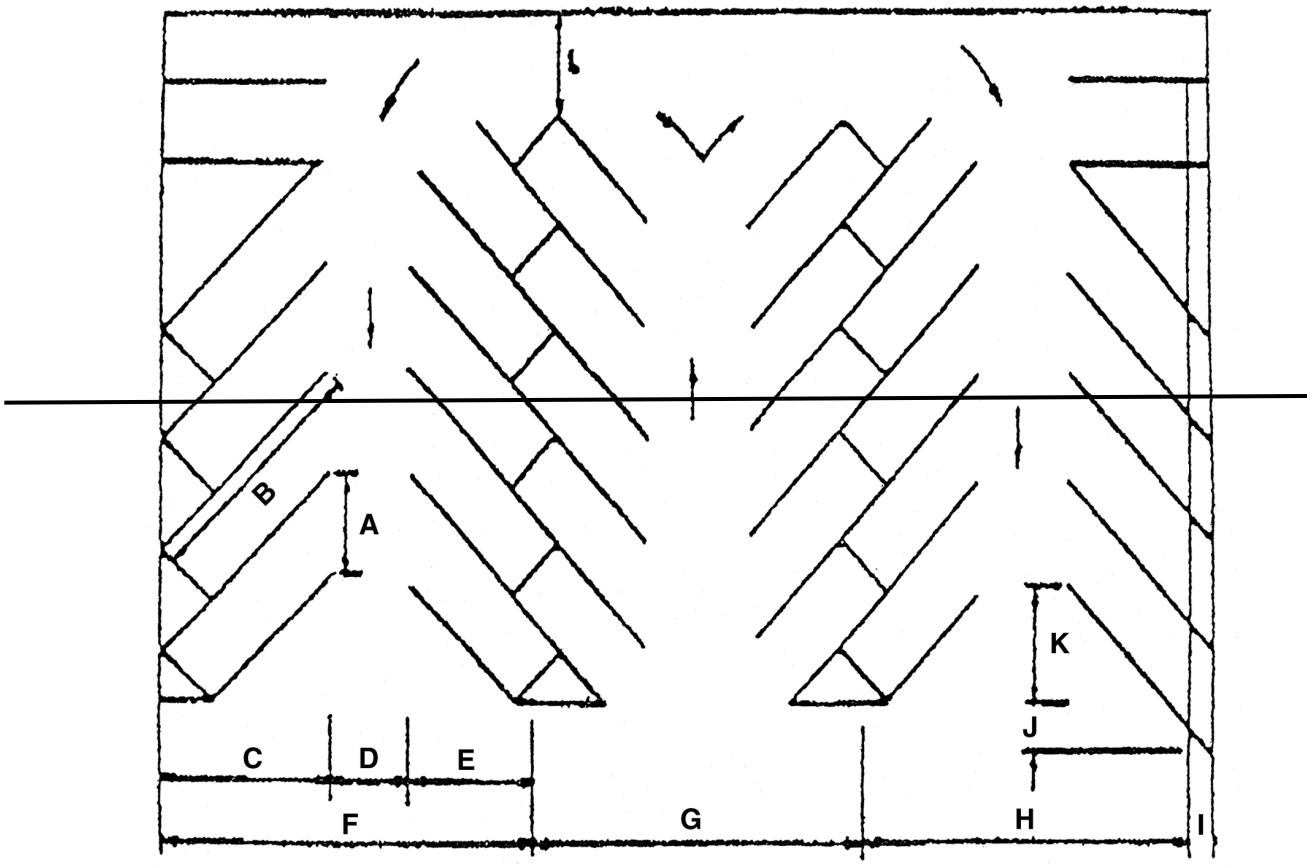
Dimension	Diagram	0°	45°	60°	75°	90°
		(Measurements in Feet)				
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0

Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	—	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0

f. Compact car parking. Compact car parking may be provided for up to 20 percent of the required parking and shall meet the following minimum requirements and dimensions:

1. Compact car parking may be provided only for parking areas that have ten or more spaces.
2. Compact car parking may be provided for only nonresidential zoning districts.
3. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
4. The overall design must be reviewed and approved by the city.

Dimension	Diagram	0°	45°	60°	75°	90°
		(Measurements in Feet)				
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	11.7	14.3	16.0	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0	0.0
Offset	J	0.0	5.7	2.3	0.6	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0



(3) Location of parking spaces. Parking spaces for all uses and structures which are provided as required parking in conformance with the schedule of parking, off-street and other applicable provisions shall be located on the same lot, and have the same zoning district, as the principal use or structure they are intended to serve unless otherwise allowed by article VI, Zoning district regulations. Those businesses participating in the downtown parking agreement or in a shared parking agreement identified in this section of the land development regulations may be exempted from the same lot requirements of this section per the specific agreement.

(4) Parking or storage of rental vehicles. Parking or storage of rental vehicles in connection with a licensed and authorized rental car agency shall be located on the same lot or parcel of property as the licensed office of the rental car agency or such lot or parcel shall be contiguous to the lot or parcel on which the main rental agency or office is located. The storage of rental cars does not require standard parking spaces.

(5) Handicapped parking. Handicapped parking shall meet the requirements of the State Handicapped Access Code, F.S. § 553.501 et seq.

(6) Utilization of parking structures. When off-street parking facilities are located within a separate parking structure, the following conditions and restrictions shall apply:

a. The structure shall conform to all lot, yard and bulk requirements of the zoning district in which it is located.

b. The parking facilities shall be designed so as to conform to all other provisions of this chapter and all other ordinances of the city.

c. Parking structures shall be architecturally compatible with abutting structures and shall be screened with ornamental grillwork, artwork, or similar architectural features.

d. Vehicular access shall be designed in a manner that minimizes disruption to pedestrian corridors and the streetscape.

e. All lighting relating to parking structures shall conform with section 68-466 and sections 72-161 through 72-164.

This subsection shall not apply to or be construed to prohibit the construction of freestanding carports or garages as accessory structures to single-family or two-family residential dwellings.

Nothing in this section is intended to prohibit the installation of a fully automatic parking facility in which the placement and removal of automobiles are accomplished wholly by machinery. However, such mechanism shall be completely shielded from public view.

(7) Utilization of yards.

a. In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround.

b. In all zoning districts, for all other permitted uses, approved permitted uses with site plan review or approved special exception uses, required front, side or rear yards may be used for off-street parking except as limited herein. A maximum of 80 percent of a required front yard may be used for off-street parking. All parking areas shall have each parking space and aisle marked and shall be landscaped in conformance with the paved area landscape requirements in chapter 72, article II.

c. In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

d. All parking spaces shall be considered impervious for the purpose of calculating required pervious area pursuant to section 68-226.

(8) *Shared parking.* Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the city manager and must meet the following conditions:

a. The applicant must demonstrate to the city manager's satisfaction that substantial conflict shall not exist in the principal hours or periods of peak demand for the uses for which the joint use is proposed.

b. The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during different hours of operation.

c. Parking facilities designated for joint use should not be located further than 600 feet from any structure of use served.

d. A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use.

e. The applicant shall post a sign at the business indicating the location of the shared parking facility for the customer's benefit in the event overflow parking is needed.

(9) Bicycle parking. Bicycles are a clean, energy-efficient, alternative means of transportation, especially for those whose access to motorized transportation is limited. Therefore, it is the policy of the city to encourage the use of bicycles by requiring that development and redevelopment provide adequate and properly located bicycle parking facilities, in accordance with the following standards:

a. Each commercial, institutional, or recreational development or redevelopment which requires site plan approval shall provide off-street bicycle parking, sufficient to park at least five bicycles, for each freestanding building. In addition, the provision of additional area sufficient to park at least five additional bicycles shall qualify the development for a parking credit of one parking space. The planning and zoning board shall have the option of increasing this requirement as a condition of site plan approval, based upon the type and characteristics of the specific development under review. Only the following type(s) of development shall be exempt from this requirement:

1. Freestanding uses which require the presence of motor vehicles, such as automobile or motorcycle repair shops, filling stations, body repair shops, and similar uses, provided, however, that should the occupancy of a building change to a non-exempt use, bicycle parking facilities may be required as a condition of reoccupancy. Shopping centers and other multiple-tenant developments which may contain the above uses are not exempted.

b. The following design standards shall apply to all bicycle parking facilities:

1. Bicycle parking facilities shall be separated from automobile parking, conveniently located near the main entrance of a building without obstructing pedestrian walkways, and sufficiently visible to minimize the potential for theft or vandalism.

2. Bicycle parking facilities shall be placed over paved or otherwise stabilized surfaces not subject to erosion or rutting.

3. Each bicycle parking space shall provide sufficient area to store a full-sized bicycle, and a rack or other means to support and lock the bicycle in a stable, upright position without damage to wheels, frame, or components.

(10) Motorcycle/scooter parking. Motorcycle and scooter parking may substitute for required parking spaces, for non-residential uses. Existing parking may be converted to take advantage of this provision for non-residential uses.

a. Ratios. Motorcycle and scooter parking may substitute for up to five automobile spaces or five percent of the required parking spaces, whichever is less. For every four motorcycle or scooter parking spaces provides, the automobile parking requirement is reduced by two spaces.

b. Identification. Motorcycle and scooter parking spaces must be identified or designated.

c. *[*Remote parking.] Remote parking may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(q). The owner of a site utilizing a remote parking facility shall provide evidence of the owner's right to use the remote parking area either by license, deed, easement, or by long term lease. Such remote parking facility must be located within the city and must be more than 600 feet in distance of the site serving the principal use and shall be measured from the nearest point of the principal use lot line to an entrance to the remote parking facility. Such separated parking areas shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians. Such remote parking facilities shall be subject to site plan review and shall be upgraded to meet current city codes for required parking and landscaping as required by chapter 72, article II, of the land development regulations for vehicular use areas. Staff or the planning and zoning board as applicable shall consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in the review of such remote parking request. In addition, the owner of the principal use utilizing the remote parking facility shall have a transportation plan to shuttle people between the principal use and the remote parking facility.

d. *[*Valet parking.] Valet parking is a service which may be allowed in conjunction with legal off-street parking uses citywide as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(q). This service constitutes a manner of use wherein administrative review is appropriate and may also allow the stacking of parking in the configuration outlined in section 68-486(b)(1). The following criteria shall apply:

1. Such use receives administrative approval from the city manager or designee.

2. At a minimum, all such valet parking facilities shall be subject to in-house site plan review. Required upgrades to meet required city codes pertaining to parking and landscaping vehicular use areas may also require site plan review by the planning and zoning board unless exempted by section 70-33.

3. The city manager or designee may consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in the review of such off-site parking request.

4. Specific on-site or off-site parking facilities for the exclusive use of valet parking may be provided subject to administrative approval by the city manager or designee.

5. The following standards shall apply to all valet parking facilities:

   (a) Property used for valet parking may be allowed as provided for in article VI, Zoning district regulations, (see the illustrative parking use table in section 68-486(r).

   (b) Public parking spaces shall not be utilized for valet parking unless approved through a valid license agreement with the city.

6. In addition to the above, the following conditions shall apply to stacked valet parking requests:

   (a) A letter of request and a site plan shall be submitted to the city manager or designee for approval.

(b) The letter shall reflect that all parties acknowledge that the stacked parking area is to be used only by the permitted business and is not currently required parking for any other use.

(c) Parking areas approved for stacked parking shall not be required to have each parking space and aisle marked unless such parking area will be used for other than stacked parking purposes.

(11) *Temporary parking review and permit.* The following types of temporary parking facilities may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.

a. Temporary, non-recurring parking may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r) for a maximum of 90 days. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

b. Temporary, 90 days to one year in duration, as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). Such review shall include possible reduction or relaxation of specific land development requirements such as paving surface, buffering, and landscaping for vehicular use areas as may be applicable to the specific request. The applicant has the burden of proof to demonstrate the temporary nature of the request which shall include an anticipated date of expiration. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

c. Temporary, off-street or off-site parking facilities, may be allowed as provided for in article VI, Zoning district regulations (see also the illustrative parking use table in section 68-486(r). In addition to the special exception and/or site plan approval requirements, the following conditions shall apply:

1. Temporary parking may be approved for a period not to exceed one year. One-year extensions may be allowed by the city commission under the following conditions:

(a) No extensions shall be granted for such parking which is not in compliance with the design standards, maintenance plan, or any conditions of the original approval.

(b) Included but not limited to any adverse impacts to such parking, changes in the land development regulations affecting the parking, crime statistics for such parking, and Code violation history shall be considered in determining whether to grant an extension. Any extension may be conditioned on mitigation of impacts caused by the use of the subject parking.

(12) Special event parking review and permit. There shall be two tiers of special event parking facilities which may be permitted following administrative review and city commission approval as provided for in article VI, Zoning district regulations (see also the illustrative parking use table in section 68-486(r). All fees pursuant to this section, shall be set by the city commission in appendix A.

a. Special event, non-recurring; maximum duration two weeks within a continuous 12-month period.

b. Special event, recurring, less than one week duration per episode with limited frequency within a 12-month time period.

(13) *Walk-in credit.* Within the CG zoning district, a parking credit for up to 25 percent of the required parking may be allowed provided the following conditions are met:

a. A letter of request shall be filed with the city manager or designee containing the following information:

1. Name, address, and phone number of the owner of the business requesting the parking credit.

2. Number of required parking spaces prior to receiving credit.

3. Three copies of a walk-in customer survey, prepared and conducted by a land use consultant, describing the average daily number of customers who walk or ride a bicycle or other non-motorized mode of transportation to the business from their homes or transient accommodation and do not require the use of a parking space. The report shall describe the methodology used and list who conducted the survey and their credentials. The report shall document no less than eight days where this daily customer survey was conducted during peak hours of operation and should have duration of at least four hours.

b. The city manager or his designee shall review such survey and make a finding within 30 days of the receipt of a complete application, including the allowable credit of zero to 25 percent of the otherwise required parking. If the applicant agrees with the finding of the city manager, the credit shall be approved.

c. If the applicant disagrees with the recommendation of the city manager, the applicant can appeal to the city commission based on the procedures established in section 70-181.

(14) Downtown redevelopment area credit. An overall reduction of the total minimum off-street parking requirements of up to 20 percent shall be granted to any business participating in a downtown parking agreement. Such document shall be a legal instrument wherein the business agrees to share its parking with other downtown users. Property utilizing this credit must be either commercial or mixed use in nature and shall be located within the downtown redevelopment planning area. The language and legal provisions of this agreement shall be approved by the city manager and the city attorney prior to its initiation and the use of such credits along with a copy of the signed agreement shall be recorded in the public records of the county.

(15) Landscape credit. A reduction of the required on-site parking by up to ten percent may be allowed in order to enhance on-site landscaping that would be visible from the public right-of-way. Such a reduction requires the review and approval of the city manager or his designee. The decision would be appealable to the city commission following the procedures outlines in section 70-181, Procedures to appeals of administrative decisions, found in the land development regulations. (Does not apply to residential parking requirements.)

(16) Illustrative parking use table (for illustrative purposes only).

ILLUSTRATIVE PARKING USE TABLE
(for illustrative purposes only)

Parking lot	District	RU-75	RM-15	RFM-30	RFH-50	CG	RO/S and I	P	T/U
Special Event (Non-recurring)		SE	SE	P	P	P	P	P	P
Special Event (Recurring)	SE	SE	P	P	P	P	P	P	
Temporary (Max 90 days; non-recurring)		NO	NO	P	P	P	P	P	P
Temporary, Off-site (90 days - 1 year;)		NO	NO	SE	SE	SE	SE	NO	P
Temporary, Off Street (1 year max; stand alone)		NO	NO	SE	SE	SE	SE	NO	P
Off-Street (Stand Alone)		NO	NO	SE	P	P	P	NO	P
Off-Site		NO	NO	SE	SE	P	P	NO	P
Shared		NO	NO	P	P	P	P	NO	P
Remote		NO	NO	SE	SE	P	NO	NO	P
Accessory		P	P	P	P	P	P	P	P

Sec. 68-487. Off-street loading.

In any zoning district, in connection with every building or building group or part thereof thereafter erected and having a gross floor area of 4,000 square feet or more, which is to be occupied by commercial or industrial uses or other uses similarly requiring the receipt of distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, off-street loading berths or unloading berths as follows:

(1) 4,000—25,000 square feet1 berth

(2) 25,000—40,000 square feet2 berths

(3) 40,000—60,000 square feet3 berths

(4) For each additional 50,000 square feet1 berth

Sec. 68-4885. Service stations.

(a) Location of exits and entrances. Entrances and exits for vehicles to and from gasoline service stations shall not be closer than 30 feet to any intersection.

(b) Lot size. Gasoline service stations shall be located on a lot not less than 10,000 square feet and shall have a minimum frontage of 100 feet.

(c) Location of oil drainage pits and hydraulic lifts. All oil drainage pits and hydraulic lifts shall be located within an enclosed structure and shall be located no closer than 25 feet to any interior property line; provided, however, that they may be located within ten feet of a rear lot line if no access doors of any kind whatsoever face such rear property line.

(d) Mechanical repair. All permitted mechanical repair work shall be conducted within an enclosed structure and shall be located no closer than 25 feet to any interior property line, except the rear property line which setback shall be not less than ten feet, provided that the requirement for access doors set forth in subsection (3c) is complied with.

(e) Gasoline pumps. Gasoline service stations shall have their gasoline pumps, including other service facilities, set back at least 18 feet from any property or street line, except where the required front yard setback is greater.

(f) Storage of vehicles. No unlicensed vehicles shall be permitted to be stored on the exterior portion of the property.

(g) Screen. When adjoining a residential zoning district or use, screening shall be provided as required in section 68-4~~62~~58.

Sec. 68-48~~9~~6. Drive-in facilities.

Drive-in facilities may be permitted only as an accessory use and only when the following provisions are complied with and approved by the city.

(1) Location and arrangement of exits and entrances. No drive-in accessory use shall have an entrance or exit for vehicles which is closer than 30 feet to any intersection. Individual ingress and egress drives extending across public sidewalks and curbs shall be subject to the same standards and approvals as those for off-street parking access.

(2) Size and arrangement. Drive-in accessory uses shall be located so as to not restrict pedestrian access to any public entrance of the principal building. It is further provided that any portion of the drive-in facilities, including access drives, which are located between the principal building and the required off-street parking shall have adequate pedestrian safeguards.

Sec. 68-4~~90~~87. Residential uses—Townhouses.

To encourage and facilitate attractive townhouse development, the following general set of standards shall be used by the city. Townhouse developments are permissible in all zoning districts permitting multiple-family dwellings. Unless otherwise provided in this section, all provisions and development standards of the applicable zoning district shall apply to townhouse developments. Each townhouse unit shall be constructed on a separately platted lot.

(1) Development criteria.

a. The overall density shall not exceed the maximum permitted in the applicable zone district~~ as set forth in section 68-431, the schedule of lot and bulk regulations.~~

b. Setbacks. The setbacks for the townhouse group(s) located on the townhouse development site are defined in this chapter. Properties located on the Gulf of Mexico shall also meet the alternate setbacks in this chapter.

c. The minimum individual lot width shall be 16 feet.

d. No interconnection or overlapping between individual dwelling units shall be permitted.

e. The screening requirements of this chapter shall apply hereto.

f. Each interior individual townhouse lot not having a street front access shall have a minimum access easement of 12 feet provided along the rear property line of such lot.

g. Townhouse developments, in addition to complying with all applicable sections of this chapter, shall comply with one of the following methods of land transfer and ownership:

1. The subdivision of the whole tract into individual parcels in accordance with this chapter, together with the platting of the property for record in accordance with the state plat law and applicable ordinances of the city;
2. Providing for the development of the entire tract in accordance with this chapter, retaining, however, title to all of the lands in the name of a condominium corporation and providing for all other usual condominium documents and procedures;
3. Providing for the development of the entire tract in accordance with this chapter, retaining, however, title to all of the lands in single ownership by recording a duly executed unity of title in the office of the clerk of the circuit court of the county, thereby stipulating that such tract shall not be eligible for further subdivision.

h. Height of structure. Maximum height for any townhouse structure shall not be greater than that which is permitted in the specific zoning district described for multiple-family in which the townhouse development is proposed.

i. A townhouse development must have ingress and egress onto public street(s).

j. Lot coverage. The maximum lot coverage and impervious surface ratio shall apply to the established and specific zoning district in which the townhouse development project is proposed. The maximum lot coverage requirement and the maximum impervious surface ratio shall apply to the townhouse development, not to an individual townhouse lot.

k. Each townhouse unit shall have an individual identity from the neighboring unit to establish as a separate unit. This may be achieved by at least one of the criteria below:

1. Varying building unit height;
2. Varying building unit forms;
3. Varying roof pitch and pitch directions;
4. Addition or deletion of patio and patio walls;
5. Staggering of exterior walls; or
6. Any another type of architectural design that gives an individual identity.

l. Parking. There shall be a minimum of two parking spaces per townhouse or townhouse unit.

(2) Utilities and services.

a. Each townhouse shall be independently served by separate potable water, sanitary sewer, electric power and other utility services hereinafter referred to as "infrastructure", to ensure each are individual dwelling units.

b. No townhouse shall be in any way dependent upon services or utility lines located within another townhouse, except as may be installed in public easements.

c. All townhouses must be connected to public infrastructure and all utility lines in a townhouse development site shall be placed underground per section 68-5145 "Placement of utilities."

d. All townhouse developments shall have proper and adequate access for public safety purposes and access to services, areas to provide for solid waste collection, and for the other necessary services that shall be provided.

(3) Subdivision approval. Prior to a building permit being issued for construction, a subdivision plat shall be recorded with the county clerk of the circuit court. The plat of the townhouse development shall be developed in accordance with the standards and procedures set out in the city's land development regulations, chapter 74 and pursuant to F.S. ch. 177.

Sec. 68-~~491~~88. Same—Conversions.

(a) All conversions of single-family dwellings in multifamily residential zoning districts shall comply with off-street parking requirements and each dwelling unit shall have adequate light, air, heating and plumbing facilities. All density and lot area requirements for the converted structure within the zoning district in which it is located shall be complied with; provided however, that each converted dwelling unit shall have at least 500 square feet of floor area.

(b) Prior to the conversion of multifamily or motel/hotel units to condominium units, the owner shall submit a copy of his proposed condominium documents, as required under the provisions of state law, to the city for review. The conversion, in all respects shall comply with all city ordinances for the converted structure.

(c) No owner, occupant or user of any structure or dwelling shall alter or amend the use of such structure or dwelling from that which was authorized and permitted at the time it was originally constructed or permitted without first obtaining written approval for such change in use from the city clerk. No such approval shall be granted for any change of use which would render the structure or dwelling nonconforming under the zoning regulations in effect at the time application is made for approval.

Sec. 68-~~492~~89. Religious institution uses, and private clubs, and other assembly uses.

Applications for religious institution uses, private clubs, and other assembly uses, either as a permitted use or a special exception use, shall require the submission of a site development plan in accordance with the site plan review requirements ~~in article II of~~ chapter 61 ~~70~~. The following regulations shall be utilized as guidelines in reviewing the proposed development:

(1) Lot and bulk. Such development should not exceed the height and bulk restrictions as provided for in article ~~V~~III.

(2) Traffic access. All proposed site traffic accessways are adequate, but not excessive in number, adequate in width, alignment and visibility and so located so as not to be a detriment to surrounding properties.

(3) Circulation and parking. The interior circulation system is adequate to serve the needs of the development and that all required parking is provided and easily accessible.

(4) Proper landscaping. The proposed site is properly landscaped, the purpose of which is to further enhance the natural qualities of the land. As provided elsewhere in this chapter, proper screening and buffer zones may be required.

(5) Secondary and/or accessory uses. The allowance of secondary and/or accessory uses shall be reviewed on a case-by-case basis consistent with the allowable zoning district regulations and adherence to site plan review requirements. Any additional usage shall

meet the land development regulations requirements and provide for their respective proportion of density and intensity requirements.

Sec. 68-493~~0~~. Home occupations.

An occupation may be conducted in a dwelling unit or residence, provided:

(1) ~~No person shall be employed on the premises other than members of the immediate family residing on the premises.~~ Employees working at the residence must reside there, except for up to two non-resident employees or independent contractors may work onsite. Additional remote employees are permitted.

(2) The use of the dwelling unit or residence for home occupations shall be ~~clearly incidental and secondary~~ subordinate to its use for residential purposes. ~~No more than one room within the dwelling unit shall be used to conduct a home occupation, provided the area of that room does not exceed 20 percent of the total living area of the dwelling unit or residence. No more than five percent of that room shall be used for storage of commodities related to the home occupation. No outside display, storage or use of land is permitted.~~ The business may operate in residentially zoned areas and must not alter the residential character of the property.

(3) There shall be no change in the outside appearance of the building or premises as a result of such occupation ~~with the exception of a sign as provided in the sign requirements in chapter 73.~~ Signage must comply with chapter 73.

(4) ~~No home occupation shall be conducted in any accessory building or attached garage.~~ Retail activity is permitted if it does not generate traffic or parking beyond what is typical for a residence.

(5) No mechanical equipment shall be used or stored on the premises except such that is normally used for purely domestic or household purposes; nor shall it create noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses outside the dwelling unit. In the case of electrical interference, no equipment or process shall be used which creates visual or audio interference in any radio or television sets off the premises or causes fluctuation in line voltage. Operations must comply with residential noise and nuisance standards.

(6) ~~No retail or wholesale sales on the premises shall be permitted, not including telephone mail order sales.~~ Retail activity is permitted if it does not generate traffic or parking beyond what is typical for a residence. The home based business may not conduct retail transactions at a structure other than the residential dwelling, however the incidental business uses and activities may be conducted at the residential property.

(7) No traffic shall be generated by such home occupation in greater volume than would normally be expected in the neighborhood.

(8) ~~A home occupation shall not be construed to include, among other uses, personal services such as massage, cosmetology, barbershops, beauty parlors, tea rooms, food processing for sale, kennels, animal grooming, radio and television repair, furniture refinishing or building, cabinet making, boat building, marine charter or towing service, auto servicing or rebuilding and repair for others, metal fabrication or cutting employing welding or cutting torches.~~ Prohibited uses include those involving heavy equipment or industrial activity as defined in F.S *§559.955.*

(9) No more than one vehicle related to the home occupation shall be permitted upon the premises. Such vehicle must be 20 feet or less in overall length and must be parked off

any public right-of-way. All exterior storage of cargo, equipment or other materials on such vehicle shall be shielded from view at all times when such vehicle is located on a residential lot. Vehicles and trailers must be parked legally and not obstruct sidewalks or rights-of-way.

(10) A home occupation that is solely used for purposes of receiving phone calls, mail and keeping business records in connection with any profession or occupation, shall be known as an address of convenience.

(11) The city manager or ~~his~~ their designee shall determine whether the home occupation meets the established criteria as set out in subsections (1) through (10). The determination may be appealed to the planning and zoning board.

Sec. 68-494~~1~~. Tourist Accommodations; Condo-hotels, hotels and motels, and transient segmented uses (such as time share and fractional interests).

The city recognizes that the condo-hotel is a hybrid form of ownership of the traditional hotel/motel concept. It must be recognized that condo-hotel is considered to be a transient hotel/motel use, and not a residential use. Additionally, segmented uses, such as time share and fractional interests, are often transient in nature and must also be regulated as a transient use rather than a residential use. Exceptions to the general transient character of segmented uses can be found under the definition of "dwelling tourist" in section 68-~~2~~3. It is the intent of this regulation to ensure that condo-hotels are operated and governed in substantially the same manner as conventional hotels/motels. It is also the intent of this section to regulate all segmented uses not exempted under the definition of "dwelling, tourist" to be operated and governed in substantially the same manner as conventional hotels/motels. Further, this zoning regulation is designed to protect and preserve the density requirements mandated in zoning districts where traditional hotels and motels are allowed, as well as preserving future transient accommodations on the open market, and made available to the general public and tourists. The operation of condo-hotels, hotels and motels, and transient segmented uses is strictly a commercial activity and is inconsistent with residential use. Transient and business related activities have different impacts on governmental facilities and infrastructure (e.g., density, traffic, parking, schools). As such, this regulation is to ensure that the use and operation of condo-hotels, hotels and motels, and segmented uses remain an exclusively commercial enterprise, and not a residential use.

In addition to any existing regulations relating to hotel/motel development found elsewhere in the land development regulations, the following criteria shall apply to all condo-hotels, hotels and motels, and transient segmented uses except where noted:

(1) All units in a condo-hotel, hotel or motel, or transient segmented use shall be considered transient accommodation units and must be made available as rentals on a continual daily, weekly or monthly basis. If the occupancy of any such unit does not change more frequently than six times or more in any continuous 12-month period, then a rebuttable presumption shall arise that the unit is not being used for transient accommodations.

(2) Proper licensing will be required of all transient accommodation units through all applicable agencies that license hotels prior to any certificate of occupancy being issued. All licenses must be kept current.

(3) A reservation system shall be required as an integral part of the transient accommodation facility for the rental of units.

(4) There shall be a lobby/front desk area that is internally oriented and must be operated as a typical hotel/motel lobby/front desk area would be operated.

(5) All units shall be subject to all applicable tourist tax collections, when rented.

(6) Transient accommodation units shall not be used for homesteading purposes or home occupational licensing.

(7) Notwithstanding subsection (12), one unit may be used on a full-time basis by a resident manager(s), and, if applicable, subject to the governance of the condominium or transient segmented use association.

(8) All transient accommodation units, except the resident manager unit, must be included in the inventory of units that are available for rent.

(9) A condo-hotel or transient segmented use may be allowed in any district where a hotel or motel is allowed.

(10) Annual occupational licenses for each business operating a condo-hotel unit or transient segmented use shall be required for each such unit from the city, and for each business operating a hotel/motel facility, whichever is applicable.

(11) All transient accommodation facilities must have sufficient signage viewable by the general public designating the use as a hotel, motel, or transient accommodation.

(12) Owner-occupation. Units in a condo-hotel, hotel or motel or segmented use facility, may not be occupied by their owner(s) for more than a total of 90 days in any consecutive 12-month period.

(13) The books and records of the condo-hotel, hotel or motel, or transient segmented use pertaining to the rentals of each unit in the transient accommodation facility shall be open for inspection by authorized representatives of the city, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.

(14) The city may require affidavits of compliance with this section from each condo-hotel unit owner, hotel/motel facility owner, or transient segmented use owner.

Sec. 68-49~~5~~2. Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) Nuisances. The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

(3) Gravel lawns. The use and maintenance of gravel lawns shall conform to the following requirements:

a. Gravel, rock, shell and similar materials lawns are allowed and shall be maintained free of weeds and be permeable. The installation of such material shall require a grounds improvement permit from the city to ensure permeability.

~~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.

(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:

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.

Sec. 68-93. Satellite antenna regulation.

(a) In all zoning districts, the following requirements apply:

(1) Guy wires and satellite antennas shall be considered accessory structures and shall meet setbacks for accessory structures.

(2) Satellite antennas shall be nonreflective and their color shall blend in with the surroundings.

(3) The satellite antenna shall be installed and maintained in compliance with the requirements of the building code and electrical code as set out in chapter 64. A building permit shall be required prior to construction. In addition, all antennas must be grounded and must contain adequate surge protection devices for all electrical connections.

(4) No advertising or signage of any type is permitted on a satellite antenna.

(5) All satellite antenna installations must be certified with the seal of a professional engineer.

(b) In residential zoning districts (RU-75 and RM-15) the following requirements shall apply:

(1) Satellite antennas are permitted only within the rear or side yard buildable area for a principal or accessory structure. The location shall be at a fixed point on the ground or on a structure. Portable installation shall be prohibited.

(2) No roof mounted antennas shall be permitted.

(3) There shall be no more than one satellite antenna per lot/parcel. (Note: The intent of this rule is that each residential development, whether it be a single-family lot or apartment, or condominium complex, be allowed one satellite antenna. Technology is such that many receivers can be connected to one antenna. This allows everyone, in for example, an apartment complex, to watch the channel of their choice.)

(4) The maximum satellite antenna diameter is 12 feet for mesh antennas and six feet for solid antennas.

(5) The maximum satellite antenna height is 15 feet for a short pole installation. The minimum ground clearance is one foot. The maximum height of a long pole installation shall be 12 feet above the peak of the roof. A long pole installation (greater than nine-foot pole height) shall be no greater than three feet from the sidewall of a dwelling unit and braced to it. Only mesh type satellite antennas shall be permitted on long poles. In no event shall the height of any satellite antenna exceed the height requirement for structures in the zoning district.

(c) In all other zoning districts (RFM-30, RFH-50 and CG) the following requirements shall apply:

(1) Satellite antennas are permitted anywhere on a lot/parcel within the buildable area for a principal or accessory structure; however, not in the area to the front of the main structure. The location shall be at a fixed point on the ground or on a structure.

(2) Satellite antennas are permitted on the roof provided that they do not exceed 13 feet in height, including base, from the roof.

(3) There shall be no more than one satellite antenna per lot/parcel.

(4) The maximum satellite antenna diameter is 12 feet for mesh antennas and six feet for solid antennas.

(5) The maximum satellite antenna height is 15 feet if ground mounted (short pole installation). The minimum ground clearance is one foot. The maximum height of a long pole installation shall be 12 feet above the highest point of the roof.

(6) Roof mounted satellite antennas are allowed, subject to the following requirements:

a. Roof mounted satellite antennas and the roofs upon which they are placed must be designed, engineered and constructed in compliance with wind and structural loading requirements of the Florida Building Code as adopted in chapter 8.

b. The maximum height of a roof mounted satellite antenna is 13 feet above the highest point of the roof. The minimum clearance from antenna to roof is one foot.

(d) Except as provided in subsection (7), variances to these requirements can be requested through the planning and zoning board.

(e) Except as provided in subsection (7), variances to these requirements can be requested through the planning and zoning board.

(f) Satellite antennas legally in existence on the effective date of this section, and properly permitted by the city prior to that date shall be considered "grandfathered" and may remain unless relocated or replaced. A "grandfathered" antenna if replaced or relocated must comply with then current Code requirements and will lose its grandfathered status. Reconstruction or repair of an antenna which has been damaged to any extent of more than 75 percent of the current replacement value shall be considered replacement.

(g) No variances may be granted after the effective date of this section which would allow satellite antennas in the front yard area.

Sec. 68-94. Telecommunication towers and antennas.

(a) Purpose. The purpose of this section is to establish general guidelines for the siting of wireless telecommunication towers and antennas to accomplish the following goals:

(1) Encourage the location of towers in nonresidential areas;

(2) Minimize the total number of towers throughout the city;

(3) Encourage the use of existing structures as an alternative to new tower construction;

(4) Encourage joint use of new or existing towers as a primary option rather than construction of additional single-use towers;

(5) Encourage the design and construction of towers and antennas which minimizes the adverse visual impact of the towers and antennas; and

(6) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively and efficiently.

In furtherance of these goals, the city shall give due consideration to the comprehensive plan, zoning map, existing land uses and environmentally sensitive areas in approving sites for the location of tower structures.

(b) Applicability. Towers and antennas installed and maintained in accordance with this section are exempt from the height limitations for buildings and structures set forth elsewhere in this Code. The requirements set forth in this section shall govern the height of towers and antennas. The installation of an antenna on a building which is

nonconforming in terms of current height limitations shall not be deemed to constitute the expansion of a nonconforming use. Amateur radio towers and antennas operated by a federally licensed amateur radio station operator are exempt from the provisions of this section. Towers and antennas located on city property are exempt from height limitations set forth elsewhere in this Code and are exempt from the requirements of this section, provided a lease or franchise agreement authorizing such tower or antenna has been approved by the city, or the tower or antenna is city-owned. Satellite antennas are considered an accessory use, are exempt from the requirements of this section and are governed by section 68-~~46~~493.

(c) Antennas. Antennas may be installed on existing structures, such as a building or other freestanding structure that is 50 feet in height or greater, provided the antenna adds no more than 20 feet to the height of the existing structure, and provided that the existing building or structure is capable of supporting the additional load imposed by the addition of the antenna, properly anchored, designed and certified by a state registered professional structural engineer. The antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as virtually unobtrusive as possible. No lighting shall be permitted unless required by the FAA. If the supporting structure to which the antenna is affixed is removed for any reason by or at the direction of the city, the antenna owner shall remove and relocate the antenna to a permitted location at such owner's expense. The installation of antennas and supporting equipment will require a permit from the city's building/code enforcement department. An occupational license is required for every person or entity which is renting space on a supporting structure within the city for one or more wireless communication antennas.

(d) Towers. In order to be eligible to obtain a permit to construct a tower, the proposed location must have a CG (Commercial), I (Institutional) or T/U (Transportation/Utility) zoning designation. In addition, no new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the city manager that no existing tower, structure or alternative technology that does not require the use of towers or structures can accommodate the applicant's proposed antenna.

(1) An applicant shall submit information requested by the city manager or their designee related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing structure or tower can accommodate the applicant's proposed antenna may consist of any of the following:

a. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.

b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.

c. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna.

(2) The applicant's proposed antenna would cause electromagnetic interference with or would be interfered with by other antennas if placed on an existing tower or structure.

(3) The fees, cost or contractual provisions required by the owner in order to share an existing tower or structure exceed the cost of developing a new tower.

(4) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(e) All applicants for new tower construction shall investigate city property for available space on an existing support structure or as a location for a new tower or other support structure.

(f) Prior to the request for city approval, the applicant shall notify, by registered mail, return receipt requested, all other cellular and personal communication services providers doing business in the city of the proposed tower and solicit firms for colocation. The notice shall advise the other cellular and personal communication services that they have 30 days to respond to the letter.

(g) The owner/operator of any proposed tower shall enter into an agreement with the city which requires that the owner/operator of the proposed tower will honor all reasonably and technically feasible requests for shared use of tower. Each year the owner/operator shall notify the city of the extent of the tower's use and identify the users of the tower.

(h) Height restrictions and design criteria for towers. Upon receipt of a completed application, the city manager or their designee shall have 20 business days in which to review the evidence submitted and render a written decision regarding need for the construction of a new tower. Once the city manager or their designee has recognized the need for a tower, the plans for the tower and tower site shall comply with the following:

(1) Single user towers shall not exceed 90 feet in height. Towers for two users shall not exceed 120 feet in height. Towers designed for three or more users shall not exceed 150 feet in height.

(2) Towers and supporting structures shall maintain a galvanized finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

(3) Towers shall be set back from abutting existing residential uses, a distance equal to the height of the tower.

(4) Tower guys and accessory facilities must satisfy the minimum setback requirements as set forth in this Code for the particular zoning district.

(5) Towers shall be enclosed by security fencing not less than six feet in height and shall be equipped with an anticlimbing device.

(6) The perimeter of the tower site shall contain landscaping that will blend them into the natural setting and surrounding buildings, consisting of vegetative buffer or native plants that are no less than four feet wide and four feet height planted at three feet on center.

(7) No tower shall be used for advertising of any type, and the placement of signs, other than warning signs, is strictly prohibited.

(i) Federal requirements and safety standards.

(1) All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal government with authority to regulate towers and antennas. If such standards are changed, the owners of the towers and antennas governed by this section shall bring such towers and antennas into compliance with the revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.

Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for removal of the tower or antenna at the owner's expense.

(2) Towers and antennas shall be constructed, installed and maintained in accordance with chapter 64 and other applicable codes and standards adopted by the city. In addition, the tower and antenna must meet the standards set forth by the Electronic Industries Association, amended from time to time. If upon inspection, the city concludes that the structural integrity of a tower or antenna constitutes a danger to persons or property, the owner of the tower or antenna shall be given notice of the condition and shall have 30 days to bring such tower or antenna into compliance and in accordance with such standards set forth in the applicable codes. Failure to bring such tower or antenna into compliance within 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(j) Removal of abandoned antennas and towers. Any antenna or tower which is not operated for a period of 12 consecutive months shall be considered abandoned. Upon written demand by the city, the owner of an abandoned antenna or tower shall remove such antenna or tower within 60 days. Failure to do so shall constitute a violation of this Code. Upon notification to remove an antenna or tower, any previously granted variances shall terminate.

(k) Variance. The city commission shall have power and authority to grant variance to this section. In the event an applicant for a tower is required to apply for a variance to this section or another related section of this Code, in addition to the variance criteria set forth in section 61-85, the following criteria shall be used:

The variance, if granted will result in a shared use, and thereby ultimately reduce the number of towers necessary to provide telecommunication service within the city.

(l) Appeals. The applicant may appeal a decision by the city manager or their designee that a tower is not necessary, directly to the city commission. The applicant shall notify the city clerk in writing of the appeal, and a hearing that shall be held at the next available regular commission meeting. The city commission shall conduct a quasijudicial de novo hearing and base its decision upon competent substantial evidence. The criteria for the decision shall be the criteria set forth in section 61-84(d).

Sec. 68-495. Certified Recovery Residences

(a) Purpose. The purpose of this section is to implement a procedure for processing, reviewing and approving certified recovery residences and requests for reasonable accommodations for any City Land Use regulations that may prohibit the establishment of a certified recovery residence in the City.

(b) Application.

(1) Submittal. A request by an applicant by an applicant for the approval of a certified recovery residence, or for reasonable accommodation from any of the City's land use regulations that may prohibit the establishment of a certified recovery residence, shall be submitted by the applicant, in writing, to the City's Community Development Director or designee on a form prescribed by the Department. Upon receipt of the application, the City shall date-stamp the application and, if additional information is required, notify the applicant in writing within thirty (30) days after receipt of the application and allow the applicant at least thirty (30) days to respond.

(2) Application Contents. An application submitted pursuant to this section must include, at a minimum, the following information:

a. The address and parcel identification number of the subject property.
b. A description of the specific accommodation requested, including the applicable regulation or policy from which relief is sought, and an explanation of how the accommodation is necessary to afford equal housing opportunity; and
c. Any other information requested on the application form provided by the City's Community Development Director.

(3) Review Procedures. The establishment of a certified recovery residence shall be subject to review and approval by the Community Development Director or designee, with such approval to be granted or withheld in compliance with all applicable local, state, and federal law, including the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. When not in conflict with the statutory timelines referenced in this section, all requests made under this procedure shall be reviewed administratively by departmental staff of the Technical Review Committee after receipt of a completed application, prior to issuance of a final written administrative determination. The name, mailing address, phone number, and email address of the applicant or the applicant's authorized representative.

(4) Findings for Reasonable Accommodations. In determining whether the reasonable accommodation request shall be granted or denied, the applicant shall be required to:

(5) Establish that the property that is subject of the request for reasonable accommodation will be used as a certified recovery residence pursuant to Chapter 397, Florida Statutes;

(6) Establish that the requested accommodation is necessary to establish the property as a certified recovery residence;

(7) Agree to adhere to the requirements set forth in Chapter 397, Florida Statutes, throughout the use of the property as a certified recovery residence;

(8) Provide a copy of an existing conditions survey of the property, certified by a Registered Surveyor licensed in the State of Florida, clearly indicating the exact dimensions, setbacks, and location of existing structures, easements, and other site improvements; and

(9) Provide a scaled drawing showing all proposed site development, if applicable, including structures, landscaping, fencing, and any other proposed site improvements.

(10) Final Determination. If the establishment of a certified recovery residence complies with the Land Development Code and is consistent with the City's Comprehensive Plan and other applicable law, approval of the application shall be rendered administratively by the Community Development Director. In the event the applicant requests reasonable accommodation from any of the City's land use regulations, a final determination on the application shall be issued by the City Commission in accordance with the terms set forth in this section. In either event, a final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within sixty (60) days after receipt of the completed application, the request is deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time. The final determination must:

a. Approve the request in whole or in part, with or without conditions; or
b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

(11) Revocation of Reasonable Accommodations. The Community Development Director or designee may revoke a previously granted reasonable accommodation for cause, including but not limited to violation of conditions of approval; lapse, revocation, or failure to maintain required certification or licensure under Florida law, if such status is not reinstated within one hundred eighty (180) days from lapse; and material misrepresentation of facts in the application process. Applicants subjected to revocation shall be provided written notice of such revocation and shall have thirty (30) days upon receipt of written notice to respond contesting the validity of an accommodation revocation.

Secs. 68-4976—68-510. Reserved.

DIVISION 4. NONCONFORMING USES

Sec. 68-511. Continuation.

(a) A use, building, or structure, lawfully in existence at the effective date of the article from which this chapter is derived which shall be rendered nonconforming with the adoption of the city comprehensive plan, the passage of the article from which this chapter is derived, or any applicable amendment thereto, shall be considered grandfathered and may be continued, except as otherwise provided in this division.

(b) A use, building or structure is, for the purpose of this chapter, a nonconforming use if the use, building or any physical characteristics of such use or building is not in full compliance with all regulations of the zoning district in which it is situated.

Sec. 68-512. Regulation.

No existing building or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, except when changed to a conforming use or when required to do so by law and as follows:

(1) Restoration. Any nonconforming structure which has been damaged or made unsafe or unusable to an extent less than 50 percent of its fair market value may be restored or reconstructed for its intended use provided the floor area of such use, building or structure shall not exceed the floor area which existed prior to such damage. All repairs shall be substantially completed within one year after damages occur or such use shall not be rebuilt except as a conforming use.

(2) Repairs. Normal maintenance, repair, and incidental alteration of a structure containing a nonconforming use is permitted, provided that it does not extend the area or volume of space occupied by the nonconforming use. It is the intent of these regulations to encourage the conservation, maintenance, and rehabilitation of existing residential land uses. Therefore, a building or other structure containing nonconforming residential uses may be altered in any way to improve interior livability; provided that no structural alterations shall be made which would increase the number of dwelling units.

(3) Site alterations. Site alterations, including but not limited to off-street parking rearrangement or enlargement of nonbuilding recreational facilities of a nonconforming use are permitted, provided that the proposed alterations do not increase the degree of nonconformity. In order to encourage rehabilitation or redevelopment of an existing nonconforming use, the planning and zoning board may approve a site plan which

includes an increase in gross floor area of up to ten percent of the existing gross floor area (not to exceed the maximum allowable under the property's designated zoning district), subject to a finding by the board that the overall degree of nonconformity on the site is significantly reduced and that additional adverse impacts will not be created. In conjunction with this site plan approval, the board may grant an exemption from variance requirements for any and all remaining nonconformities. These site plan and variance exemption provisions may be applied only once to any specific property.

(4) Exception. Restoration, repairs and site alterations can be made to existing single-family dwellings in zoning districts which allow such single-family dwellings, provided that such restorations, repairs or site alterations do not increase the number of dwelling units, increase density, increase the degree of the nonconformity, or result in a different type of nonconformity from that which is already considered to be grandfathered.

(5) Nonconforming density. Existing residential dwelling, tourist dwelling, and hotel/motel uses which are nonconforming as to density shall not require a variance to permit the otherwise allowable addition or alteration to the building or site, provided that the density is not increased.

(6) Repair and reconstruction of existing commercial, residential, and hotel/motel structures and uses.

a. Residential/ commercial structures/uses and their permitted accessory uses are grandfathered in the RU-75, RM-15, RFM-30, RFH-50, and CG zoning districts.

b. Hotel/motel structures/uses and their permitted accessory uses are grandfathered in the RFM-30, RFH-50, and CG zoning districts.

c. In the event that any residential/commercial or hotel/motel structure is damaged or destroyed by a hurricane, tornado, fire, flood, wind, storm or other natural disaster, it can be repaired or reconstructed in a manner which guarantees that each unit and all permitted accessory uses can be restored to the same square footage which existed as of September 19, 1995. If the FAR allowed in the current Code is greater than the September 19, 1995 level, then the square footage or FAR may increase up to the currently allowed maximum so long as the project meets all provisions of the Code. If the number of units allowed in the current Code is greater than the September 19, 1995, level, then the number of units may increase up to the currently allowed maximum so long as the project meets all other provisions of the Code. Repairs and reconstruction shall adhere to all flood management regulations in effect. In the event that such flood regulations require the elevation of a structure, the city shall permit the height of the structure to be increased the minimum necessary to accommodate the required flood elevation. If the repairs or reconstruction cannot be made in accordance with these Code provisions, the city shall grant the owners relief from such Code provisions to permit the grandfathered units and all existing legally permitted accessory uses to be restored without creating a greater nonconformity than existed prior to the disaster.

d. Nothing contained in this section shall relieve the owner/developer of the obligation to restore the damaged structure in compliance with the building code ~~as adopted in section 64-1~~ and Life Safety Code as adopted in Chapter 8. ~~section 64-1~~. Except as provided above in subsection c., nothing contained herein shall be construed to permit more dwelling units or an increase in square footage of the structure than existed prior to September 19, 1995. The burden of proof as to what existed prior to September 19, 1995, shall rest with the property owner based upon a site plan

on file at city hall. If no site plan is presently on file, each property owner shall provide the city with a site plan, as-built surveys, or architecturally sealed floor plans. The plans or surveys shall provide enough information to determine the existing legally permitted development on the site. Single-family and two-family structures are exempt from the site plan requirements.

e. Commercial structures/uses and their permitted accessory uses are grandfathered in the RFM-30, RFH-50, and CG zoning districts.

Sec. 68-~~451~~513. Nonconforming lots.

A single-family structure may be constructed on any nonconforming lot provided all other requirements of this Code are met.

Sec. 68-513~~3~~4. Termination.

(1) Abandonment. A nonconforming use not used for a period of six months or the change of use to a more restricted or conforming use for any period of time shall be considered an abandonment thereof and such nonconforming use shall not thereafter be revived.

(2) Partial destruction. When a building has been destroyed by fire or other casualty or act of God to the extent of 50 percent or more of its fair market value and as a result has become unsafe or unusable, the use of such structure as a nonconforming use shall thereafter be terminated.

Sec. 68-515~~4~~. Placement of utilities.

All new electric, telephone, cable television and other utility service lines installed for structures within the city shall be placed underground. Any increase in the existing service shall be considered a new service for the purpose of this Code and shall be placed underground unless, in the opinion of the City Manager or designee ~~building official~~, such replacement shall result in an undue hardship being placed upon the owner of such structure.

Secs. 68-516~~5~~—68-540. Reserved.

ARTICLE VI. PARKING AND LOADING DESIGN STANDARDS

DIVISION 1. OFF-STREET PARKING

Sec. 68-541. Off-street parking.

The purpose of this section is to ensure the provision of adequate off-street parking areas. Furthermore, it is the intent to avoid urban congestion on public streets to protect the level of service and capacity of existing streets to avoid unnecessary conflicts between pedestrian and vehicles and to promote the general health, safety, and public welfare. These regulations shall apply to all off-street parking areas, including driveways for single-family and duplex dwellings, established within the city. Any plans for re-striping an existing off-street parking area or modifying the number of parking spaces shall be approved by either the planning and zoning board or the city manager or designee as required by the land development regulations upon the submittal of a parking plan which complies with the land development regulations.

(a) Number and description of parking spaces required. Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time

any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Off-street parking lots may be allowed as provided for in chapter 68, article III, Zoning district regulations (see the illustrative parking use table in section 68-541(q). Such parking lots shall be subject to site plan review and shall adhere to all applicable land development regulations. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach. With the exception of single-family and two-family dwellings, parking lots shall have each parking space and aisle marked. All required parking spaces shall be located at grade level or above. The number of parking spaces required is specified in the following schedule of off-street parking requirements:

	Use	Minimum Spaces Required
(1)	Single-family, two-family, multifamily, and townhouse dwellings and group homes	2 spaces per unit.
(2)	Religious institution use	1 space for each 200 square feet in congregational seating area (including isles) in church proper and in Sunday school or other meeting rooms and classrooms.
(3)	Recreation, social, swimming, golf, tennis and yacht clubs	1 space per 200 square feet of total floor area, 2 spaces per each tennis court, 1 space per 200 square feet of pool area (including deck), 2 spaces per each hole of golf, 1 space per each 2 wet boat slips except for assembly occupancy areas which shall be the same as subsection (a)(6) below.
(4)	General business, retail, medical and dental offices and clinics, veterinarian offices, personal service establishments, commercial establishments, office buildings, financial establishments, libraries, art museums and similar cultural facilities	1 space per 375 square feet of gross usable area including any outdoor area used for retail trade or service purposes, including storage.
(5)	Hotels, motels and motor inns	2 spaces for the first unit and 1 space per hotel/motel unit. Restaurants, lounges, meeting rooms and other assembly areas: 1 space per 5 occupants, calculated at 20 square feet of net usable area per occupant.
(6)	Assembly occupancies, private clubs, theaters, auditoriums	1 space per 3 fixed seats, or 1 space per 4 occupants, calculated at 15 square feet of net usable area per occupant.
(7)	Restaurants, alcoholic beverage establishments	1 space per 150 square feet of gross usable indoor and outdoor area.
(8)	Marina facilities:	

	Cruise ships/party boats	1 space per 4 passengers, including crew, as licensed by the U.S. Coast Guard.
	Charter boats	3 spaces per vessel.
	Boat rental	1 space per vessel.
	Personal water craft	1 space per 2 personal water craft.
	Marinas	1 space per each 4 rack storage slips.
	Boat slips as required parking	In the CG zoning district, boat slips may be counted as required parking if the slip is properly signed "for patrons only" and is not used for any other purpose.
(9)	Stacked parking	May be allowed for certain uses pursuant to Section 68-541~~486~~ (b)(1) or as part of a valet service pursuant to Section 68-541~~486~~ (k).
(10)	Determination for unlisted uses	In the case of uses not listed in this schedule, the city shall make a determination of the minimum required off-street parking spaces. In reaching the determination, the city shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the parking requirements of such uses in other jurisdictions and nationally recognized parking standards.
(11)	Communications tower site	1 parking space for each site.

In addition to the above, certain parking credits may be allowed as identified as follows:

(12)	Parking credits:	
	Walk-in credit	May be allowed pursuant to section 68-541~~486~~(n).
	Bicycle credit	May be allowed pursuant to section 68-541~~486~~(i).
	Motorcycle and scooter credit	May be allowed pursuant to section 68-541~~486~~(j).
	Downtown Redevelopment Plan area credit (commercial uses only)	May be allowed pursuant to section 68-541~~486~~(o).
	Landscaping credit	May be allowed pursuant to section 68-541~~486~~(p).
	Maximum percentage of parking credits allowed	The maximum percentage of parking credits to be utilized by any given property shall be 30%.

(b) Size and access.

(1) All uses, except single-family. For all uses, except single-family and approved stacked parking, an off-street parking space shall consist of a parking space having minimum dimensions as required in the diagram for regular and compact car parking,

or nine feet in width by 22 feet in length for the parallel parking of each automobile, exclusive of access drives or aisles thereto. The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver, except for a licensed and authorized rental car agency. Street and/or sidewalk areas may not be used for off-street parking purposes as herein defined. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a minimum of 12 feet and a maximum of 15 feet for a one-way drive and a minimum of 24 feet and a maximum of 30 feet for a two-way drive. The design, number and placement of such drives is subject to site plan approval by the city before being constructed. Two or more owners and operators of commercial buildings or uses of the same type in the same zoning district requiring off-street parking facilities may take collective provision for such ingress and egress facilities provided that the combined facility is compatible with the zoning being served.

Exception: Stacked parking may be permitted for businesses in conjunction with legal off-street parking uses as provided for in chapter 68, Zoning district regulations (see the illustrative parking use table in section 68-541(q) in accordance with the following conditions:

a. An application for special exception to the planning and zoning board shall be submitted for review and approval.

b. The application shall reflect that all parties acknowledge that the stacked parking facility is to be used only by the permitted business and is not currently required parking for any other use.

c. Lots approved for stacked parking shall not be required to have each parking space and aisle marked unless such lot will be used for other than stacked parking.

(2) Single-family uses. For single-family uses, off-street parking areas shall be a minimum of 324 square feet (equivalent to two nine-foot by 18-foot spaces).

(3) Plan approval; permits required. The plan for ingress and egress to and from the off-street parking areas shall be subject to the approval of the city. No curbs or sidewalks may be cut or altered in any manner without a permit from the city and all other applicable county or state agencies.

(4) Variances. Any variance to alter the number or size of parking requirements in any zoning district may only be granted pursuant to section 70-85.

(5) Regular car parking. Regular car parking shall meet the following minimum dimensions:

Dimension	Diagram	0°	45°	60°	75°	90°
		(Measurements in Feet)				
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0

Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	—	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0

(6) Compact car parking. Compact car parking may be provided for up to 20 percent of the required parking and shall meet the following minimum requirements and dimensions:

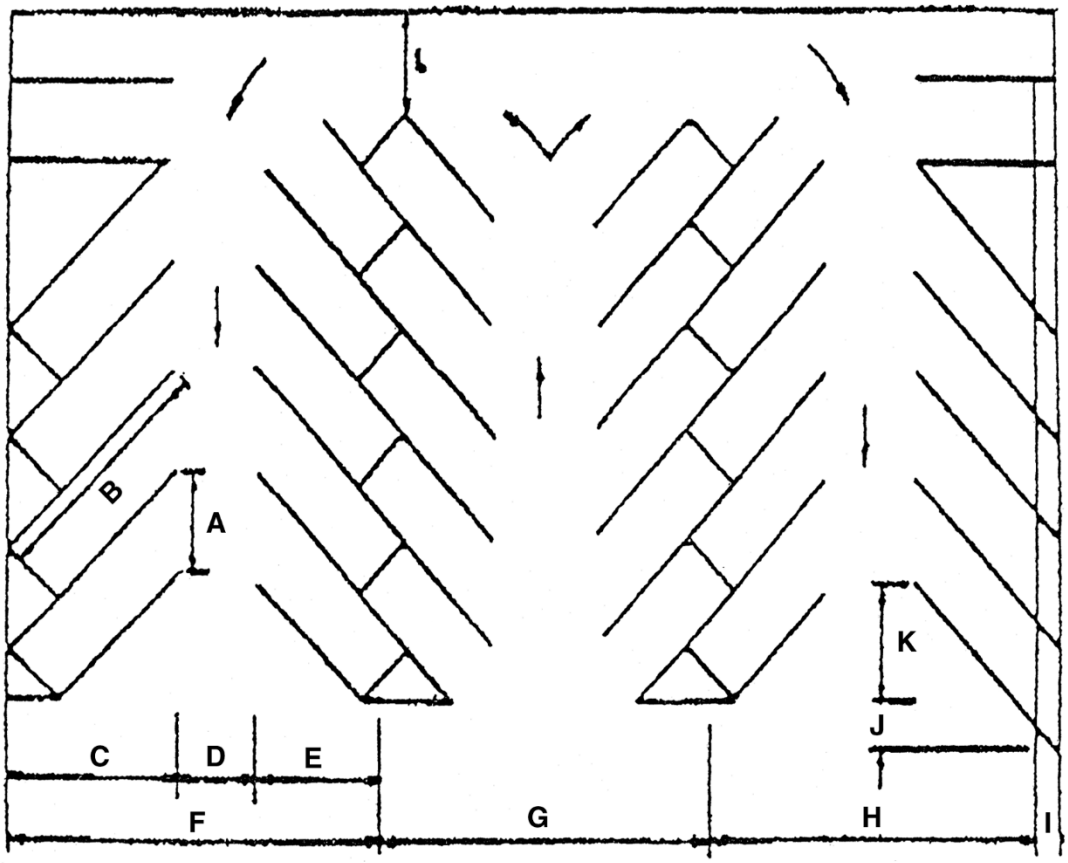
a. Compact car parking may be provided only for parking areas that have ten or more spaces.

b. Compact car parking may be provided for only nonresidential zoning districts.

c. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.

d. The overall design must be reviewed and approved by the city.

Dimension	Diagram	0°	45°	60°	75°	90°
		(Measurements in Feet)				
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	11.7	14.3	16.0	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0	0.0
Offset	J	0.0	5.7	2.3	0.6	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0



(c) Location of parking spaces. Parking spaces for all uses and structures which are provided as required parking in conformance with the schedule of parking, off-street and other applicable provisions shall be located on the same lot, and have the same zoning district, as the principal use or structure they are intended to serve unless otherwise allowed by article III, Zoning district regulations. Those businesses participating in the downtown parking agreement or in a shared parking agreement identified in this section of the land development regulations may be exempted from the same lot requirements of this section per the specific agreement.

(d) Parking or storage of rental vehicles. Parking or storage of rental vehicles in connection with a licensed and authorized vehicle rental agency shall be located on the same lot or parcel of property as the licensed office of the rental car agency or such lot or parcel shall be contiguous to the lot or parcel on which the main rental agency or office is located. The storage of rental cars does not require standard parking spaces.

(e) Handicapped parking. Handicapped parking shall meet the requirements of the State Handicapped Access Code, F.S. § 553.501 et seq.

(f) Utilization of parking structures. When off-street parking facilities are located within a separate parking structure, the following conditions and restrictions shall apply:

(1) The structure shall conform to all lot, yard and bulk requirements of the zoning district in which it is located.

(2) The parking facilities shall be designed so as to conform to all other provisions of this chapter and all other ordinances of the city.

(3) Parking structures shall be architecturally compatible with abutting structures and shall be screened with ornamental grillwork, artwork, or similar architectural features.

(4) Vehicular access shall be designed in a manner that minimizes disruption to pedestrian corridors and the streetscape.

(5) All lighting relating to parking structures shall conform with section 68-59 and sections lighting standards in Chapter 72.

This subsection shall not apply to or be construed to prohibit the construction of freestanding carports or garages as accessory structures to single-family or two-family residential dwellings.

Nothing in this section is intended to prohibit the installation of a fully automatic parking facility in which the placement and removal of automobiles are accomplished wholly by machinery. However, such mechanism shall be completely shielded from public view.

(g) Utilization of yards.

(1) In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround.

(2) In all zoning districts, for all other permitted uses, approved permitted uses with site plan review or approved special exception uses, required front, side or rear yards may be used for off-street parking except as limited herein. A maximum of 80 percent of a required front yard may be used for off-street parking. All parking areas shall have each parking space and aisle marked and shall be landscaped in conformance with the paved area landscape requirements in chapter 72.

(3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

(4) All parking spaces shall be considered impervious for the purpose of calculating required pervious area pursuant to section 68-226.

(h) Shared parking. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the city manager and must meet the following conditions:

(1) The applicant must demonstrate to the city manager's satisfaction that substantial conflict shall not exist in the principal hours or periods of peak demand for the uses for which the joint use is proposed.

(2) The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during different hours of operation.

(3) Parking facilities designated for joint use should not be located further than 600 feet from any structure of use served.

(4) A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use.

(5) The applicant shall post a sign at the business indicating the location of the shared parking facility for the customer's benefit in the event overflow parking is needed.

(i) Bicycle parking. Bicycles are a clean, energy-efficient, alternative means of transportation, especially for those whose access to motorized transportation is limited. Therefore, it is the policy of the city to encourage the use of bicycles by requiring that development and redevelopment provide adequate and properly located bicycle parking facilities, in accordance with the following standards:

(1) Each commercial, institutional, or recreational development or redevelopment which requires site plan approval shall provide off-street bicycle parking, sufficient to park at least five bicycles, for each freestanding building. In addition, the provision of additional area sufficient to park at least five additional bicycles shall qualify the development for a parking credit of one parking space. The planning and zoning board shall have the option of increasing this requirement as a condition of site plan approval, based upon the type and characteristics of the specific development under review. Only the following type(s) of development shall be exempt from this requirement:

a. Freestanding uses which require the presence of motor vehicles, such as automobile or motorcycle repair shops, filling stations, body repair shops, and similar uses, provided, however, that should the occupancy of a building change to a non-exempt use, bicycle parking facilities may be required as a condition of reoccupancy. Shopping centers and other multiple-tenant developments which may contain the above uses are not exempted.

(2) The following design standards shall apply to all bicycle parking facilities:

a. Bicycle parking facilities shall be separated from automobile parking, conveniently located near the main entrance of a building without obstructing pedestrian walkways, and sufficiently visible to minimize the potential for theft or vandalism.

b. Bicycle parking facilities shall be placed over paved or otherwise stabilized surfaces not subject to erosion or rutting.

c. Each bicycle parking space shall provide sufficient area to store a full-sized bicycle, and a rack or other means to support and lock the bicycle in a stable, upright position without damage to wheels, frame, or components.

(j) Motorcycle/scooter parking. Motorcycle and scooter parking may substitute for required parking spaces, for non-residential uses. Existing parking may be converted to take advantage of this provision for non-residential uses.

a. Ratios. Motorcycle and scooter parking may substitute for up to five automobile spaces or five percent of the required parking spaces, whichever is less. For every four motorcycle or scooter parking spaces provides, the automobile parking requirement is reduced by two spaces.

b. Identification. Motorcycle and scooter parking spaces must be identified or designated.

(k) [Remote parking.] Remote parking may be allowed as provided for in article III, Zoning district regulations (see the illustrative parking use table in section 68-541(g). The owner of a site utilizing a remote parking facility shall provide evidence of the owner's right to use the remote parking area either by license, deed, easement, or by long term lease. Such remote parking facility must be located within the city. Such

separated parking areas shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians. Such remote parking facilities shall be subject to site plan review and shall be upgraded to meet current city codes for required parking and landscaping as required by chapter 72, of the land development regulations for vehicular use areas. Staff or the planning and zoning board as applicable shall consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in the review of such remote parking request. If the remote parking is greater than 600 feet in distance away from the site serving the principal use, the owner of the principal use utilizing the remote parking facility shall have a transportation plan to shuttle people between the principal use and the remote parking facility. The distance shall be measured from the nearest point of the principal use lot line to an entrance to the remote parking facility.

(l) [Valet parking.] Valet parking is a service which may be allowed in conjunction with legal off-street parking uses citywide as provided for in article III, Zoning district regulations (see the illustrative parking use table in section 68-541(q). This service constitutes a manner of use wherein administrative review is appropriate and may also allow the stacking of parking in the configuration outlined in section 68-541(b)(1). The following criteria shall apply:

(1) Such use receives administrative approval from the city manager or designee.

(2) At a minimum, all such valet parking facilities shall be subject to in-house site plan review. Required upgrades to meet required city codes pertaining to parking and landscaping vehicular use areas may also require site plan review by the planning and zoning board unless exempted by section 61-23(c).

(3) The city manager or designee may consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in the review of such off-site parking request.

(4) Specific on-site or off-site parking facilities for the exclusive use of valet parking may be provided subject to administrative approval by the city manager or designee.

(5) The following standards shall apply to all valet parking facilities:

a. Property used for valet parking may be allowed as provided for in article III, Zoning district regulations, (see the illustrative parking use table in section 68-541 (r).

b. Public parking spaces shall not be utilized for valet parking unless approved through a valid license agreement with the city.

(6) In addition to the above, the following conditions shall apply to stacked valet parking requests:

a. A letter of request and a site plan shall be submitted to the city manager or designee for approval.

b. The letter shall reflect that all parties acknowledge that the stacked parking area is to be used only by the permitted business and is not currently required parking for any other use.

c. Parking areas approved for stacked parking shall not be required to have each parking space and aisle marked unless such parking area will be used for other than stacked parking purposes.

(m) Temporary parking review and permit. The following types of temporary parking facilities may be allowed as provided for in article III, Zoning district regulations (see the illustrative parking use table in section 68-541 (r). The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.

(1) Temporary, non-recurring parking may be allowed as provided for in article III, Zoning district regulations (see the illustrative parking use table in section 68-541(r) for a maximum of 90 days. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

(2) Temporary, 90 days to one year in duration, as provided for in article III, Zoning district regulations (see the illustrative parking use table in section 68-541(r). Such review shall include possible reduction or relaxation of specific land development requirements such as paving surface, buffering, and landscaping for vehicular use areas as may be applicable to the specific request. The applicant has the burden of proof to demonstrate the temporary nature of the request which shall include an anticipated date of expiration. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

(3) Temporary, off-street or off-site parking facilities, may be allowed as provided for in article III, Zoning district regulations (see also the illustrative parking use table in section 68-541(r). In addition to the special exception and/or site plan approval requirements, the following conditions shall apply:

a. Temporary parking may be approved for a period not to exceed one year. One-year extensions may be allowed by the city commission under the following conditions:

i. No extensions shall be granted for such parking which is not in compliance with the design standards, maintenance plan, or any conditions of the original approval.

ii. Included but not limited to any adverse impacts to such parking, changes in the land development regulations affecting the parking, crime statistics for such parking, and Code violation history shall be considered in determining whether to grant an extension. Any extension may be conditioned on mitigation of impacts caused by the use of the subject parking.

(n) Special event parking review and permit. There shall be two tiers of special event parking facilities which may be permitted following administrative review and city commission approval as provided for in article III, Zoning district regulations (see also the illustrative parking use table in section 68-541(r). All fees pursuant to this section, shall be set by the city commission in appendix A.

(1) Special event, non-recurring; maximum duration two weeks within a continuous 12-month period.

(2) Special event, recurring, less than one week duration per episode with limited frequency within a 12-month time period.

(o) Walk-in credit. Within the CG zoning district, a parking credit for up to 25 percent of the required parking may be allowed provided the following conditions are met:

(1) A letter of request shall be filed with the city manager or designee containing the following information:

a. Name, address, and phone number of the owner of the business requesting the parking credit.

b. Number of required parking spaces prior to receiving credit.

c. Three copies of a walk-in customer survey, prepared and conducted by a land use consultant, describing the average daily number of customers who walk or ride a bicycle or other non-motorized mode of transportation to the business from their homes or transient accommodation and do not require the use of a parking space. The report shall describe the methodology used and list who conducted the survey and their credentials. The report shall document no less than eight days where this daily customer survey was conducted during peak hours of operation and should have duration of at least four hours.

(2) The city manager or his designee shall review such survey and make a finding within 30 days of the receipt of a complete application, including the allowable credit of zero to 25 percent of the otherwise required parking. If the applicant agrees with the finding of the city manager, the credit shall be approved.

(3) If the applicant disagrees with the recommendation of the city manager, the applicant can appeal to the city commission based on the procedures established in section 61-61.

(p) Downtown redevelopment area credit. An overall reduction of the total minimum off-street parking requirements of up to 20 percent shall be granted to any business participating in a downtown parking agreement. Such document shall be a legal instrument wherein the business agrees to share its parking with other downtown users. Property utilizing this credit must be either commercial or mixed use in nature and shall be located within the downtown redevelopment planning area. The language and legal provisions of this agreement shall be approved by the city manager and the city attorney prior to its initiation and the use of such credits along with a copy of the signed agreement shall be recorded in the public records of the county.

(q) Landscape credit. A reduction of the required on-site parking by up to ten percent may be allowed in order to enhance on-site landscaping that would be visible from the public right-of-way. Such a reduction requires the review and approval of the city manager or his designee. The decision would be appealable to the city commission following the procedures outlines in section 61-61, Procedures to appeals of administrative decisions, found in the land development regulations. (Does not apply to residential parking requirements.)

(r) Illustrative parking use table (for illustrative purposes only).

ILLUSTRATIVE PARKING USE TABLE
(for illustrative purposes only)

Parking Lot	District	RU-75	RM-15	RFM - 30	RFH -50	CG	RO/S and I	P	T/U	PR-MU (Gulf / Core)
Special Event (Non-recurring)		SE	SE	P	P	P	P	P	P	P
Special Event (Recurring)		SE	SE	P	P	P	P	P	P	P
Temporary (Max 90 days; non-recurring)		NO	NO	P	P	P	P	P	P	SE

Temporary, Off-site (90 days – 1 year)	NO	NO	SE	SE	SE	SE	NO	P	SE
Temporary, Off Street (1 year max; standalone)	NO	NO	SE	SE	SE	SE	NO	P	SE
Off-Street (Stand Alone)	NO	NO	SE	P	P	P	NO	P	P
Off-Site	NO	NO	SE	SE	P	P	NO	P	P
Shared	NO	NO	P	P	P	P	NO	P	P
Remote	NO	NO	SE	SE	P	NO	NO	P	P
Accessory	P	P	P	P	P	P	P	P	P

DIVISION 2. OFF-STREET LOADING

Sec. 68-542. Off-street loading.

In any zoning district, in connection with every building or building group or part thereof thereafter erected and having a gross floor area of 4,000 square feet or more, which is to be occupied by commercial or industrial uses or other uses similarly requiring the receipt of distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, off-street loading berths or unloading berths as follows:

(1) 4,000—25,000 square feet1 berth

(2) 25,000—40,000 square feet2 berths

(3) 40,000—60,000 square feet3 berths

(4) For each additional 50,000 square feet1 berth

ARTICLE VII. RESERVED

ARTICLE VIII. BUILDING SETBACK LINES

Sec. 68-5413. Setback classifications.

No building shall be erected, converted, enlarged, reconstructed or structurally altered, unless it shall comply with the following setback classifications.

Setback Adjustment Factor: A setback encroachment is allowed for stairs not more than eight (8) feet wide. This is calculated using the mathematical difference between the highest natural grade on a property and the resultant base floor. This setback encroachment equals the height adjustment factor divided by 0.63.

Setback Classifications					
Class	**Lot Size**	**Street**	**Side**	**Rear**	**Waterfront**
A	Less than 3,001 square feet	10 feet	5 feet	5 feet	N/A

	3,001 square feet or more	10 feet	7 1/2 feet	10 feet	N/A
B	N/A	20 feet	None	None	N/A
C	N/A	25 feet	None	None	N/A
D	N/A	15 feet	7 1/2 feet	10 feet	20 feet
E	N/A	15 feet	7 1/2 feet	10 feet	25 feet
F	N/A	10 feet	5 feet	5 feet	N/A
G	N/A	20 feet	10 feet	25 feet	N/A

~~(1) Class A:~~

~~Lots less than 3,001 square feet:~~

~~Street: 10 feet~~

~~Side: 5 feet~~

~~Rear: 5 feet~~

~~Lots 3,001 or more square feet:~~

~~Street: 10 feet~~

~~Side: 7½ feet~~

~~Rear: 10 feet~~

~~(2) Class B:~~

~~Street: 20 feet~~

~~Side: None~~

~~Rear: None~~

~~(3) Class C:~~

~~Street: 25 feet~~

~~Side: None~~

~~Rear: None~~

~~(4) Class D:~~

~~Street: 15 feet~~

~~Side: 7½ feet~~

~~Rear: 10 feet~~

~~Waterfront: 20 feet~~

~~(5) Class E:~~

~~Street: 15 feet~~

~~Side: 7½ feet~~

~~Rear: 10 feet~~

~~Waterfront: 25 feet~~

~~(6) Class F:~~

~~Street: 10 feet~~

~~Side: 5 feet~~

~~Rear: 5 feet~~

~~(7) Class G:~~

~~Street: 20 feet~~

~~Side: 10 feet~~

~~Rear: 25 feet~~

SUNSET BEACH

West Gulf Boulevard from 77th Avenue to north side of Lot 4, Sunset Beach Sub. Unit No. 4 (between 81st Avenue and 82nd Avenue):

West side: B

West Gulf Boulevard from south side of Lot 3, Sunset Beach Sub. Unit No. 4 (between 81st Avenue and 82nd Avenue) to north side of O'Connell's Replat (West Gulf Boulevard near south end of Harrell Avenue):

West side: A, except street side, 20 feet

West Gulf Boulevard from 77th Avenue to 87th Avenue:

East side: A, except street side, 20 feet

West Gulf Boulevard from south side of Lot 9, Block 12, Sawyer and Harrell's Addition to Boca Ciega Pass, (Weckesser Park) to Gulf Boulevard:

West side: C

West Gulf Boulevard from 87th Avenue to 90th Avenue:

East side:

Street: 20 feet

Side: None

West Gulf Boulevard from 90th Avenue to Gulf Boulevard:

East side:

Street: 25 feet

Side: None

Rear: Lot 3, Block 9 South side, 5 feet

Bay Plaza: A, except waterfront, 20 feet from seawall

Bayshore Drive from 77th Avenue to West Gulf Boulevard: A, except street, 20 feet; waterfront 20 feet from seawall

Blind Pass Drive: A, except waterfront, 20 feet from seawall

East Bay Drive: A, except waterfront, 20 feet from seawall

Harrell Avenue from 87th Avenue to 90th Avenue:

East side:

Street: 10 feet

Side: 7½ feet

West side:

Street: 10 feet

Side: None

Harrell Avenue from 90th Avenue to Gulf Boulevard:

East side:

Street: 15 feet

Side: 7½ feet

West side:

Street: 15 feet

Side: None

77th Avenue: A

78th Avenue: A

79th Avenue: A

79th Terrace: A

80th Avenue: A

80th Terrace: A

81st Avenue: A

82nd Avenue: A

83rd Avenue: A

84th Avenue: A

85th Avenue: A, except waterfront, 20 feet

86th Avenue: A

86th Terrace: A

87th Avenue: A

88th Avenue: A and Herron's Sub. No. 4, waterfront, 20 feet

89th Avenue: A and Herron's Sub. No. 4, waterfront, 20 feet

90th Avenue: A and Herron's Sub. No. 5, waterfront, 20 feet

91st Avenue: A and Herron's Sub. No. 2, waterfront, 20 feet

92nd Avenue: A and T. W. Harrell's Sub., waterfront, 20 feet

93rd Avenue: A and Reuer Sub., waterfront, 20 feet

94th Avenue: A and Addie B. Harrell Sub., waterfront, 20 feet

95th Avenue: A and Herron's Sub. No. 1, waterfront, 20 feet

BLIND PASS BRIDGE TO JOHN'S PASS BRIDGE

Gulf Boulevard—Blind Pass Bridge to West Gulf Boulevard or First Street East:

Street: 25 feet

Side: None

Rear: 10 feet

Gulf Boulevard from West Gulf Boulevard or First Street East to 99th Avenue:

West side: C

East side:

Street: 25 feet

Side: None

Waterfront: 20 feet from seawall

Gulf Boulevard from 99th Avenue to section line between 103rd and 104th Avenues:

West side:

Street: 25 feet

Side: 7½ feet

East side:

Street: 25 feet

Side: 5 feet

Waterfront: 20 feet from seawall

Gulf Boulevard from section line between 103rd and 104th Avenues to south line St. Petersburg's Public Beach:

West side:

Street: 20 feet

Side: 7½ feet

Gulf Boulevard from section line between 103rd and 104th Avenues to 106th Avenue (except Cargill Replat Lots 1 & 2 - aka 10359 Gulf Blvd.):

East side:

Street: 20 feet

Side: None

Gulf Boulevard, City of Treasure Island, Block 14, Lot 7 to 112th Avenue - aka 11165 Gulf Blvd.

East side:

Street: 20 feet

Side: 7½ feet

Rear: 25 feet

Gulf Boulevard from north side of St. Petersburg's Public Beach to 119th Avenue:

West side:

Street: 25 feet

Side: 7½ feet

Gulf Boulevard from 112th Avenue to 119th Avenue:

East side:

Street: 25 feet

Side: 7½ feet

Waterfront: 20 feet

Rear: 5 feet

Gulf Boulevard from 119th Avenue to 127th Avenue:

East and west sides:

Street: 25 feet

Side: 5 feet

Rear: 5 feet

Gulf Boulevard from 127th Avenue to John's Pass:

West side:

Street: 25 feet

Side: 5 feet

Rear: 5 feet

Waterfront: 25 feet

97th Avenue:

Street: 10 feet

Side: None

Rear: None

98th Avenue:

Street: 10 feet

Side: 7½ feet

Rear: 10 feet

99th Avenue:

Street: 10 feet

Lot south of east end of 99th-Waterfront: 20 feet

100th Avenue:

Street: 10 feet

101st Avenue:

Street: 10 feet

102nd Avenue:

Street: 10 feet

103rd Avenue:

Street: 10 feet

104th Avenue: (except Cargill Replat, Lots 3 & 4 - aka 111 104th Avenue)

Street: 15 feet, except Block 11

Street: 10 feet in Block 11

Side: 10 feet in Block 1, Lots 5 through 24

Side: None in Blocks 11, 2, 4, Block 1, Lots 1, 3 and 4

Waterfront: 25 feet

Rear: None in Block 11

107th Avenue (Treasure Island Causeway):

North side:

Street: 15 feet in Block 9

Side: 10 feet in Block 9

Waterfront: 25 feet in Block 9

108th Avenue:

North side: (except City of Treasure Island, Block 8, Lot 1 - aka 10801 Gulf Blvd.)

Street: 15 feet

Side: 10 feet

Waterfront: 25 feet

112th Avenue:

Street: 20 feet

116th Avenue from Gulf Boulevard to Capri Isle Bridge: D

117th Avenue from Gulf Boulevard to Capri Isle Bridge: D

118th Avenue:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

119th Avenue:

South side:

Street: 10 feet

Side: 7½ feet

Rear: 10 feet

North side: F

120th Avenue: F

121st Avenue: F

122nd Avenue: F

123rd Avenue: F

124th Avenue: F

125th Avenue: F

126th Avenue: F

127th Avenue:

Gulf Boulevard to Gulf: F

Gulf Boulevard to Bay:

South side: F

North side:

Street: 10 feet

Side: None

Rear: 5 feet

Harrell Avenue - Gulf Boulevard to north end:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

Waterfront: 20 feet

1st Street East from Gulf Boulevard to cul-de-sac:

West side:

Street: 15 feet

Side: None

East side:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

Waterfront: 20 feet

1st Street East from 106th Avenue to 108th Avenue:

Street: 15 feet

Side: None

1st Street East from 116th Avenue to 119th Avenue: D

1st Street West:

West side:

Street: 15 feet

Side: 5 feet

Rear: 15 feet

East side:

Street: 15 feet

Side: 5 feet

Rear: 5 feet

Kingfish Drive:

West side:

Street: 10 feet

Side: None

Rear: 5 feet

Waterfront: 25 feet

East side:

Street: 10 feet

Side: None

Rear: 5 feet

Waterfront: 25 feet

Lagoon Lane:

East side:

Street: 15 feet

Side: 5 feet

Waterfront: 20 feet

West side:

Street: 10 feet

Sunshine Lane:

Street: 10 feet

Side: 5 feet

Rear: 5 feet

Waterfront: 25 feet

PARADISE ISLAND

Paradise Boulevard:

West side (from Treasure Lane to Yacht Club Drive):

Street: 40 feet

Side: 10 feet

Rear: 20 feet

Waterfront: 30 feet

East side (from Treasure Island Causeway to corner of Plaza Seville Court):

Street: 40 feet

Treasure Lane:

Street: 40 feet

Side: 10 feet

Waterfront: 30 feet

Paradise Lane:

Street: 15 feet

Side: 10 feet

Waterfront: 30 feet

Treasure Island Causeway - east of Paradise Boulevard

South side:

Street: 40 feet

Side: 10 feet

Waterfront: 30 feet

Dolphin Drive:

Bay side:

Street: 40 feet

Side: 10 feet

Waterfront: 30 feet

Inside lots:

Street: 20 feet

Side: 10 feet

Rear: 15 feet

Tarpon Drive:

Bay side:

Street: 40 feet

Side: 10 feet

Waterfront: 30 feet

Blocks 2, 3, 4, and 5:

Street: 30 feet

Side: 10 feet

Rear: 20 feet

(All corner lots on Tarpon Drive and Yacht Club Drive shall have the same setbacks as their adjoining inside lots with the exception that the side facing such drives shall set back 25 feet from such drives.)

Yacht Club Drive:

Same as Tarpon Drive

2nd Street East (Paradise Island):

Street: 30 feet

Side: 10 feet

Rear: 20 feet

3rd Street East (Paradise Island):

Same as 2nd Street East

4th Street East (Paradise Island):

Same as 2nd Street East

Marina Terrace (Paradise Island, 3rd addition):

Lots 1—9 and 16—23:

Street: 30 feet

Side: 10 feet

Waterfront: 30 feet

Except Lots 10—15, inclusive:

Street: 15 feet

Side: 10 feet

Waterfront: 30 feet

South Yacht Club Drive (Paradise Island 4th addition):

Lots 1—6, 10—16, and 19—21:

Street: 20 feet

Side: 10 feet

Waterfront: 20 feet

Lots 7—9, 17 and 18:

Street: 15 feet

Side: 10 feet

Waterfront: 20 feet

Lots 22—33:

Street: 20 feet

Side: 10 feet

Rear: 20 feet

Island Drive (Paradise Island 5th Addition-east side of Paradise Boulevard from corner of Plaza Seville Court to corner of Marina Terrace):

Lots 1, 2, 3, 27 and 28:

Street: 25 feet

Side: 10 feet

Waterfront: 30 feet

Lots 6—13 and 18—24:

Street: 30 feet

Side: 10 feet

Waterfront: 30 feet

Lots 14—17:

Street: 25 feet

Side: 10 feet

Waterfront: 30 feet

On lots 14—17 only, if otherwise acceptable plan is submitted, rear corners (street side) may extend 7½ feet to side party line.

Lots 4, 5, 25, 26, 29, 30:

Street: 25 feet

Side: 10 feet

Waterfront: 10 feet

Paradise Island 6th Addition (east side of Paradise Boulevard from corner of Marina Terrace south to, and including Bellevue Drive):

Lots 1—9 and Lots 15—32:

Street: 30 feet

Side: 7½ feet

Waterfront: 25 feet

Lots 10—14:

Street: 20 feet

Side: 7½ feet

Waterfront: 25 feet

ISLE OF PALMS

110th Avenue (Isle of Palms):

South side:

Street: 20 feet

Side: 7½ feet

Waterfront: 20 feet

North side:

Street: 20 feet

Side: 7½ feet

Rear: 10 feet

112th Avenue A:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

112th Avenue B:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

115th Avenue (Isle of Palms) between 1st Street E. and 3rd Street E:

North side:

Street: 20 feet

Side: 7½ feet

Waterfront: 20 feet

South side:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

115th Avenue (Isle of Palms) from 3rd Street East to 9th Street East: G

1st Street East (Isle of Palms):

West side:

Street: 20 feet

Side: 7½ feet

Rear: 20 feet

East side:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

2nd Street East (Isle of Palms):

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

3rd Street East (Isle of Palms):

West side:

Street: 15 feet

Side: 7½ feet

Rear: 10 feet

East side:

Street: 20 feet

Side: 7½ feet

Waterfront: 20 feet

4th Street East (Isle of Palms): G

5th Street East (Isle of Palms): G

6th Street East (Isle of Palms): G

7th Street East (Isle of Palms): G

8th Street East (Isle of Palms): G

9th Street East (Isle of Palms): G

ISLE OF CAPRI

116 Avenue from Isle of Capri Bridge to 3rd Street East: E

125th Avenue (Isle of Capri): E

126th Avenue between 2nd Street East and 3rd Street East (Isle of Capri): E

Capri Boulevard: E

Capri Circle: E

Capri Circle South: E

Capri Circle North: E

Key Capri: E

2nd Street East (Isle of Capri): E

3rd Street East (Isle of Capri): E

4th Street East (Isle of Capri): E

5th Street East (Isle of Capri): E

6th Street East (Isle of Capri): E

7th Street East (Isle of Capri): E

116th Avenue (Isle of Capri): E

119th Avenue (Isle of Capri): E

123rd Avenue (Isle of Capri): E

126th Avenue (Isle of Capri): E

Secs. 68-5424. – Allowable Encroachments

There are two instances when the city permits encroachments into the required setbacks provided in sections 68-5413 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 68-5413 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. 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 the 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.

(1) 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.

(2) To maintain access to existing doors, inclusive of sliding glass doors, one (1) balcony associated with the principal structure may encroach into the required setbacks. The balcony may span the full length of the side of the building facing the yard. The encroachment for the balcony shall be located as far from adjacent properties as possible. The maximum depth of the balcony is five (5) feet measured to the inside edge of the railing, unless a greater depth is mandated by the Florida Building Code. In all cases, the balcony shall maintain a minimum setback of five (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 68-5413 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.

Secs. 68-545 – 560. Reserved.

ARTICLE IX. ALTERNATE SETBACK SYSTEM

Sec. 68-561. Alternate setback system procedures.

(a) Application and exemptions.

(1) This article shall be the alternative methods of determining all building setback requirements. The section or subsection which results in the greatest amount of setback shall apply for any given property.

(2) The following categories are exempt from the application of the vertical ratio setback system set out in this article:

a. Single-family dwellings, including townhouses;

b. Duplex dwellings;

c. All totally commercial buildings located in the CG zoning districts.

d. All buildings located in the PR-MU Core zoning district.

e. All buildings located in the PR-MU Gulf Blvd. zoning district.

(b) Vertical setback ratio. All buildings, not otherwise excepted exempted from this article, shall be set back from all property lines 30 percent of the height of building above the higher of the natural or finished grade. Notwithstanding this provision, the minimum setback from the waterfront property line on properties bordering the Gulf of Mexico or the public beach shall be five feet.

(c) Properties bordering on the Gulf of Mexico or public beach. For properties bordering on the Gulf of Mexico or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

(2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII.

(3) Interior open space between buildings or towers shall equal a distance of 30 percent of the combined height above the higher of natural or finished grade of the two structures or towers.

Secs. 68-562—68-570. Reserved.

~~*ARTICLE X. MISCELLANEOUS REGULATIONS*~~

Sec. 68-571. Special event permit.

(a) Application procedure and permitting process for a special event permit on private property or when closing city streets. An applicant shall provide the community improvement department with the following written information and accompanied fee no less than 45 working days prior to the proposed event or activity in support of its application for a permit hereunder:

(1) Name, address, and contact information of the applicant and a contact person (sponsoring business or organization);

(2) Location of activities for which permit is sought;

(3) A notarized letter of permission from the property owner if the location of the special event is being held on private property not owned by the applicant;

(4) Detailed description of the proposed special event; specific nature and purpose of all activities for which permit is sought; any fees charged to attend the event;

(5) Specific dates and hours of set-up and tear-down;

(6) Specific days and hours of activities sought to be permitted;

(7) Specific location and physical dimensions included in a drawing of any and all:

a. Structures (existing and temporary);

b. Event and vendor vehicle parking;

c. All tents (Note: tents greater than ten feet by ten feet require a tent permit);

d. Signs and/or banners on site;

e. Generators;

f. Stages;

g. Sound equipment;

h. Restroom facilities;

i. Lighting;

j. Vendors booths;

k. Ticket booths;

l. Fencing; or

m. Any equipment sought to be used in conjunction with activities.

(8) Further, no permit shall be issued hereunder for the requested special event unless the applicant reasonably establishes that the following concerns have been addressed in a manner that is consistent with the interests of the public health, safety, and general welfare:

a. Traffic access egress/traffic circulation;

b. Pedestrian safety;

c. Sanitation and litter control;

d. Restroom facilities;

e. Event parking (on-site/off-site);

f. Crowd control;

g. Liability insurance;

h. Vendors and their current licensure;

i. Entity responsible for maintenance during event and cleanup following each day of the event;

j. Alcohol control;

k. Temporary signage on or off site; and

j. Location of any street and/or sidewalk closures.

Upon review of the requirements set forth in this section by the community improvement department after consultation with the appropriate city staff, and upon finding that the permitted activity as proposed will not unduly impair the public health, safety or welfare of the city and will minimize any possible disruptions to adjoining or neighboring residents or establishments, a permit shall be granted or granted with conditions unless upon staff's discretion, the special event permit requires city commission approval.

(b) Number per year and duration. Not more than four special event permits in any 12-month period shall be held at the same location. Each event from setup through breakdown shall not exceed nine consecutive days.

(c) Conditions of special event permit approval. In granting a special event permit, the community improvement department may prescribe appropriate conditions and safeguards. Conditions of approval may include, but are not limited to:

(1) Regulations of hours and days;

(2) Requirements/guarantees for cleanup and removal of tents/structures/equipment;

(3) Return of site to its original state within a specified period of time;

(4) Regulation of permit duration;

(5) Regulation of signs and advertising;

(6) Regulation of lighting;

(7) Regulation of public address or sound system;

(8) Regulation of gas, smoke, noise, fumes, vibrations or other nuisances; and

(9) Such other conditions as are deemed necessary to protect the health, safety and welfare of the community.

(d) Permit denials, appeal and notice. If a permit for a special event is denied, written notice of denial shall be given to the applicant. The applicant may appeal the decision to the city commission by giving written notice to the city clerk within 30 calendar days of the decision for denial.

(e) Revocation.

(1) The special event permit may be revoked immediately if in the sole and absolute discretion of the city manager or designee the permittee is in violation of any law or activity that endangers the public health, safety, or general welfare.

~~(2) Any special event permit issued by the community improvement director shall be considered null and void if the operation or activity does not conform to the approved plan or plan of operations.~~

~~(f) Fee. The city commission shall set each fee in appendix A and said fees may be amended from time to time by city commission. All fees are non-refundable.~~

~~Staff will determine if the special event permit will need community improvement department director's approval or city commission approval during a pre-application meeting.~~

~~(g) Exemptions. This section shall not apply to:~~

~~(1) Neighborhood events including, but not limited to, activities such as organized neighborhood yard sales, neighborhood block parties, spaghetti dinners and other similar activities sponsored by neighborhood, civic, non-profit or religious organizations and beach clean-ups.~~

~~(2) City sponsored events, including but not limited to, special beach events, outdoor concerts and movies or outdoor morning markets.~~

~~(3) Other special events to be held at public facilities or recreation areas including the public beach, parks, and bay or gulf. Such activities require permission of the city commission.~~

~~Sec. 68-572. Reserved.~~

Secs. 68-57~~3~~1—68-580. Reserved.

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA AMENDING, REORGANIZING AND RENUMBERING THE DIVISIONS, ARTICLES AND SECTIONS OF CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES; CREATING SECTION 68-1 "PURPOSE AND INTENT," CREATING SECTION 68-495 "CERTIFIED RECOVERY RESIDENCES," AND CREATING ARTICLE VI "PARKING AND LOADING DESIGN STANDARDS"; AMENDING SECTIONS 68-191 ZONING DISTRICT PURPOSE, AMENDING 68-195 TO REFERENCE COUNTYWIDE PLAN, AMENDING 68-221 UNLISTED USE DETERMINATIONS, AMENDING 68-222 INTENT OF GENERAL PROVISIONS, AMENDING 68-223 PERFORMANCE STANDARDS, AMENDING 68-226 REORGANIZING IMPERVIOUS SURFACE RATIOS, AMENDING 68-242 PERMITTED USES, AMENDING 68-243 FLOOR AREA, AMENDING 68-244 MAXIMUM DEVELOPMENT POTENTIAL CRITERIA, 68-262 PERMITTED USES, AMENDING 68-264 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-282 PERMITTED USES, AMENDING 68-284 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-302 RFH-50 USES PERMITTED, AMENDING 68-304 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-322 CG (COMMERCIAL) PERMITTED USES, AMENDING 68-324 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-342 R/OS (RECREATION / OPEN SPACE) ZONING DISTRICT PERMITTED USES, AMENDING 68-343 DELEGATING AUTHORITY TO ISSUE SPECIAL PERMITS, AMENDING 68-362 PRESERVATION (P) ZONING DISTRICT PERMITTED USES, AMENDING 68-382 I (INSTITUTIONAL) ZONING DISTRICT PERMITTED USES, AMENDING 68-383 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-402 T/U (TRANSPORTATION/UTILITY) ZONING PERMITTED USES, AMENDING 68-403 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-410.02 PR-MU CORE (DOWNTOWN REDEVELOPMENT) ZONING DISTRICT PERMITTED USES, AMENDING 68-410.61 EXTERIOR LIGHTING CROSS REFERENCE, AMENDING 68-512 NONCONFORMING COMMERCIAL USE REGULATION, AND AMENDING 68-561 ALTERNATIVE SETBACK SYSTEMS TOWNHOUSES; REPEALING, REPLACING, OR RENUMBERING REQUIREMENTS CURRENTLY IN THESE ARTICLES: ARTICLE II "ADMINISTRATION AND ENFORCEMENT" (SECTIONS 68-31 THROUGH 68-35), ARTICLE III "AMENDMENT PROCEDURE" (SECTIONS 68-121 THROUGH 68-125 AND 68-127 THROUGH 68-150),

ARTICLE IV "CONCURRENCY MANAGEMENT SYSTEM" (SECTIONS 68-151 THROUGH 68-160), AND ARTICLE X "MISCELLANEOUS REGULATIONS" (SECTIONS 68-571 THROUGH 68-572); AMENDING SECTION 68-2 DEFINITIONS; AMENDING DIVISION 11 (DOWNTOWN REDEVELOPMENT) PR-MU CORE AND PR-MU GULF BLVD. ZONING DISTRICTS BY RENUMBERING AND AMENDING THE FOLLOWING SECTIONS: SECTION 68-410.06 SPECIAL EXCEPTION USES; SECTION 68-410.07 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.08 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.10 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.09 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-410.31; PERMITTED PRINCIPAL USES; SECTION 68-410.36 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.38 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-454 NON CONFORMING LOTS; SECTION 68-457 LOT WIDTH; SECTION 68-458 INTERSECTION AND DRIVEWAY VISIBILITY; SECTION 68-459 REDUCTION OF LOT AREA; SECTION 68-460 MAXIMUM COVERAGE; SECTION 68-461 YARD REGULATIONS; SECTION 68-464 SATELLITE ANTENNA REGULATION; SECTION 68-465 TELECOMMUNICATION TOWERS AND ANTENNAS; SECTION 68-486 OFF-STREET PARKING; SECTION 68-490 RESIDENTIAL TOWNHOUSE USES; SECTION 68-493 HOME OCCUPATIONS; SECTION 68-514 PLACEMENT OF UTILITIES; SECTION 68-541 SETBACK CLASSIFICATIONS; SECTION 68-542 ALLOWABLE ENCROACHMENTS; RENUMBERING THE FOLLOWING SECTIONS 68-126, 68-410.03, 68-410.05, 68-410.30, 68-410.32 THROUGH 68-410.35, 68-410.37, 68-410.39, 68-410.40, 68-410.41, 68-410.68, 68-431, 68-451, 68-462, 68-463, 68-466, 68-482 THROUGH 68-489, 68-491, 68-492, 68-494, 68-495, 68-496, 68-513, AND 68-487; RENUMBERING ARTICLES V THROUGH VII AS ARTICLES II THROUGH IV; 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 ordinance is to ensure consistency of the Land Development Regulations with the City's adopted comprehensive plan. The ordinance additionally improves the structure and administration of the Land Development Regulations by generally making amendments that increase brevity of existing regulations and address identified errors or inconsistencies found throughout the existing code. The ordinance supports the general welfare of the City by ensuring clear development regulations that are consistent, accessible, and reflective of the City's Comprehensive Plan.

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

LOCAL PLANNING AGENCY
RESOLUTION NO. 2026-05

A RECOMMENDATION TO THE CITY OF TREASURE ISLAND CITY COMMISSION FOR THE APPROVAL OF AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA AMENDING, REORGANIZING AND RENUMBERING THE DIVISIONS, ARTICLES AND SECTIONS OF CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES; CREATING SECTION 68-1 "PURPOSE AND INTENT," CREATING SECTION 68-495 "CERTIFIED RECOVERY RESIDENCES," AND CREATING ARTICLE VI "PARKING AND LOADING DESIGN STANDARDS"; AMENDING SECTIONS 68-191 ZONING DISTRICT PURPOSE, AMENDING 68-195 TO REFERENCE COUNTYWIDE PLAN, AMENDING 68-221 UNLISTED USE DETERMINATIONS, AMENDING 68-222 INTENT OF GENERAL PROVISIONS, AMENDING 68-223 PERFORMANCE STANDARDS, AMENDING 68-226 REORGANIZING IMPERVIOUS SURFACE RATIOS, AMENDING 68-242 PERMITTED USES, AMENDING 68-243 FLOOR AREA, AMENDING 68-244 MAXIMUM DEVELOPMENT POTENTIAL CRITERIA, 68-262 PERMITTED USES, AMENDING 68-264 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-282 PERMITTED USES, AMENDING 68-284 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-302 RFH-50 USES PERMITTED, AMENDING 68-304 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-322 CG (COMMERCIAL) PERMITTED USES, AMENDING 68-324 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-342 R/OS (RECREATION / OPEN SPACE) ZONING DISTRICT PERMITTED USES, AMENDING 68-343 DELEGATING AUTHORITY TO ISSUE SPECIAL PERMITS, AMENDING 68-362 PRESERVATION (P) ZONING DISTRICT PERMITTED USES, AMENDING 68-382 I (INSTITUTIONAL) ZONING DISTRICT PERMITTED USES, AMENDING 68-383 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-402 T/U (TRANSPORTATION/UTILITY) ZONING PERMITTED USES, AMENDING 68-403 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS, AMENDING 68-410.02 PR-MU CORE

(DOWNTOWN REDEVELOPMENT) ZONING DISTRICT PERMITTED USES, AMENDING 68-410.61 EXTERIOR LIGHTING CROSS REFERENCE, AMENDING 68-512 NONCONFORMING COMMERCIAL USE REGULATION, AND AMENDING 68-561 ALTERNATIVE SETBACK SYSTEMS TOWNHOUSES; REPEALING, REPLACING, OR RENUMBERING REQUIREMENTS CURRENTLY IN THESE ARTICLES: ARTICLE II "ADMINISTRATION AND ENFORCEMENT" (SECTIONS 68-31 THROUGH 68-35), ARTICLE III "AMENDMENT PROCEDURE" (SECTIONS 68-121 THROUGH 68-125 AND 68-127 THROUGH 68-150), ARTICLE IV "CONCURRENCY MANAGEMENT SYSTEM" (SECTIONS 68-151 THROUGH 68-160), AND ARTICLE X "MISCELLANEOUS REGULATIONS" (SECTIONS 68-571 THROUGH 68-572); AMENDING SECTION 68-2 DEFINITIONS; AMENDING DIVISION 11 (DOWNTOWN REDEVELOPMENT) PR-MU CORE AND PR-MU GULF BLVD. ZONING DISTRICTS BY RENUMBERING AND AMENDING THE FOLLOWING SECTIONS: SECTION 68-410.06 SPECIAL EXCEPTION USES; SECTION 68-410.07 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.08 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.10 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.09 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-410.31; PERMITTED PRINCIPAL USES; SECTION 68-410.36 MAXIMUM DEVELOPMENT POTENTIAL STANDARDS; SECTION 68-410.38 SETBACKS AND GROUND-LEVEL DESIGN STANDARDS; SECTION 68-454 NON CONFORMING LOTS; SECTION 68-457 LOT WIDTH; SECTION 68-458 INTERSECTION AND DRIVEWAY VISIBILITY; SECTION 68-459 REDUCTION OF LOT AREA; SECTION 68-460 MAXIMUM COVERAGE; SECTION 68-461 YARD REGULATIONS; SECTION 68-464 SATELLITE ANTENNA REGULATION; SECTION 68-465 TELECOMMUNICATION TOWERS AND ANTENNAS; SECTION 68-486 OFF-STREET PARKING; SECTION 68-490 RESIDENTIAL TOWNHOUSE USES; SECTION 68-493 HOME OCCUPATIONS; SECTION 68-514 PLACEMENT OF UTILITIES; SECTION 68-541 SETBACK CLASSIFICATIONS; SECTION 68-542 ALLOWABLE ENCROACHMENTS; RENUMBERING THE

FOLLOWING SECTIONS 68-126, 68-410.03, 68-410.05, 68-410.30, 68-410.32 THROUGH 68-410.35, 68-410.37, 68-410.39, 68-410.40, 68-410.41, 68-410.68, 68-431, 68-451, 68-462, 68-463, 68-466, 68-482 THROUGH 68-489, 68-491, 68-492, 68-494, 68-495, 68-496, 68-513, AND 68-487; RENUMBERING ARTICLES V THROUGH VII AS ARTICLES II THROUGH IV; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island ("City") has undertaken a comprehensive review and update of Chapter 68 "Zoning Regulations" of the City Code of Ordinances and Land Development Regulations ("Code") to improve the clarity, organization, internal consistency, and usability of the City's zoning regulations; and

WHEREAS, the update reorganizes Chapter 68 by repealing provisions that are obsolete, redundant, or otherwise addressed by other provisions of the Code or by state law; consolidating related regulations; renumbering and relocating sections into an orderly sequence; and amending regulations to reflect current law, practice, and the goals and policies of the City's Comprehensive Plan; and

WHEREAS, the administration and enforcement provisions formerly located in Article II of Chapter 68 (Sections 68-31 through 68-35) and the concurrency management provisions formerly located in Article IV of Chapter 68 (Sections 68-151 through 68-160) are being reestablished, as revised, in a new Chapter 61 "Procedures" of the Code, adopted by a separate ordinance, and are accordingly repealed from Chapter 68; and

WHEREAS, the specific amendments, repeals, additions, and renumbering are set forth in the strikethrough and underline document entitled "Chapter 68 - Zoning Regulations," attached hereto and incorporated herein as Exhibit A, in which stricken text is deleted and underlined text is added; and

WHEREAS, the off-street parking and off-street loading regulations formerly located in Sections 68-486 and 68-487 are relocated to a new Article VI "Parking and Loading Design Standards" as Sections 68-541 and 68-542; and

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 20, 2026, 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 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2026-17 amending Chapter 68 "Zoning Regulations", and has considered the information received at said public hearing; and

WHEREAS, on July 16, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2026-17 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 2026-17, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, ON THE 20th DAY OF AUGUST 2026.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

08-20-2026
Date

ATTEST:

Lisa-Marie C. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Vose Law Firm, City Attorney

AGENDA ITEM NO. H.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: First Reading of Ordinance 2026-18 - Amending Chapter 72, Landscaping

BACKGROUND:

As part of the City's comprehensive update to its Land Development Regulations, the Landscaping chapter has been reviewed and revised to ensure consistency with the City's adopted Comprehensive Plan and relevant state statutes.

This update addresses landscaping-related conflicts and discrepancies identified by City staff during administration of the current regulations and integrates corrections into the proposed amendments as part of this update. These amendments additionally aim to further promote Florida Friendly Landscape principles, native vegetation, and water conservation without inhibiting creative landscape design, construction, cost, or management.
The ordinance further reorganizes the chapter to improve the brevity and clarity of standards for both staff review and applicant compliance, elaborating upon existing regulations, and establishing new definitions as needed aligning with terminology throughout the Land Development Regulations.

POLICY/PURPOSE:

These amendments are intended to ensure the City's landscaping standards are legally consistent with the Comprehensive Plan, administratively workable, and clearly understood by those applying and enforcing them.

STRATEGIC PLAN Bold Action 1: Perform a review of local ordinances and Land

RELEVANCE:

Development Regulations
Bold Action 2: Update the City's Comprehensive Plan, local ordinances and Land Development Regulations

ANALYSIS/DISCUSSION:

The proposed amendments included in this ordinance were developed over an approximately 24-month timeline through contracted services with Kimley-Horn as land use planning consultants. The project extended beyond the initially anticipated schedule due to staffing impacts resulting from the 2024 hurricane season. This effort has culminated in four proposed amendments to the Land Development Regulations; the intent of these amendments has remained limited to addressing consistency, clarity, and compliance throughout the Code.

Amendments to this chapter include the reorganization and restructuring of various sections, the addition of simplified language, and updated landscaping principles which preserve native vegetation and water conservation without inhibiting creative design, construction cost, or other development variables.

FUNDING:

No further funding is required for this phase of the project.

MOTION:

I move to approve Ordinance 2026-18 and schedule a second and final public hearing

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ATTACHMENTS:

Final Ordinance 2026-18 Chapter 72 Landscaping.pdf
Business Impact Estimate - Ord 2026-18.pdf
LPA RES 2026-06.pdf

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 72 "RESOURCES; VEGETATION, AND ENVIRONMENTALLY SENSITIVE LANDS" OF THE LAND DEVELOPMENT REGULATIONS, BY AMENDING AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 72, "LANDSCAPING," OF THE CODE OF ORDINANCES; AMENDING SECTIONS 72-1, 72-2, 72-31 THROUGH 73-37, 73-39 THROUGH 72-45, 72-91, 72-111 THROUGH 72-117, 72-142, THROUGH 72-144, SECTIONS 72-162, THROUGH 72-164 TO REVISE DEFINITIONS, LANDSCAPING REQUIREMENTS, TREE PROTECTION STANDARDS, DEVELOPMENT REVIEW PROCEDURES, AND MAINTENANCE REQUIREMENTS; CREATING SECTIONS 72-112, TREE REMOVAL EXEMPTIONS, AND 72-113, TREE REPLACEMENT; REORGANIZING AND MODERNIZING LANDSCAPING AND TREE PROTECTION REGULATIONS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the Treasure Island is authorized to adopt and amend land development regulations pursuant to Chapter 163, Florida Statutes; and

WHEREAS, Chapter 72 of the City Code establishes landscaping, tree protection, buffering, irrigation, and site landscaping standards intended to preserve community character, protect natural resources, improve aesthetics, enhance resiliency, and promote the public health, safety, and welfare; and

WHEREAS, the City has undertaken a comprehensive review of Chapter 72 in order to modernize landscaping and tree protection regulations and improve the organization, clarity, consistency, and administration of such regulations; and

WHEREAS, the City Commission finds that portions of the existing Chapter 72 contain outdated terminology, duplicative provisions, inconsistent standards, and references that would benefit from clarification, reorganization, and alignment with current professional practices and applicable state law; and

WHEREAS, the amendments contained herein are intended to promote the use of native species, Florida-Friendly Landscaping™, drought tolerant vegetation, shoreline stabilization practices, sustainable irrigation practices, and resilient landscaping standards appropriate for a coastal barrier island community; and

WHEREAS, the amendments further update standards relating to vehicular use area landscaping, perimeter buffers, interior landscaping, tree protection, tree replacement, prohibited species, right-of-way planting, and maintenance obligations in order to provide clearer and more effective development standards; and

WHEREAS, the City Commission finds that the amendments improve internal consistency between landscaping standards, tree protection regulations, development review procedures, and related provisions of the City's Land Development Regulations; and

WHEREAS, the amendments are further intended to provide clearer guidance to property owners, residents, contractors, developers, City staff, advisory boards, and the public regarding landscaping requirements, tree removal procedures, replacement obligations, and maintenance responsibilities; and

WHEREAS, the City Commission finds that the amendments contained herein are consistent with the goals, objectives, and policies of the City's Comprehensive Plan, including policies relating to environmental stewardship, resiliency, coastal resource protection, sustainability, and community appearance; and

WHEREAS, the Planning and Zoning Board, acting as the Local Planning Agency for the City of Treasure Island, conducted a duly noticed public hearing on the proposed amendments and reviewed the Ordinance for consistency with the Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

Section 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

Section 2. Chapter 72 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended and shall read as shown in the attached Exhibit A:

(Underlined terms are additions; ~~stricken~~ terms are deletions from the original text)

Section 3. All ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

Section 4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

Section 5. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

Section 6. This Ordinance shall become effective immediately upon its passage.

CITY OF TREASURE ISLAND, FLORIDA

FIRST READING and PUBLIC HEARING on the ____ day of _____, 2026.

SECOND READING and PUBLIC HEARING on the ____ day of _____, 2026.

PUBLISHED in the Tampa Bay Times on the ____ day of _____, 2026.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

_____
Vose Law Firm, City Attorney

EXHIBIT A

Chapter 72 ~~RESOURCES; VEGETATION~~ LANDSCAPING, TREES ~~PROTECTION~~ AND ENVIRONMENTALLY SENSITIVE LANDS

ARTICLE I. IN GENERAL

Sec. 72-1. Intent and purpose.

(a) It is the legislative intent of this section to establish minimum standards for the installation and maintenance of trees and landscaping in the City to protect and preserve the appearance, character, value and safety of the city's urban area and nearby properties and, by so doing, promote the general welfare of the community. It is also the intent of this section to encourage the use of Florida-Friendly Landscape principles and native vegetation to promote environmental quality and conserve water without inhibiting creative landscape design, construction, or management.

~~(b) The purpose is to improve the appearance of properties within the city through the protection, installation, and maintenance of trees and landscaping for screening and aesthetic effects, and to recognize the importance of such trees and landscaping, in the enhancement of property values, the improvement of air quality, and their contribution to the cooling of our environment. It is also recognized that native tree and landscape species are most compatible with the city's climate and soil conditions, require less irrigation and fertilization than do exotic species, and therefore help to conserve water and reduce the pollution in stormwater runoff, which in turn helps to maintain the water quality of Boca Ciega Bay and the Gulf of Mexico. Therefore, the use of native tree and landscape species, and removal of exotic trees and vegetation, is strongly encouraged. The planting of exotic trees and vegetation is to be generally prohibited.~~

(b~~c~~) ~~Topography, flooding characteristics, soil conditions, and the existence of wetlands or other areas containing protected species or habitats are among the factors which make some areas environmentally sensitive.~~ In order to protect environmentally sensitive lands, it may be necessary to prohibit development, or limit the allowable density and intensity of development, in these areas. Protection of environmentally sensitive land promotes the well being of the residents of the city because they perform vital functions, such as providing habitat for fish, birds, mammals, and reptiles. Protection of environmentally sensitive land also results in the protection of community recreation opportunities, such as fishing, nature observation, and photography, as well as the protection of aesthetics and property values.

Sec. 72-2. Definitions.

The following words, terms and phrases when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Caliper is used to measure the diameter of a tree's trunk when it's being sold at a nursery. The measurement is taken at a uniform height, 12 inches above the ground, to distinguish it from DBH. For smaller trees with a diameter of up to four inches, the measurement can be taken at six inches above the ground.

Coastal construction control line means the line established by the State of Florida pursuant to F.S. § 161.053 and recorded in the official records of the City.

Commercial nursery or *tree farm* means a licensed plant or tree farm which plants, grows and cultivates plants or trees for the sale or intended sale of such plants and trees to the general public in the ordinary course of such licensee's business.

Crown means the main mass of branching of a plant above the ground.

Diameter at Breast Height (DBH) ~~means the diameter at breast height. "Breast height" is defined to be 54 inches above the surface of the ground at the base of the plant or tree. In the case of a tree with multiple main stems, the diameter shall be the sum of the diameters of the stems. .~~ is used to measure a tree's diameter at maturity. The measurement is taken at the height of the tree measured at 54 inches above the ground.

Drip line means ~~the outermost perimeter of the crown of a plant as projected vertically to the ground. See Figure 1-A.~~ an imaginary, perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

Florida-Friendly Landscape means the principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.

Grand tree means any tree measured to have a diameter at breast height of 28 inches or greater. This shall not include any invasive, exotic, or nuisance plant species as identifies by the Florida Invasive Species Council (FISC)

Green Utility means a dedicated municipal account used to receive donations or fees paid in lieu of re-planting trees after a tree-removal permit has been issued, as authorized under Section 72-111.

Grubbing means the effective removal of vegetation, other than defined trees, from the site.

Hedge means a continuous ~~dense~~ row of shrubs planted closely together, ~~or bushes~~ forming a boundary.

~~*Land-clearing stage* means a stage in the construction process in which trees and/or vegetation are removed from the land, i.e., proposed right-of-way excavation and paving, lake and drainage systems excavation; utility clearings, grubbings and prebuilding construction projects.~~

Landscape area or ~~*green space*~~ *planting area* means an area or areas including beautification strips, consisting of those materials, such as, but not limited to hedges, trees, planted ground cover, sodded and grassed areas and planted floral installations, all of which must be composed of natural plantings only, as distinguished from artificially manufactured planting reproductions.

Mangrove means rooted trees and seedlings of the following species, but only when having a coastal or estuarine association:

Red Mangrove (Rhizophora mangle L.).

White Mangrove (Laguncularia racemosa Gaertn.).

Black Mangrove (Avicennia germinans (L) L.).

Buttonwood Mangrove (Conocarpus erecta L.).

Overall height (OH) means the height, in feet, of a tree measured from the top of the root ball/system to the top of the uppermost foliage branches.

Protected Root Zone (PRZ) means the area of soil extending from the tree trunk where roots required for future tree health and survival are located. This area can also be defined as a circle with a minimum radius of 1' for every 1'' in trunk diameter at 4.5' above ground.

Protected tree ~~means any tree that has a DBH of more than six~~ four ~~inches, and which is not otherwise exempted from this Code. For the purpose of this Code, all mangroves are hereby declared to be protected trees.~~ means any tree over four (4) inches DBH. This shall not include any invasive, exotic, or nuisance plant species as identifies by the Florida Invasive Species Council (FISC)

Remove, or removal (of Tree), ~~replanting or replacement~~ means the act of digging up, cutting down, damaging, destroying~~, relocating,~~ or killing any tree.

Replanting or Replacement (of Tree) means the act of installing a new tree or relocating an existing tree to a site, whether on the same parcel or another, to restore canopy coverage, comply with landscape requirements, or mitigate the removal of a previously existing tree

Shrub means a low-growing perennial, woody or evergreen plant with persistent stem.

~~*Species of trees* means and applies to trees possessing common distinctive characteristics and the ability to reproduce these characteristics.~~

Transplant means the act of digging up a tree from one location and planting the same tree in another place.

Tree means a self-supporting woody plant having one or more well-defined trunks capable of being maintained with a clear trunk and normally growing to an overall height at maturity in the county of a minimum of 15 feet. For the purpose of this definition, palms shall be considered trees.

~~*Tree bank* means the storage for future use of trees permitted for removal under the terms of this chapter which are donated to the city for its use.~~

~~*Tree cluster* means two or more primary tree trunks that are within three feet of one another.~~

Tree, historic means a tree which has been found by a certified professional forester, horticulturist or ~~other professional plantsman~~ licensed arborist or landscape architect to be of notable historic interest to the city and/or county, because of its age, type, size or historic association and has been so designated by resolution of the city commission of the city.

Tree protection zone means a circular zone around each protected tree defined as follows:

(1) If the drip line is less than six feet from the trunk of the tree, the zone shall be that area within a radius of six feet around the tree.

(2) If the drip line is more than six feet from the trunk of the tree, but less than 20 feet, the zone shall be that area within a radius of the full drip line around the tree.

(3) If the drip line is 20 feet or more from the trunk of the tree, the zone shall be that area within a radius of 20 feet around the tree.

Tree shade/canopy means an evergreen or deciduous tree that can be maintained with a clear trunk of not less than six feet and with a spreading branching structure of at least 15 feet and opaque foliage habit such that a reasonably dense shade pattern is provided during peak

daylight hours in the late spring, summer and early fall months of the year. For the purposes of this chapter, palms shall not be considered shade/canopy trees.

Tree, specimen means a tree which has been determined by the judgment of a certified professional forester, horticulturist ~~or other professional~~ , licensed arborist or landscape architect ~~plantsman~~ to be of high value because of its type, size, age or other professional criteria, and has been so designated by resolution of the city commission of the city.

Vehicular use area means an ~~open area used for the storage of four or more vehicles, including the accessways to such area.~~ area used for the outdoor parking, circulation, and/or maneuvering of any vehicles. "Vehicular use area" shall include loading docks/spaces/drive aisles, fire lanes, service drives, and any other vehicular accessways located inside the parcel.

~~FIGURE 1-A~~

~~DRIPLINE~~

~~Sec. 72-3. Planting in rights-of-way or near utilities.~~

~~(a) It shall be unlawful to plant trees, bushes and/or hedges with deep or widespread root systems over, upon or within ten feet of the paved portion of the city owned rights-of-way or easements. It shall also be unlawful to plant trees, bushes and/or hedges with deep or widespread root systems within ten feet of any city-owned underground sewer lines.~~

~~(b) Trees may be planted in the city rights-of-way provided the following conditions are met:~~

~~(1) A permit shall be obtained from the building department.~~

~~(2) Trees shall conform to city ordinances as outlined in this chapter, or as otherwise specified by resolution of the city commission. Other plantings may be authorized or restricted by resolution of the city commission.~~

~~(3) Palm trees shall not exceed 15 feet in height at maturity.~~

~~(4) Trees, other than those specifically referred to in subsection (b)(2) of this section, shall be planted no closer than one-half the mature canopy from utility poles, neighboring trees or the curbline of the street.~~

~~(5) Trees must not be planted in areas which will cause obstruction to the view of motorists when exiting driveways or approaching intersections.~~

~~(6) Residents are required to maintain trees planted in the right-of-way adjacent to their property. Such maintenance shall include removal when required.~~

~~(7) The city shall not be responsible for tree damage caused by utility or street maintenance.~~

~~(8) It shall be unlawful to plant trees, bushes and/or hedges within five feet of overhead electrical lines.~~

~~Sec. 72-4. Hazardous conditions.~~

~~(a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons.~~

(b) When it shall be determined by the city that any existing trees, plants or hedges upon private property or public rights-of-way or easements contiguous to such private property are causing hazardous conditions to any underground sewer, water or electrical lines, or overhead electrical or telephone wires, it shall forthwith give notice to the property owner upon whose property or right-of-way or easement such hazard exists, that such trees, plants or hedges shall be removed within a time certain as designated in such notice.

(c) The notice hereby required shall be served as follows:

(1) By personal delivery to the owner; or

(2) By delivery to a person at least 18 years of age within the household of the owner;

(3) By affixing a copy of the notice in a conspicuous place near the entry to such premises; or

(4) By mailing by certified mail a copy of the notice to the last known address of the owner.

(d) If a person who has been served with notice to remove trees, plants or hedges which constitute the hazardous conditions described herein from private property, rights-of-way or easements shall fail to comply within the specified time, the city shall remedy the conditions, or contract with others to remedy such conditions; and the cost thereof shall be charged against the owner of such property.

(e) If the cost of remedying such conditions is not paid within 30 days after receipt of the statement therefor from the city, the amount thereof shall become and constitute a lien and charge against the real property with interest.

(f) The lien imposed by this section shall be a first and prior lien against the property subject only to the lien for taxes imposed by the county and the state, and shall be of the same character as the lien for municipal taxes and assessments. If the lien is not paid within 180 days from its effective date, the lien may be enforced in the same manner as delinquent ad valorem tax liens or special assessment liens and shall be certified by the director of finance to the city attorney for collection.

Sec. 72-5. Exemption from county ordinance.

The city does hereby exclude and exempt itself from the provisions of any county ordinance regarding the planting or removal of trees or other vegetation.

Sec. 72-6. Variances.

Where strict adherence to the provisions of this chapter is impossible or impractical to enforce, the planning and zoning board may authorize a variance if such a variance can be made without destroying the intent of this chapter. Any request for a variance to the provisions of this chapter shall be submitted in writing to the planning and zoning board and shall clearly and in detail state what adjustment of requirements is being requested and the reason such adjustment is warranted. The appeal shall be accompanied by a processing fee as set by the city commission in appendix A.

Secs. 72-37—72-30. Reserved.

ARTICLE II. LANDSCAPING

Sec. 72-31. Subject areas.

All ~~vehicular use~~ areas, except those located on, under or within buildings, and except lots less than 6,000 square feet for single-family, and duplex uses, shall conform to the minimum landscaping requirements hereinafter provided. "~~Vehicular use areas" shall include all areas used for the parking, circulation and/or display of any and all types of vehicles, boats or heavy construction equipment, or other machinery capable of movement over streets and highways, whether self-propelled or not, and all areas upon which such vehicles traverse as a function of the primary use of the related structures or property. This shall include, but is not limited to, activities of a drive-in nature, such as service stations, convenience stores, banks, restaurants and the like. The requirements set forth herein shall also apply to additions to existing vehicular use areas.~~ These standards shall also apply to expansions or modifications of existing developed areas where landscaping is required to maintain aesthetic quality environmental function and compatibility with adjacent uses.

Sec. 72-32. Application of article.

All uses of land and development thereof, except~~ing~~ single-family dwellings and duplex dwellings on lots of 6,000 square feet or less, shall be required to comply with the provisions of this article, as contained herein, prior to obtaining a building permit.

(a) Existing sites not meeting the requirements contained in this article shall be brought into full compliance under one or more of the following conditions:

(1) If proposed construction activity or change in use area requires the installation of additional parking spaces.

(2) If an existing structure is increased in covered floor area by ten percent or greater.

(3) If an amendment is required to an existing final site plan.

(b) However, in the event that such compliance would prohibit required parking areas from meeting the minimum off-street parking requirements, as set forth in other sections of this Code then the requirements of this Article may be adjusted, first modifying the requirements of the interior landscaping requirements portion and, if minimum off-street parking requirements still cannot be met, then modifying the requirements of the perimeter landscaping portion.

(c) The requirements for the responsibility of the owner, tenant or agent for the maintenance of parkway and right-of-way outside the property line contiguous to the site, as set forth herein, shall become immediately effective and applicable to all existing developed properties upon passage of this article.

(d) If the requirements of this article conflict with other ordinances of the city, state, or federal regulations, the more stringent limitation or requirement shall prevail to the extent of the conflict.

Sec. 72-33. Development requiring approval.

(a) All uses of land and development thereof, excepting single-family dwellings and duplex dwellings on lots of 6,000 square feet or less, where off-street parking and open lot sales, display and services are provided, except within buildings, shall comply with the provisions of this article, and the developer shall submit required information for review and approval.

(b) All property within existing paved vehicular use areas on the effective date of the ordinance from which this article was derived shall not be required to conform to provisions of this article unless reconstruction or expansion of improvements on the property requires a site plan approval in accordance with the city site plan review as set forth in ~~chapter 70, article II~~ section 61-82.

Sec. 72-34. Application for approval—Submission requirements.

An application for landscape approval in accordance with the requirements of this article shall be accompanied by the following information and processed by the city only after the following procedural requirements have been complied with:

(1) ~~Eighteen copies of all plans and required supporting documentation together with A~~an application signed by the owner of record shall be submitted ~~to the city manager's office~~. Each application shall be accompanied by the application fee as set by the city commission in appendix A, and no application will be accepted nor a review conducted until the fee is paid to the city.

(2) All ~~paved area~~ signed and sealed landscape plans shall be prepared at a scale not smaller than one inch equals 50 feet ~~and shall be submitted on sheets 24 by 36 inches~~.

(3) All ~~paved area~~ signed and sealed landscape plans submitted for review and approval shall include the following information:

a. The shape and dimensions of the lot or parcel;

b. All existing and proposed parking spaces, access aisles, driveways, sidewalks, wheel stops, curbs and other vehicular use controls;

c. The location of existing and proposed curb and/or driveway cuts and median openings;

d. The distance between curb cuts including the distance from any curb cuts on adjacent property;

e. Existing and proposed lighting and irrigation systems, planting areas and decorative or screen walls. Planting areas must indicate the quantity, spacing, size and name of proposed plant material. An exterior elevation and wall section shall be provided for any decorative or screen wall indicated on the plan.

f. If the proposed landscape plan alters the previously approved drainage plan then a drainage plan meeting the requirements of Chapter 76 will be required; and

g. The existing trees to remain on site.

Sec. 72-35. ~~Same—~~Submission and review procedures.

(a) An application for landscape approval in accordance with the provisions of this article shall be made to the city prior to or concurrent with an application for a building permit. The ~~paved area~~ landscape plan shall be submitted with the site plan review application and serve to comply with the site plan review application requirement for landscaping. If site plan review is not required then a landscape plan shall be submitted with the building permit.

(b) Upon receipt of an application for landscape approval, the city shall have five working days to determine its appropriateness and completeness and accept or reject the application.

Upon acceptance of such application, the review process shall be a component of and concurrent with a site plan review application. The review period, procedures and approval shall be in conformance with those provisions of the site plan review application.

Sec. 72-36. ~~Same—~~Findings.

The granting of approval or granting of approval with conditions and/or changes by the planning and zoning board shall indicate not only the approval conclusion, but also findings of fact related to the specific proposal and shall set forth with particularity compliance with the criteria set forth in sections 72-33 and 72-34.

Sec. 72-37. ~~Same—~~Exceptions for landscape plans.

Applicants required to submit a proposed development for site plan review and approval before obtaining a building permit shall be entitled to demonstrate, by submission of the requirements of the site plan review, that an improvement or betterment of the environment can be accomplished over the existing site conditions if such landscaping plan is carried out in full. For redevelopment projects which are limited in size, scale or other limiting conditions, staff may accept an alternative landscape plan which in their determination meets the intent of the chapter, and if ~~I~~f such landscape plan is so offered and is approved as a part of the site plan review and approval. ~~, c~~ Completion of the landscaping plan in its entirety shall be completed prior to the issuance of an occupancy permit or statement of land use compliance for the development.

Sec. 72-38. Grounds permit required.

The city manager shall designate an official to be responsible for the issuance of ground permits. Prior to the development, modification or expansion of any vehicular use areas, application shall be made to the designated official for the issuance of a grounds permit. The grounds permit shall be issued by the designated official upon submission of the following requirements by the applicant and upon a finding by the designated official that the provisions of this article have been complied with:

(1) Vehicular use plan. The developer shall submit to the designated official such information as the designated official deems necessary to include 18 copies of a combination site plan/planting plan and which shall be in addition to any plans submitted for building permits. Such plan shall hereinafter be referred to as the "vehicular use plan" and shall be required to be submitted for all proposed vehicular use areas. When the vehicular use area is adjacent to or developed in connection with a proposed new structure, the vehicular use plan shall be submitted at the time of the submittal of a site plan for the proposed structure.

(2) Contents. The name and address of the owner and of the designer shall be indicated on the plan. The date the plan is completed shall be stated. The plan shall be drawn to scale no smaller than one inch equals 30 feet, indicate all dimensions and property lines, provide elevation data and the north point, and clearly delineate existing and proposed parking spaces, access aisles, driveways, sidewalks, wheel stops, curbs and other vehicular use controls. The location of curb cuts on adjacent property, median openings on abutting streets, lighting, irrigation systems, fire hydrants, water check valves, proposed planting areas, decorative or screen walls and fencing, existing trees and related buildings shall be shown to completion of the vehicular use area. A temporary certificate of occupancy may be issued if a financial guarantee, acceptable in form to the city manager, is provided.

(3) Filing fee. At the time of the issuance of the grounds permits, the applicant shall pay to the city a filing fee in the amount as established by the city commission in appendix A. If any person commences work on the development of any vehicular use area prior to obtaining the necessary grounds permit, the filing fee shall be quadrupled; and such person shall be liable for the penalties prescribed for violation of this Code.

(4) Certification of compliance. Upon completion of improvements, an inspection officer appointed by the city manager shall inspect the vehicular use area for compliance with the approved vehicular use plan and other requirements of this article. A certificate of compliance must be issued by the inspection officer before a certificate of occupancy can be issued for any related structure. When occupancy of a related building is desired prior to completion of the vehicular use area, a temporary certificate of occupancy may be issued if a financial guarantee, acceptable in form to the city manager, is provided.

Sec. 72-39. Landscape area and tree planting requirements for development and/or redevelopment.

(a) Minimum perimeter landscape requirements.

(1) Landscape Strip. On the site of any development requiring site plan approval or building permits, where such site abuts a public right-of-way, excluding dedicated alleys, a landscaped strip shall be provided along the boundary of the site abutting said right-of-way as follows:

a. A strip of land at least three feet in depth, located along and within the boundary of the site abutting said right-of-way, shall be landscaped, such landscaping to include one shade tree for every 35 linear feet or fraction thereof, spaced not less than 30 feet nor more than 40 feet apart. Understory trees may be substituted for shade trees on a basis of one and a half (1.5) understory trees for one (1) shade tree.

b. A continuous hedge or wall, or other durable landscape barrier, maintained at least two (2) feet in height and not to exceed 4 feet in height, shall be installed along the entire length of the linear frontage abutting the right-of-way. If such durable barrier is of nonliving material, for every ten feet thereof, one shrub or vine shall be planted abutting such barrier, unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the landscape strip shall be improved with grass, ground cover, shrubs or other landscape treatment excluding gravel, paving or sand.

c. *Other property.* All property, other than the required landscape strip lying along and within the boundary of the site abutting the street and, shall be landscaped with grass or other ground cover.

d. *Necessary accessways.* Necessary driveways and other accessways from the public right-of-way shall be permitted to service the vehicular use areas, and the widths of such accessways may be subtracted from the linear dimensions used to determine the number of trees required.

(2) All property boundaries abutting adjacent properties must provide perimeter landscape plantings. Landscape requirements are as follows:

a. One (1) tree shall be provided every 50 linear, spaced not less than 45 feet nor more than 55 feet apart of abutting adjacent properties. Such trees shall be

located between the common lot line and the vehicular use area. Each planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving or sand, in addition to the required tree(s).

b. The provisions of this subsection shall not apply when the following situations in Sec. 72-39(b)(1) b. apply.

(b) Minimum Vehicular Use Area (VUA)/ screening landscape requirements.

(1) Perimeter parking lot landscaping.

a. On the site of a building or structure or open lot having a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier. A continuous hedge measuring no greater than six (6) feet in height and no less than three and one-half (3.5) feet in height shall be planted around the perimeter of vehicular use areas between the common lot line and the vehicular use area and the abutting property. Such landscape barrier shall be located at any point between the common lot line and the vehicular use area exposed to the abutting property, provided the purpose of screening the vehicular use area is accomplished. The pervious areas of the perimeter landscaping shall be at least three (3) feet in depth. Each planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving or sand.

b. The provisions of this section shall not be applicable in the following situations:

1. When a property line abuts a dedicated alley;.

2. Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier on an abutting property, the existing barrier may be used to satisfy the landscape barrier requirements of this section; provided that the existing barrier meets all applicable standards of this section, and protection against vehicular encroachment is provided for hedges;

3. Where the abutting property is categorized and used for nonresidential uses, only the tree provisions with its planting area as prescribed in this article shall be required. The number of trees shall be one tree for every 50 linear feet or fraction thereof, spaced no less than 45 feet nor more than 55 feet apart; but all perimeter requirements shall apply within the front setback area.

(2) Interior parking lot landscaping.

a. An area or a combination of areas equal to ten percent of the total vehicular use area shall be devoted to interior landscaping. In calculating this percentage, the area shall include both pervious and impervious portions of the vehicular use area. Any perimeter landscaping provided in excess of that required may be counted as part of the interior landscaping requirement. Landscaping adjacent to a structure or structures on the same parcel of land which serves to beautify the vehicular use area and implements the purpose and intent of this article may be counted toward meeting the interior landscape requirements. The credit may not exceed 25 percent of the total required interior landscaping and shall be reviewed by the designated official for compliance with the purpose and intent of this article.

b. Such landscaped areas shall be located in such a manner so as to divide and break up the monotony and expanse of paving, to prevent and discourage cross taxiing and to provide well-dispersed tree canopy shading. A combination of the following interior landscaping elements shall be counted as part of the interior landscaping requirements where applicable.

1. Terminal islands. Contiguous rows of ten or more parking spaces shall be terminated on both ends by landscaped islands which measure an average of not less than five feet in width and extend the entire length of the parking space(s). At least one tree or grouping, as per subsection 72-39(b)(1)a, shall be planted on such island.

2. Interior islands. Interior landscaped islands which measure an average of not less than five feet in width and extend the length of a parking space shall be placed within rows of contiguous parking spaces so that there is at least one interior island for every 18 parking spaces or major portion thereof within the row. These islands shall be placed at intervals of not less than six nor more than 18 spaces. At least one tree or grouping, as per subsection 72-39(b)(1)a shall be planted on every interior island. Interior islands need not be placed directly opposite each other when in abutting parking rows

c. Additional interior landscaping requirements.

1. Trees. There shall be a minimum of one tree, planted for each separate parking island installed in the vehicular use area, but the total number of trees shall not be less than one for each 200 square feet, or fraction thereof, of required interior landscaped area.

2. Perimeter landscaping. In vehicular use areas where the strict application of this section will seriously limit the function of such area, the required landscaping may be located near the perimeter of the paved area, including such perimeters which may be adjacent to a building on the site. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements.

3. Vehicle encroachment; wheel stops. The front of a vehicle may encroach upon any interior landscaped area when such area is at least 3½ feet in depth per abutting parking space and protected by wheel stops that are anchored and placed within the confines of a parking area or curbing. Two feet of such interior landscaped area may be part of the required depth of each abutting parking space.

(3) Landscaping adjacent to fences, walls, or dumpster enclosures. The exterior of any opaque fence, wall or dumpster enclosure visible from any street may be landscaped with a minimum of one shrub for every three linear feet and one under story tree for every 25 linear feet.

(4) Landscaping adjacent to mechanical equipment on site. Mechanical equipment (e.g. backflow preventers, utility cabinets, air conditioning units) visible from the public streets, excluding alleys, may be screened from view. Screening can consist of either a continuous hedge of shrubs spaces no more than 30 inches apart on center or a decorative fence or architectural feature if landscaping is not feasible due to space constraints.

Sec. 72- 4039. Landscaping standards.

~~The development of vehicular use areas within the~~ All new and replacement plantings which are used to satisfy required landscaping ~~city~~ shall conform to and meet the standards as set forth herein:

~~(1) Landscaping shall consist of any of the following or combination thereof: Material, such as, but not limited to, grass, ground covers, shrubs, vines, hedges, shade/canopy trees or palms. In addition, nonliving durable material may be used to compliment, but not to be credited as, landscaping. These materials include, but are not limited to, rocks, pebbles, walls or fences, but excluding paving and sand~~.

(a) Plant species selection

(1~~2~~) ~~Plant material used in conformance with provisions of this article shall conform to the standards for Florida #1~~ All planting shall be graded State Department of Agriculture Nursery Grade No. 1 or better, as published ~~given~~ in the most recent edition of "Grades and Standards for Nursery Plants," ~~Part I, 1963, and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto~~ Florida Department of Agriculture and Consumer Services. Grass sod shall be clean and reasonably free of weeds and noxious pest or diseases. Grass seed shall be delivered to the job site in bags with state department of agriculture tags attached, indicating the seed grower's compliance with the department's quality control program.~~:~~

(2) Any plant material used to meet the minimum standards of this chapter beyond what is listed shall be chosen from Pinellas County Approved Tree Species to Replant list. Substitutions or additions to this list may be approved by the city manager or designee.

(3) At least sixty (60) percent of all required plantings shall be of native species.

(4) Where a required landscape area is adjacent to the Gulf of Mexico or Boca Ciega Bay and/ or within 100 Feet of the Coastal Construction Control Line, one-hundred (100) percent of required plantings shall be of Florida-Friendly Landscaping™ salt tolerant plant species.

(5) In the event of a market shortage, the city manager or designee may approve a reduction of the required caliper to the largest available Grade No. 1 equivalent plant.

(b) Plant specification requirements.

(1) Plants shall meet the minim specifications as listed below:

a. *Trees.* Trees shall be of species recognized by the state division of forestry as being drought-tolerant and suitable for successful ~~propagation and~~ growth in the city. Trees shall be of species having average spreads/crowns of greater than 15 feet in diameter, and which can be maintained with a minimum of five feet of clear trunk. At least 60 percent of required trees shall be of species native to Florida or drought tolerant~~,~~ listed and found on the Pinellas County Approved Tree Species to Replant list or otherwise approved by the City manager or designee. ~~including, but not limited to, the following species: Red Maple (Acer rubrum); Silver Buttonwood (Conocarpus erectus "sericeus"); American Holly varieties (Ilex opaca); Yaupon Holly (Ilex vomitoria); Sweet gum (Liquidambar styraciflua); Southern Magnolia (Magnolia grandiflora); Southern Wax Myrtle (Myrica cerifera); Slash Pine (Pinus elliotti); Longleaf Pine (Pinus palustris); Loblolly Pine (Pinus taeda); Cherry Laurel (prunus caroliniana); Oaks (Quercus~~

~~spp.); Cabbage Palm (Sabal palmetto); Saw Palmetto (Serenoa repens); Bald Cypress (Taxodium distichum). Trees having an average mature crown spread of less than 15 feet may be substituted by grouping same so as to create the equivalent of a 15-foot crown spread.~~ The City manager or designee may allow required shade trees to be substituted with native palms and/or understory trees on a two per one basis. Where site constraints limit planting of required trees, larger trees at least four-inch minimum DBH, may be substituted for required trees on a two for one basis. Palms shall constitute no more than 25 percent of the required trees and shall have a minimum of six feet of clear wood at planting.

Tree species shall ~~have~~ be a minimum two-inch ~~diameter at breast height (DBH)~~, and shall be a minimum of eight feet in overall height immediately after planting. Trees can be upsized onsite to account for replacement per section 72-116.

Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works.~~,~~ ~~unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five feet square and five feet deep and for which the construction requirements shall be four-inch thick concrete reinforced with No. 6 road mesh, six inches by six inches by six inches or equivalent.~~ Root barrier shall be installed for shade trees closer than 10 feet to any utilities and public works. Root barrier shall be installed for palms closer than 5 feet to any utilities and public works.

~~The following tree species are considered undesirable due to their growth characteristics, and their planting shall be prohibited. No formal authorization by the city shall be required for the removal of these species which include trees considered undesirable plant species by either the city and/or Pinellas County (Pinellas County Land Development Code Chapter 166, Article II, Section 166-53):~~

~~Australian Pine (Casuarina sp.); Bishopwood (Bischofia javanica); Brazilian Pepper (Schinus terebinthifolius); Punk Tree (melaleuca leucadendra); Ear Tree (Enterolobium cyclocarpum); Laurel Fig (Ficus retusa "nitida"); Weeping Fig (Ficus benjamina); Chinese tallow (Sapium sebiferum); Silk Oak (Grevillea robusta); Java Plum (Syzgium cumini); Carrotwood (Cupaniopsis anacardioides); Eucalyptus (Eucalyptus spp.); and Willow trees.~~

b. *Shrubs and hedges.* Shrubs shall be a minimum of 1½ feet in height when measured immediately after planting. Hedges, where required, shall be of species which, when planted at appropriate spacing and properly maintained, will form a continuous, unbroken, and solid visual screen within a maximum of two years after time of planting. At least 60 percent of the shrubs and hedges planted shall be of native or drought tolerant varieties, listed and found on the Pinellas County Approved Tree Species to Replant list or otherwise approved by the City manager or designee. ~~including, but not limited to, the following species:~~

~~Century plant (Agave attenuata); Ponytail Palm (Beaucarnea recurvata); Bougainvillea spp.; Powderpuff (Calliandra haematocephala); Natal Plum (Carissa grandiflora); Sea Grape (Coccoloba uvifera); Croton (Codiaeum variegatum); Ti Plant (Corydyline terminalis); King Sago (Cycas revoluta); Dracaena spp.; Silverthorn (Elaegnus pungens); Chinese Juniper (Juniperus chinensis); Texas Sage (Leucophyllum frutescens); Oleander (Nerium oleander);~~

~~Dwarf Philodendron (Philodendron "Xanadu"); Indian Hawthorn (Raphiolepis indica); Boxthorn (Severina busiflia); White Bird of Paradise (Strelitzia Nicolai); Bird of Paradise (Strelitzia reginae); Sandankwa Viburnum (Viburnum suspensum); Spineless Yucca (Yucca elephantipes).~~

c. *Vines.* Vines shall be of native or drought-tolerant species, a minimum of 30 inches in height immediately after planting, and may be used in conjunction with fences, screens, or walls to meet physical requirements as specified.

d. *Ground covers.* The use of ground covers in lieu of grass, in whole or in part, is encouraged in the interest of water conservation. Ground covers shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within 18 months after planting. At least 60 percent of the ground covers shall be of native or drought-tolerant varieties, including, but not limited to, the following species:

Aloe spp.; Dwarf Carissa (Carissa macrocarpa); Periwinkle (Catharanthus roseus); Crown-of-Thorns (Euphorbiamilli); Creeping Fig (Ficus repens); Beach Sunflower (Helianthus debilis); Day Lily (hemerocallis spp.); Railroad Vine (Ipomoia pes-cprae); Lily Turf (Liriope muscari); Sea Purslane (Sesuvium portulacastrum); Dwarf Confederate Jasmine (Trachelospermum asiaticum); Society Garlic (Tulbaghia violacea); Sea Oats (Uniola paniculata); Coontie (Zamia floridana).

e. *Lawn grass.* Grass areas shall be planted and grown as permanent lawns using varieties that are suitable for the county. Grass may be sodded, plugged, sprigged or seeded, except that solid sod shall be used in swales or other areas subject to erosion and providing that, in areas where other than solid sod or grass seed is used, nursegrass seed shall be sown for immediate effect and protection until coverage is achieved.

(c) Prohibited species.

(1) The tree species listed as Undesirable Plant Species List (Table 138-3653.a) by Pinellas County are considered undesirable due to their status as invasive, exotic, or nuisance plant species, and their planting shall be prohibited.

(2) These prohibited species shall not be counted towards meeting the minimum landscaping requirements for a site.

(3) Any development or redevelopment which is required to obtain a landscape permit or file a landscape plan is encourages to remove all existing prohibited species on the property and abutting rights-of-way prior to the approval of a certificate of occupancy. No formal authorization by the city shall be required for the removal of these species

Sec. 72-41~~0~~. Installation and maintenance.

(a) All landscaping shall be installed in accordance ~~sound workman like manner~~ with the approved landscape plan and ANSI A300 Standards ~~and according to accepted good planting procedures~~, with the quality of plant materials as herein described. All elements of landscaping exclusive of plant material, except hedges, shall be installed so as to meet all other applicable ordinances and code requirements. Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance.

(b) Lineal and mass planting beds shall receive ~~be mulched with~~ a minimum of two inches of ~~organic~~ mulch, or similar material, which can include shell, landscape rock, sustainability

harvested hardwood mulch or ~~(bark, leaves,~~ pine needles, etc~~.)~~, in order to decrease evaporation of moisture from the soil. Plastic surface covers shall be prohibited. Planting beds should be void of compaction to allow proper drainage of landscape bed.

(c) Landscaped areas are to be irrigated with reclaimed wastewater, if available to the site. In order to conserve water, planting areas shall be irrigated by automatically-timed drip-type systems, only in accordance with county regulations or guidelines established by the Southwest Florida Water Management District, whichever may be more stringent. In accordance with F.S § 373.62, any new irrigation system shall be equipped with a rain sensor device or switch which will override the automatic cycle of the system when adequate rainfall has occurred.

(d) Landscaped areas shall be protected from vehicular encroachment (defined as any protrusion of a vehicle outside of a parking space, display area, or accessway into a landscaped area) and shall be kept free of refuse and debris. The property owner, tenant, and/or agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. The responsibility for maintenance as set forth herein shall include the parkways within right-of-way areas outside the property line contiguous to the site.

(e ~~b~~) Failure of the owner or tenant of the property to maintain the premises in good condition as set forth in subsection (a) of this section shall make such owner or tenant liable for the penalties for violation of a city ordinance.

~~(c) On the site of any development requiring site plan approval, where such site abuts a public right-of-way, excluding dedicated alleys, a landscaped strip shall be provided along the boundary of the site abutting said right-of-way as follows:~~

~~(1) *Landscaped strip.* A strip of land at least three feet in depth, located along and within the boundary of the site abutting said right-of-way, shall be landscaped, such landscaping to include one tree for every 35 linear feet or fraction thereof, spaced not less than 30 feet nor more than 40 feet apart.~~

~~In addition, a hedge, wall or other durable landscape barrier, maintained at least two feet in height, shall be placed along the entire length of this linear frontage. If such durable barrier is of nonliving material, for every ten feet thereof, one shrub or vine shall be planted abutting such barrier, unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the landscape strip shall be improved with grass, ground cover, shrubs or other landscape treatment excluding gravel, paving or sand.~~

~~(2) *Other property.* All property, other than the required landscaped strip lying along and within the boundary of the site abutting the street and, shall be landscaped at least with grass or other ground cover.~~

~~(3) *Necessary accessways.* Necessary driveways and other accessways from the public right-of-way shall be permitted to service the vehicular use areas, and the widths of such accessways may be subtracted from the linear dimensions used to determine the number of trees required~~.

(f ~~d~~) The required landscaping for all areas, except those located on, under or within buildings, and except lots less than 6,000 square feet for single-family, and duplex uses, ~~commercial and multifamily properties~~ shall be maintained on a continual basis, as approved by ~~the conditions of~~ the site plan or building permit, and in accordance with the following requirements:

(1) Landscaping materials shall be reasonably healthy and free of disease, chemical exposure, neglect or lack of proper watering, discoloring or blighted conditions.

(2) All property owners of commercial and multifamily developments shall conduct replanting for any landscaping showing signs of poor quality plant material resulting from those and similar conditions outlined above in subsection 1.

(3) The property owner is required to conduct an annual inspection of site plan required landscaping and to replace any plant material not in compliance.

(4) The city may conduct routine inspections of both commercial and multifamily properties to ensure compliance with the original site plan conditions and other related landscaping regulations.

~~Sec. 72-41. Perimeter landscaping relating to abutting properties.~~

~~(a) On the site of a building or structure or open lot having a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier maintained no greater than six feet in height nor less than three and one-half feet in height to form a continuous screen between the common lot line and the vehicular use area and such abutting property. Such landscape barrier shall be located at any point between the common lot line and the vehicular use area exposed to the abutting property, provided the purpose of screening the vehicular use area is accomplished. If such barrier consists all or in part of plant materials, such plant material shall be planted in a planting strip averaging at least three feet in depth.~~

~~(b) In addition, one tree shall be provided for every 50 linear feet of such landscape barrier or fractional part thereof, spaced not less than 45 feet nor more than 55 feet apart. Such trees shall be located between the common lot line and the vehicular use area. Each planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving or sand, in addition to the required tree(s).~~

~~(c) The provisions of this section shall not be applicable in the following situations:~~

~~(1) When a property line abuts a dedicated alley;~~

~~(2) Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier on an abutting property, the existing barrier may be used to satisfy the landscape barrier requirements of this section; provided that the existing barrier meets all applicable standards of this section, and protection against vehicular encroachment is provided for hedges;~~

~~(3) Where the abutting property is categorized and used for nonresidential uses, only the tree provisions with its planting area as prescribed in this article shall be required. The number of trees shall be one tree for every 50 linear feet or fraction thereof, spaced no less than 45 feet nor more than 55 feet apart; but all perimeter requirements shall apply within the front setback area.~~

~~Sec. 72-42. Interior landscaping requirements.~~

~~(a) An area or a combination of areas equal to ten percent of the total vehicular use area shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required may be counted as part of the interior landscaping requirement. Landscaping adjacent to a structure or structures on the same parcel of land which serves to beautify the vehicular use area and implements the purpose and intent of this article may be~~

~~counted toward meeting the interior landscape requirements. The credit may not exceed 25 percent of the total required interior landscaping and shall be reviewed by the designated official for compliance with the purpose and intent of this article.~~

~~(b) Such landscaped areas shall be located in such a manner so as to divide and break up the monotony and expanse of paving, to prevent and discourage cross taxiing and to provide well-dispersed tree canopy shading. A combination of the following interior landscaping elements shall be counted as part of the interior landscaping requirements where applicable.~~

~~(1) *Terminal islands.* Contiguous rows of ten or more parking spaces shall be terminated on both ends by landscaped islands which measure an average of not less than five feet in width and extend the entire length of the parking space(s). At least one tree or grouping, as per subsection 72-39(2)a, shall be planted on such island.~~

~~(2) *Interior islands.* Interior landscaped islands which measure an average of not less than five feet in width and extend the length of a parking space shall be placed within rows of contiguous parking spaces so that there is at least one interior island for every 15 parking spaces or major portion thereof within the row. These islands shall be placed at intervals of not less than six nor more than 18 spaces. At least one tree or grouping, as per subsection 72-39(2)a shall be planted on every interior island. Interior islands need not be placed directly opposite each other when in abutting parking rows.~~

~~(3) *Additional interior landscaping requirements.*~~

~~a. *Trees.* There shall be a minimum of one tree, planted for each separate planter installed in the vehicular use area, but the total number of trees shall not be less than one for each 200 square feet, or fraction thereof, of required interior landscaped area.~~

~~b. *Perimeter landscaping.* In vehicular use areas where the strict application of this section will seriously limit the function of such area, the required landscaping may be located near the perimeter of the paved area, including such perimeters which may be adjacent to a building on the site. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements.~~

~~c. *Vehicle encroachment; wheel stops.* The front of a vehicle may encroach upon any interior landscaped area when such area is at least 3½ feet in depth per abutting parking space and protected by wheel stops that are anchored and placed within the confines of a parking area or curbing. Two feet of such interior landscaped area may be part of the required depth of each abutting parking space.~~

Sec. 72-42. Planting in rights-of-way or near utilities.

(a) It shall be unlawful to plant trees, ~~bushes~~ and/or hedges with deep or widespread root systems over, upon or within ten feet of the paved portion of the city owned rights-of-way or easements. It shall also be unlawful to plant trees, ~~bushes~~ and/or hedges with deep or widespread root systems within ten feet of any city-owned underground sewer lines.

(b) Trees may be planted in the city rights-of-way provided the following conditions are met:

(1) A permit shall be obtained from the building department.

(2) Trees shall conform to city ordinances as outlined in this chapter, or as otherwise specified by resolution of the city commission. Other plantings may be authorized or restricted by resolution of the city commission.

(3) Palm trees shall not exceed 15 feet in height at maturity.

(4) Trees, other than those specifically referred to in subsection (b)(2) of this section, shall be planted no closer than one-half the mature canopy from utility poles, neighboring trees or the curbline of the street.

(5) Trees must not be planted in areas which will cause obstruction to the view of motorists when exiting driveways or approaching intersections.

(6) Residents are required to maintain trees planted in the right-of-way adjacent to their property. Such maintenance shall include removal when required.

(7) The city shall not be responsible for tree damage caused by utility or street maintenance.

(8) It shall be unlawful to plant trees, bushes and/or hedges within five feet of overhead electrical lines.

Sec. 72-43. Hazardous conditions.

(a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons or constitute a public nuisance. Tree removal under Chapter 72 is subject to Florida's statutory state preemptions exempting any tree that poses an unacceptable risk to persons or property from permits for trimming or removal under the conditions set forth in section 163.045, Florida Statutes (as may be amended from time to time).

(b) When it shall be determined by the city that any existing trees, plants or hedges upon private property or public rights-of-way or easements contiguous to such private property are causing hazardous conditions to any underground sewer, water or electrical lines, or overhead electrical or telephone wires, it shall forthwith give notice to the property owner upon whose property or right-of-way or easement such hazard exists, that such trees, plants or hedges constitute a public nuisance and shall be removed within a time certain as designated in such notice.

(c) The notice hereby required shall be served as follows:

(1) By personal delivery to the owner; or

(2) By delivery to a person at least 18 years of age within the household of the owner;

(3) By affixing a copy of the notice in a conspicuous place near the entry to such premises; or

(4) By mailing by certified mail a copy of the notice to the last known address of the owner.

(d) If a person who has been served with notice to remove trees, plants or hedges which constitute the public nuisance because of the hazardous conditions described herein from private property, rights-of-way or easements shall fail to comply within the specified time, the city shall remedy the conditions, or contract with others to remedy such conditions; and the cost thereof shall be charged against the owner of such property.

(e) If the cost of remedying such public nuisance conditions is not paid within 30 days after receipt of the statement therefor from the city, the amount thereof shall become and constitute a lien and charge against the real property with interest.

(f) The lien imposed by this section shall be a lien against the property. If the lien is not paid within 180 days from its effective date, the lien may be enforced in the same manner as the collection of a lien for costs incurred by the city for the abatement of nuisances as set forth in this code. Actions for the collection of liens for recovery of costs to abate the nuisance conditions shall be sent by the director of finance to the city attorney for collection.

~~Sec. 72-43. Unobstructed visibility at intersections.~~

~~When an accessway intersects a public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the triangular areas shall provide unobstructed cross-visibility at a level between 30 inches and seven feet; provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located as to not create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three feet from the edge of any accessway pavement.~~

Sec. 72-44. Existing plant material.

In instances where healthy native plant material exists on a site prior to its development, in part or in whole, for the purposes of off-street parking or other vehicular use areas, the application of the above landscape standards may be adjusted to allow credit for such plant material if such an adjustment is in keeping with and will preserve the intent of this article. In no event will prohibited species per this chapter ~~exotic species such as Australian Pine, Bishopwood, Brazilian Pepper, Punk tree, Ear tree, Laurel fig, Weeping fig, Eucalyptus and Willow trees~~ be considered for credit.

~~Sec. 72-45. Existing developed vehicular use areas.~~

~~(a) Existing developed vehicular use areas not meeting the requirements contained in this article shall be brought into full compliance under one or more of the following conditions:~~

~~(1) If expansion of an existing vehicular use area requires the installation of additional parking spaces.~~

~~(2) If an existing vehicular use area is improved or remodeled in a value of ten percent or more of the valuation of the existing use as reflected on the property appraiser's current records.~~

~~(3) If an existing structure is improved or remodeled in a value of 25 percent or more of the valuation of the existing structure as reflected on the property appraiser's current records.~~

~~(4) If an existing structure is increased in covered floor area by ten percent or greater.~~

~~(5) If an amendment is required to an existing final site plan.~~

~~(b) However, in the event that such compliance would prohibit required parking areas from meeting the minimum off-street parking requirements, as set forth in other sections of this Code then the requirements of this section may be adjusted, first modifying the requirements of the interior landscaping requirements portion and, if minimum off-street~~

~~parking requirements still cannot be met, then modifying the requirements of the perimeter landscaping portion.~~

~~(c) The requirements for the responsibility of the owner, tenant or agent for the maintenance of parkway and right-of-way outside the property line contiguous to the site, as set forth herein, shall become immediately effective and applicable to all existing developed properties upon passage of this article.~~

~~Sec. 72-46. Marine vegetation.~~

~~Shorelines and other nonseawalled waterways lacking wetland vegetation should be planted with native marine vegetation in order to minimize potential flood damage, stabilize the shoreline and trap sediments and other nonpoint source pollutants, and provide additional habitat for fish and wildlife.~~

Sec. 72-45~~7~~. Xeriscape standards.

Xeriscape is a landscape design that utilizes plants and similar vegetation that have low water requirements, enabling them to withstand drought conditions.

Property owners who employ xeriscape landscaping principles on their property shall demonstrate active, ongoing maintenance and shall conform to the established requirements of the Florida Yards and Neighborhoods program or the Pinellas County Extension Service standards pertaining to xeriscape landscaping.

Secs. 72-46~~8~~—72-70. Reserved.

ARTICLE III. TREES

DIVISION 1. GENERALLY

Secs. 72-71—72-90. Reserved.

DIVISION 2. PLANTING OF TREES

Sec. 72-91. Exemptions.

(a) Nuisance trees. The tree species listed as Undesirable Plant Species List (Table 138-3653.a) by Pinellas County are considered undesirable due to their growth characteristics status as invasive, exotic, or nuisance plant species and ~~The following types of trees~~ shall be exempt from the tree protection requirements of this Code.~~:~~

~~Australian Pine.~~

~~Bishopwood.~~

~~Brazilian Pepper.~~

~~Punk tree.~~

~~Ear tree.~~

~~Laurel fig.~~

~~Weeping fig.~~

~~Eucalyptus.~~

~~Willow~~.

~~In addition,~~ T~~t~~he planting of these ~~above listed~~ species is specifically prohibited.

(b) Utility operations. Tree removals by duly constituted communication, water, sewer, electrical or other utility companies or federal, state or county agencies, or engineers or surveyors working under a contract with such utility companies or agencies shall be exempt, provided the removal is limited to those areas necessary for maintenance of existing lines or facilities or for construction of new lines or facilities in furtherance of providing utility service to its customers; and provided further that the activity is conducted so as to avoid any unnecessary removal and, in the case of aerial electrical utility lines, is not greater than that specified by the National Electrical Code ~~adopted in section 64-1~~ as necessary to achieve safe electrical clearances. Written notice of the removal shall be provided to the building department five days prior to the removal, except that when the removal is needed to restore interrupted service under emergency conditions, no prior notice is required.

(c) Surveyors. A state licensed land surveyor, in the performance of his duties, is exempt provided such alteration is limited to a swath three feet or less in width.

(d) Commercial growers. All commercial nurseries, botanical gardens, tree farms and grove operations shall be exempt from the provisions of this article, but only as to those trees which were planted for silvicultural or agricultural purposes or for the sale or intended sale in the ordinary course of business.

(e) Emergencies. During emergencies caused by a hurricane or other disaster, the city manager may temporarily suspend these tree protection regulations.

Secs. 72-92—72-110. Reserved.

DIVISION 3. PROTECTION OF TREES

Sec. 72-111. ~~Removal of trees.~~ Generally.

~~(a) Special conditions for authorization to remove native and/or protected trees.~~

(1) It is the intent of this section to minimize the removal of native and/or protected trees and that no authorization shall be granted to remove a tree if the developer has failed to take reasonable measures to design and locate the proposed improvements so that the least number of native and/or protected trees will be removed. In particular, the design must attempt to preserve specimen and historic trees. These regulations are meant to balance the need to provide space for community growth with the need to protect natural tree and plant communities and to replace trees lost to development. The preservation, replacement, and management of trees and the urban tree canopy are a vital part of sustainable community growth and the long-term well-being.

(a) Responsibilities for carrying the provisions of this chapter as the City Manager or their designee.

(b) Final action on any application for permit under this section can be delegated to City staff, or a City arborist, as determined by the city manager or designee.

(c) Fees. Before issuance of a tree removal permit, the applicant shall pay a fee as established by city commission in appendix A.

(d) Applicability and Interpretation.

1. All provisions as part of this section shall be considered minimum requirements.

2. Any existing laws, ordinances, easements, covenants, or deed restrictions that impose more stringent restrictions on the protection and removal of trees shall not be appealed, abrogated, or impaired by this section. In the scenario that this section conflicts with an existing ordinance or statute, the most stringent restrictions for the protection of trees, between the two, shall be given precedence.

3. In any scenario that any provision of this section refers to another provision, ordinance, statute, rule, regulation, policy, or other authority, the most current version should be referred to.

4. All property within the city shall adhere to this section.

(e) Simultaneous Reviews. City shall perform simultaneous reviews to the greatest extent practical, in the event that an applicant seeks authorization to conduct activities that are subject to overlapping code provisions from different city code of ordinances.

(f) Appeals. Any person aggrieved by the administration or interpretation of the terms of this Section may appeal the administrative decision Planning and Zoning Board. After a hearing with notice to the appellant, the City Planning and Zoning Board may reverse, affirm, or modify, in whole or in part, the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Director from whom the appeal is taken. Any action pursuant to this Section shall not stay any enforcement proceedings.

Sec. 72-112. Exemptions

(1~~2~~) No authorization for the removal of a native and/or protected tree shall be granted unless the owner ~~developer;~~ demonstrates that one or more of the following conditions exists:

a. A permissible use of the site cannot reasonably be undertaken unless specific trees are removed or relocated.

b. The tree is located in such proximity to an existing or proposed structure that the safety, utility or structural integrity of the structure is materially impaired.

c. The tree materially interferes with the location, servicing or functioning of existing utility lines or services.

d. The tree creates a substantial hazard to motor, bicycle or pedestrian traffic due to physical proximity to traffic or impairment of vision.

e. The tree is diseased or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements.

f. Any law or regulation requires the removal.

g. The tree being removed is listed by the Florida Invasive Species Council (FISC) as an invasive exotic tree species.

(2~~3~~) *Authorization required.* No native or otherwise protected tree ~~(two-inch~~ four inch diameter at breast height or larger) shall be removed without prior authorization by the city. The city manager or his/her designee shall have the authority to issue tree removal permits, subject to the provisions of section 72-111. ~~paragraph (b) of this section.~~

~~(b) *Replacement of removed trees.*~~

~~(1) Trees removed pursuant to subsection (a) of this section shall be replaced at the expense of the developer.~~

~~(2) For each inch of diameter at breast height removed, an inch of diameter at breast height shall be replaced.~~

~~(3) A replacement tree may be a tree moved from one location to another on the site, or moved off the site pursuant to subsection (b)(4) of this section.~~

~~(4) Replacement trees shall, if practicable, be planted on the development site. If on-site replacement is not practicable, replacement trees may be donated, or a fee in lieu may be paid to the city for the purpose of planting trees on public property. The fee in lieu shall be based on the cost of purchasing the requisite size and number of replacement trees.~~

~~(c) *Historic and specimen trees.*~~

~~(1) A historic tree is one that has been designated by the city commission as one of notable historical interest and value to the city because of its location or historical association with the city community. A public hearing shall be held by the city commission on the designation with due notice to the owner of the tree.~~

~~(2) A specimen tree is one that has been officially designated by the city commission to be of high value because of it type, size, age, or other relevant criteria. A public hearing on the designation shall be held by the city commission with due notice to the owner of the tree.~~

~~(3) No historic or specimen tree shall be removed without a finding by the city commission that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic or specimen tree. The city manager shall make a presentation to the commission on the application and make a recommendation as to whether it should be approved or denied. The decision by the city commission on the application shall be made within 30 days of the date the application was filed.~~

Sec. 72-113. Tree Replacement

(a) *Replacement of removed trees.*

(1) Trees removed pursuant to the provisions of this article shall be replaced at the expense of the developer.

(2) For each inch of diameter at breast height removed, an inch of diameter at breast height shall be replaced.

(3) A replacement tree may be a tree moved from one location to another on the site, or moved off the site pursuant to subsection (a)(4) of this section.

(4) Replacement trees shall, if practicable, be planted on the development site. If on-site replacement is not practicable, replacement trees may be donated, or a fee in lieu may be paid to the city for the purpose of planting trees on public property. The fee in

lieu shall be based on the cost of purchasing the requisite size and number of replacement trees. These fees will be deposited into the City's Green Utility Account.

(b) *Historic and specimen trees.*

(1) A historic tree is one that has been designated by the city commission as one of notable historical interest and value to the city because of its location or historical association with the city community. A public hearing shall be held by the city commission on the designation with due notice to the owner of the tree.

(2) A specimen tree is one that has been officially designated by the city commission to be of high value because of it type, size, age, or other relevant criteria. A public hearing on the designation shall be held by the city commission with due notice to the owner of the tree.

(3) No historic or specimen tree shall be removed without a finding by the city commission that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic or specimen tree. The city manager or designee shall make a presentation to the commission on the application and make a recommendation as to whether it should be approved or denied. The decision by the city commission on the application shall be made within 30 days of the date the application was filed.

Sec. 72-114~~2~~. Protection of trees during development activities.

(a) *Generally.*

(1) To assure the health and survival of protected trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:

a. Mechanical injuries to roots, trunk and branches;

b. Injuries by chemical poisoning;

c. Injuries by grade changes;

d. Injuries by excavations; and

e. Injuries by paving.

(2) At a minimum, the protective measures described in subsections (b) through (f) of this section shall be taken where appropriate to the development activity.

(b) *Avoiding mechanical injuries.*

(1) Prior to commencement of any construction activities on a development site or public or private right of way, ~~Prior to any land preparation or other development activities,~~ a protective barrier easily visible to equipment operators shall be placed around all protected trees meeting the minimum protection standards for all protected trees, in accordance with the protected root zone graphic (see Figure 2-A). ~~so as to encompass the entire tree protection zone. See Figure 2-A.~~ During the construction process no changes to predevelopment conditions shall take place within the approved protected root zone for all protected trees. No alterations shall be made to any part of the tree, unless approved by the City manager or their designee.

(2) No attachment, wires (other than supportive wires), signs or permits may be fastened to any protected tree.

(3) No equipment, construction materials or debris of any kind shall be placed within the protective barrier.

(4) Landscaping activities within the bounds of the protective barrier (before and after it is removed) shall be accomplished with light machinery or manual labor. Grubbing and similar activities are prohibited.

(5) In lieu of constructing the barriers required in subsection (b)(1) of this section, the developer may physically designate large areas containing protected trees where no land preparation or other development activities of any kind will occur. The area shall be designated by placing stakes a maximum of 25 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeter of the area. This perimeter line shall be beyond the tree protection zone of any protected trees growing within the area.

(6) Required protective barriers and perimeter lines shall remain in place until all construction activity, except landscaping within the protected area, is terminated.

(c) *Avoiding injuries due to chemical poisoning.*

(1) No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical or other material or tools of any kind shall be stored, or allowed in any manner to enter, within a required protective barrier or perimeter line.

(2) No equipment shall be cleaned within a required protective barrier or perimeter line.

(d) *Avoiding injuries due to grade changes.* Grade changes shall not be made within the tree protection zone unless the following protective measures are taken:

(1) Raising the grade. When raising the grade, the following measures shall be taken:

a. Within the tree protection zone, existing sod, vegetation and leaf litter shall be removed and the soil loosened without injuring the roots.

b. The area within the tree protection zone shall be properly fertilized to improve the vigor and growth of the roots.

c. Porous, four inch agriculture drain shall be laid over the soil to drain liquids away from the trunk. A drop of at least one-eighth inch per foot shall be provided. The drain field shall be designed to provide adequate drainage of the existing configuration of the trees.

d. The number of drains shall depend upon soil material; lighter sandy soils and porous gravelly material require fewer drains than heavy nonporous soils.

e. Aeration shall be provided by installing vertical tiles along the system. The vertical tiles shall be filled with gravel and capped with a heavy-duty mesh to keep out trash and debris.

f. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Most large shade trees require at least a 60-inch diameter well. For slow-growing mature trees, a space of 12 to 18 inches shall be provided between the trunk and the side of the well at every point.

g. To prevent washing of material into the well, the dry well casing walls shall be high enough to bring the coping just above the level of the proposed fill.

h. Dry well walls shall be constructed of materials that permit passage of air and water. Concrete blocks backed with galvanized screening may be used for the sides of the well.

i. Gratings or barriers shall be used around openings that are large enough to present a hazard to pedestrians.

j. Open wells shall be cleaned regularly to remove sediment, leaves, and debris that might interfere with the free passage of air.

k. Large stones shall be placed over the drainage tiles and a layer of smaller stones shall be placed over the remainder of the ground within the drip line.

l. A layer of gravel shall be placed over the stones.

m. The fill shall be completed with a layer of porous soil. ~~See Figures 2-B, 2-C, 2-D.~~

(2) *Lowering the grade.* When lowering the grade, the following measures shall be taken:

a. Roots shall be cut cleanly and re-trimmed after excavation.

b. The canopy shall be pruned to aid in maintaining tree vigor.

c. When lowering the grade of the soil surrounding a protected tree, the maximum number of tree roots within the tree protection zone shall be preserved by using any of the following methods:

1. *Terracing*. The area within the tree protection zone is left at the original grade by terracing.

2. *Retaining wall.* The area within the tree protection zone is left at the original grade constructing a dry retaining wall. The retaining wall shall be porous to allow for aeration.

3. *Terracing and retaining wall.* The area within the tree protection zone is left at the original grade by the combined use of terracing and dry retaining wall. ~~See Figure 2-E.~~

(3) *Minor changes in grade.* When the change in grade is minor, as determined by the city manager <u>or designee</u>, lesser protective measures than those described in subsections (d)(1) and (d)(2) of this section may be taken. The city manager <u>or designee</u> shall approve the use of these methods where their use will not endanger the health of the protected tree.

(e) *Avoiding injuries due to excavations.*

(1) Water, sewer, and other utility lines should be routed around the tree protection zones of protected trees.

(2) If a line cannot reasonably be routed around the tree protection zone, the line shall be tunneled beneath the area within the zone. The tunnel shall be offset to one side of the trunk to prevent damage to the main tap roots.

(f) *Avoiding injury by paving within the drip line.* Porous paving may be placed within the tree protection zone of a protected tree, so long as no damage is inflicted to the tree by grade change, compaction of the soil, or any other cause.

Sec. 72-1153. Special provisions for the protection of mangroves.

(a) *Generally.* In addition to the foregoing tree protection requirements, the following special provisions shall apply to the removal or alteration of mangroves (Black mangrove, Avicennia germinans; white mangrove, Laguncularia racemosa; red mangrove, Rhizophora mangle) and other vegetation from wetland areas, as defined in F.S. § 373.019, and Rule 62-340.200, F.A.C. These standards shall apply to all property owners, including single-family, duplex, and multifamily homeowners.

(b) *Replacement.* Mangroves and wetland vegetation may not be removed unless the developer replaces or relocates on the same development site at least an equal number of mangroves and sufficient other wetland vegetation to revegetate a land area equal to or greater than the land area from which mangroves/wetland vegetation was removed. The developer shall provide a plan, to be approved by the city manager or desginee, to ensure the survival of the replaced or relocated mangroves and wetland vegetation, and to stabilize the shoreline from which mangroves/wetland vegetation was removed. The approved plan shall be an express condition of any permit. Failure to carry out any provision of the plan shall be a violation of this Code.

(c) *Other protective measures*. The following protective measures shall apply to all mangroves and/or wetland vegetation:

(1) A permit shall be obtained from the state department of environmental protection (DEP) for any alteration of mangroves or wetland vegetation in jurisdictional waters.

(2) A permit shall be obtained from the Pinellas County Environmental Management Department for any alteration of mangroves or wetland vegetation which may be exempt from DEP permit requirements.

(3) The alteration of mangroves shall be subject to the provisions of F.S. §§ 403.9321—403.9333, ("Mangrove Trimming and Preservation Act"), and any additional standards contained in Chapter 166, Article II, Division 3 of the Pinellas County Land Development Code.

Sec. 72-1164. Automatic waiver.

The terms and provisions of this division may automatically be waived by the administration as follows:

(1) *No tree verification.* Upon submission of a notarized statement by the owner or his agent that no trees as defined within the province of this article, exist upon the site, the administration, after a verification visit to the site, may waive the requirements and provisions of this division.

(2) *No effect verification.* Upon submission of a notarized statement by the owner or his agent that the proposed improvements or development involves less than ten percent of the total site and that no trees as defined within the province of this article will in any manner be affected, the administration, after a verification visit to the site, may waive the requirements and provisions of this division.

Secs. 72-1175—72-140. Reserved.

ARTICLE IV. ENVIRONMENTALLY SENSITIVE LANDS

Sec. 72-141. Purpose.

Topography, flooding characteristics, soil conditions, and the existence of wetlands or other areas containing protected species or habitats are among the factors which make some areas environmentally sensitive. In order to protect environmentally sensitive land, it may be necessary to prohibit development, or limit the allowable density and intensity of development, in those areas. Protection of environmentally sensitive land (i.e. river, lake, bay, wetland, upland habitat, or significant wildlife corridor), promotes the well-being of the residents of the city because they perform vital functions, such as providing habitat for fish, birds, mammals, and reptiles. Protection of environmentally sensitive land also results in the protection of community recreation opportunities, such as fishing, nature observation, and photography, as well as the protection of aesthetics and property values.

Sec. 72-142. Development impacting beaches.

~~Construction seaward of the coastal construction control line, as described in rule 62B-26.011, F.A.C., is subject to the provisions of F.S. § 161.052, and the permitting authority of the Florida Department of Environmental Protection (DEP), pursuant to Chapters 62B-33 and 62B-41, F.A.C. In addition, a~~

(a) Dune preservation. A dune preservation zone is hereby established, to include all shore areas seaward of ~~said~~ the coastal construction control line. Within this zone, excavation, destruction of native vegetation, and any other activities which are likely to adversely impact or affect the natural fluctuation of any primary sand dune are prohibited.

(b) Marine turtle protection. The City recognizes the importance of protecting marine turtles and their nesting areas along the City's beaches in accordance with the City Comprehensive Plan, Federal Endangered Species Act of 1973 and the State of Florida's Marine Turtle Protection Area (F.S. § 379.2431, as amended).

(1) Any ~~development~~ activity which is likely to impact a marine turtle nesting area is subject ~~to the conditions and requirements for marine turtle protection, pursuant to F.S. § 379.2431~~, the additional criteria and DEP permitting requirements in Rule 62B-41.0055, F.A.C. ~~In addition, to protect nesting marine turtles and their hatchlings from the adverse effects of artificial light, all properties that may produce artificial light directly, indirectly, or cumulatively visible from any portion of the beach shall comply with~~ and the coastal lighting standards contained in article V of this chapter (City Code sec. 72-161 – 72.164).

(2) Pursuant F.S. § 379.2431.2(d), a person, firm, or corporation shall not knowingly possess, take, disturb, mutilate, destroy, cause to be destroyed, transfer, sell, offer to sell, molest, or harass any ~~M~~marine turtle species and their nests, eggs, and hatchlings or parts thereof. ~~shall not be disturbed, and shall, upon discovery, be reported immediately to the Florida Marine Patrol.~~ Marine turtles, their hatchlings, or nests observed in the following situations shall be reported to the Florida Fish and Wildlife Conservation Commission (FWC) Division of Law Enforcement upon discovery: marine turtles or hatchlings that are stranded, disoriented, entangled, injured, or dead; disturbed nests; person(s) harassing or molesting marine turtles.

(3) Best practices for the protection of marine turtles and their habitats can be found on the city's website https://www.mytreasureisland.org/residents/departments/recreation/marine_turtle_information.php.

Sec. 72-143. Protecting habitat.

Prior to any development which is likely to impact an area populated by federally or state listed endangered, threatened, or species of special concern the applicant must demonstrate that the habitat for such species is either being preserved on-site or that off-site mitigation which is in compliance ~~consistent~~ with federal, state and local ~~regional~~ policies and permitting conditions is being accomplished. In addition, all development which is likely to generate or attract increased boating activity in an area known to be frequented by manatees shall establish an area specific manatee protection plan in cooperation with the FWC ~~Manatee Management Plan,~~ FDEP, and U.S. Fish and Wildlife service to ensure long range manatee and habitat protection.

Sec. 72-144. Improving environmentally sensitive land.

Avoidance and minimization of impacts to environmentally sensitive land is the priority of the City to promote the well-being of its residents. In addition to this, or when avoidance cannot be accomplished, ~~T~~the planting of mangroves and other suitable native vegetation is beneficial to the environment and the city encourages such plantings.

FIGURE 2-A
~~PROPERLY CONSTRUCTED BARRIER~~
PROTECTED ROOT ZONE



~~FIGURE 2-B~~
~~USE OF DRAIN TILES~~

~~FIGURE 2-C~~
~~RAISING THE GRADE~~

~~FIGURE 2-D~~
~~RAISING THE GRADE~~

~~FIGURE 2-E~~
~~LOWERING THE GRADE~~

Secs. 72-145—72-160. Reserved.

ARTICLE V. COASTAL LIGHTING STANDARDS

Sec. 72-161. Purpose.

This article is intended to ensure that both interior and exterior lighting from all properties cannot be seen from Treasure Island's gulf beaches. Artificial light that can be seen from the city's beaches may deter adult female marine turtles from nesting or disorient marine turtle hatchlings as they return to the Gulf, during the period from May 1 through October 31 each year.

The provisions of this article apply to the city.

Sec. 72-162. Definition of terms.

For the purpose of this article, certain words and terms used herein shall be defined as follows:

Artificial light: Any source of interior or exterior light other than the sun or the moon.

Decorative lighting: Non-essential accent lighting, such as up-lighting, for landscaping or structures.

Direct light: Any artificial light with a source that is directly visible to the ~~observer~~ from any portion of the beach.

Exterior light: Any artificial light source outside or on the exterior of a structure or building.

Hatchling: Any species of marine turtle, within or outside of a nest that has recently hatched from an egg.

Indirect light: Any artificial light with a source that is not directly visible to the observer. This may be described as the glow observed from an artificial light.

Interior light: Any light source inside of a structure or building.

Light source: The source of illumination; any device serving as a source of visible light including but not limited to light bulbs, light diodes, electronic screens or flames.

Marine turtle: Any marine-dwelling reptile of the families Cheloniidae or Dermochelyidae found in Florida waters or using the beach as nesting habitat, including the species: Caretta (loggerhead), Chelonia mydas (green), Dermochelys coriacea (leatherback), Eretmochelys imbricata (hawksbill), and Lepidochelys kempi (Kemp's ridley). For purposes of this rule, marine turtle is synonymous with sea turtle.

Nest: An area where marine turtle eggs have been naturally deposited or subsequently relocated.

Nesting and hatching season: The period from May 1 through October 31 of each year.

Lighting erected on publicly owned or leased facilities: Lights or traffic control devices located on property owned or leased by a public entity such as the state, county or city.

Temporary Lighting: any non-permanent light source that may be hand-held or portable including but not limited to tiki torches, lanterns, flashlights (including cell phone flashlights), candles, flash photography, etc.

Sec. 72-163. Standards for lighting.

(a) *Standards for new, existing, interior, and exterior lighting.* No direct or indirect artificial lighting or other lighting may be seen from the beach during nesting and hatching season from dusk until dawn, unless:

(1) The light source is a long wavelength lamp/bulb ~~of 560 nanometers or more~~ with the lowest possible wattage necessary for the application (560 nanometers or greater), and the light source cannot be directly seen, downward directed, full cutoff, fully shielded and mounted as close to the ground or finished floor surface as possible to achieve the required foot-candles;

(2) The light has been approved by the city commission;

(3) The lighting is being used by public safety officials and then it shall comply with this article and the DEP/FWC Sea Turtle Lighting Guidelines to the greatest extent practical. Beachfront lighting required for safety and security purposes shall be reduced to the minimum number and intensity possible to reasonably perform their functional roles(s);

(4) The lighting is erected on publicly-owned or publicly-leased, which shall comply with this article and the DEP/FWC Sea Turtle Lighting Guidelines to the greatest extent possible. Pole-mounted lights shall only be used in parking areas and roadways when mounting the lights at lower elevations cannot practicably comply with minimum light levels set forth in applicable federal and state laws designed to protect public safety.

Decorative lighting of any wavelength must not be used when capable of being seen either directly or indirectly from the beach.

Best management practices for shielding lights and recommended types of lights and fixtures can be found ~~on the city's website at www.mytreasureisland.com.~~ at https://myfwc.com/conservation/you-conserve/lighting/criteria/certified/

(b) *Local requirements not exclusive.* Requirements pursuant to this chapter shall be in addition to and not in lieu of any federal, state, regional, or other local approvals which may be required for the same or similar activities. Similarly, compliance with provisions of this chapter does not excuse any person from having to comply with other applicable federal, state, regional or local laws.

Sec. 72-164. Violations and enforcement.

(a) City code enforcement officers are hereby authorized to enforce this chapter pursuant to the supplemental county or municipal code or ordinance enforcement procedures set forth in F.S. § 162.21, as same may be amended from time to time. The city code enforcement officers are authorized and directed to strictly enforce this chapter in accordance with Chapter 2 section 1-15 of the city code. When the code enforcement officer has reasonable cause to believe, based upon personal investigation, that a person has committed a violation of this chapter, the city code enforcement officer is hereby authorized to issue a Code Enforcement Citation or Notice of Violation (NOV) that shall be noticed for a hearing before the Code Enforcement Board if not corrected within the time to bring the property into compliance that is set forth in the Notice of Violation. Destruction or damage to dunes, nesting habitat of listed sea turtles or a nesting black skimmer, plover, or other shorebird habitat, the destruction or damage to historic trees or protected trees in violation of this Ordinance shall be considered irreversible and irreparable violations that have disrupted or interrupted natural ecological habitat and natural resources and assessed a penalty as

irreversible and irreparable violations under Chapter 2 and Florida Statutes 162.09. Additional plantings or donations towards planting new, less mature trees for the loss of historic or protected trees at a reasonable replacement ratio may be required to compensate for the loss of the protected tree(s) age, dbh and tree canopy loss but this is recognized as insufficient to fully remedy the irreversible and irreparable disrupted or interrupted natural ecological habitat and natural resources including the loss of mature historic or protected trees and tree canopy that provide nesting and foraging habitat, shade and other environmental resource management benefits that cannot be fully and instantly replaced.

(b) Prior to issuing a citation, the code enforcement officer shall provide notice to the person that the person has committed a violation of this chapter and that said person has a time period of one calendar days from the date of said notice within which to correct the violation. If, upon personal investigation, the code enforcement officer finds that the person has not timely corrected the violation, the code enforcement officer may issue a citation to the person who has committed the violation. The code enforcement officer is not required to provide any period of time to correct the violation prior to issuance of a citation if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable, irreversible or not capable of being cured.

(c) The citation shall contain the dollar amount of the fine to be imposed in the event the person does not contest the citation and notice of the necessary procedures to contest the citation in the county court for the city. Additionally, the citation shall contain all other requirements of F.S. § 162.21(3)(c). If the person elects not to contest the citation, the person shall pay the applicable civil penalty to the clerk of the county court within 30 days after issuance of the citation. Alternatively, if the person elects to contest the citation, the person shall request a hearing through the clerk of the county court within 30 days after the issuance of the citation. The clerk shall schedule a hearing in the county court and shall provide written notice of the hearing to the person as well as the code enforcement officer or police officer. Citations contested in the county court shall be subject to court costs as well as the civil penalty set forth in this chapter. Any violation of this chapter is a civil infraction, punishable by a civil penalty as provided by this section, not to exceed $500.00. Violation. Each day any violation of any provision of this article shall continue shall constitute a separate offense. A violation of the provisions of this chapter, by any person shall be punishable by civil penalties, as a category V violation, with an uncontested fine amount of $88.00.

(c) Prior to issuing a citation, the code enforcement officer shall provide notice to the person that the person has committed a violation of this chapter and that said person has a time period of one calendar days from the date of said notice within which to correct the violation. If, upon personal investigation, the code enforcement officer finds that the person has not timely corrected the violation, the code enforcement officer may issue a citation to the person who has committed the violation. The code enforcement officer is not required to provide any period of time to correct the violation prior to issuance of a citation if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable, irreversible or not capable of being cured.

(d) The citation shall contain the dollar amount of the fine to be imposed in the event the person does not contest the citation and notice of the necessary procedures to contest the citation in the county court for the city. Additionally, the citation shall contain all other requirements of F.S. § 162.21(3)(c). If the person elects not to contest the citation, the

person shall pay the applicable civil penalty to the clerk of the county court within 30 days after issuance of the citation. Alternatively, if the person elects to contest the citation, the person shall request a hearing through the clerk of the county court within 30 days after the issuance of the citation. The clerk shall schedule a hearing in the county court and shall provide written notice of the hearing to the person as well as the code enforcement officer or police officer. Citations contested in the county court shall be subject to court costs as well as the civil penalty set forth in this chapter. Any violation of this chapter is a civil infraction, punishable by a civil penalty as provided by this section, not to exceed $500.00.In addition to the civil penalties provided, the city commission is hereby authorized to institute any appropriate action or proceeding, including a suit for injunctive relief, in order to prevent or abate violations of this article.A violation of the provisions of this chapter, by any person shall be punishable by civil penalties, as a category V violation, with an uncontested fine amount of $88.00.

(e) Prior to issuing a citation, the code enforcement officer shall provide notice to the person that the person has committed a violation of this chapter and that said person has a time period of one calendar days from the date of said notice within which to correct the violation. If, upon personal investigation, the code enforcement officer finds that the person has not timely corrected the violation, the code enforcement officer may issue a citation to the person who has committed the violation. The code enforcement officer is not required to provide any period of time to correct the violation prior to issuance of a citation if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable, irreversible or not capable of being cured.

(bf) In addition to the city's community development department, fire and police departments, the department of environmental protection of the Florida Fish and Wildlife Conservation Commission shall have authority to enforce provisions of this article.

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 72 "RESOURCES; VEGETATION, AND ENVIRONMENTALLY SENSITIVE LANDS" OF THE LAND DEVELOPMENT REGULATIONS, BY AMENDING AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 72, "LANDSCAPING," OF THE CODE OF ORDINANCES; AMENDING SECTIONS 72-1, 72-2, 72-31 THROUGH 73-37, 73-39 THROUGH 72-45, 72-91, 72-111 THROUGH 72-117, 72-142, THROUGH 72-144, SECTIONS 72-162, THROUGH 72-164 TO REVISE DEFINITIONS, LANDSCAPING REQUIREMENTS, TREE PROTECTION STANDARDS, DEVELOPMENT REVIEW PROCEDURES, AND MAINTENANCE REQUIREMENTS; CREATING SECTIONS 72-112, TREE REMOVAL EXEMPTIONS, AND 72-113, TREE REPLACEMENT; REORGANIZING AND MODERNIZING LANDSCAPING AND TREE PROTECTION REGULATIONS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, 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): The purpose of the ordinance is to improve and modernize the existing landscaping requirements established within the Land Development Regulations. The ordinance supports the general welfare, public health, and safety of the City by setting forth applicable landscaping standards which preserves the visual quality, community character, and appropriate buffering of uses throughout 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: N/A

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; Related costs from landscaping standards including cost of vegetation, installation, and maintenance are not anticipated to be higher than the existing ordinance in place.
(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

LOCAL PLANNING AGENCY
RESOLUTION NO. 2026-06

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 72 "RESOURCES; VEGETATION, AND ENVIRONMENTALLY SENSITIVE LANDS" OF THE LAND DEVELOPMENT REGULATIONS, BY AMENDING AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 72, "LANDSCAPING," OF THE CODE OF ORDINANCES; AMENDING SECTIONS 72-1, 72-2, 72-31 THROUGH 73-37, 73-39 THROUGH 72-45, 72-91, 72-111 THROUGH 72-117, 72-142, THROUGH 72-144, SECTIONS 72-162, THROUGH 72-164 TO REVISE DEFINITIONS, LANDSCAPING REQUIREMENTS, TREE PROTECTION STANDARDS, DEVELOPMENT REVIEW PROCEDURES, AND MAINTENANCE REQUIREMENTS; CREATING SECTIONS 72-112, TREE REMOVAL EXEMPTIONS, AND 72-113, TREE REPLACEMENT; REORGANIZING AND MODERNIZING LANDSCAPING AND TREE PROTECTION REGULATIONS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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 20, 2026, 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 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2026-18 amending Chapter 72, "Resources, Vegetation and Environmentally Sensitive Lands" and has considered the information received at said public hearing; and

WHEREAS, on August 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2026-18 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 2026-18, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 20th Day of August 2026.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

08-20-2026
Date

ATTEST:

Lisa-Marie V. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Vose Law Firm, City Attorney

AGENDA ITEM NO. H.6

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: First Reading of Ordinance 2026-19 - Amending Chapter 74, Subdivisions

BACKGROUND:

The Subdivision chapter of the City's Land Development Regulations has been reviewed and updated to ensure consistency with the Comprehensive Plan and updated Florida Statutes.

This update resolves subdivision related conflicts and discrepancies identified by City staff through the administration of current regulations, which were compiled and submitted to the City's consultant for resolution as part of this scope of work including but not limited to revised platting procedures, parcel division procedures, and updated infrastructure and dedication requirements.

The ordinance also reorganizes subdivision regulations and standards for improved clarity and brevity, correcting identified issues and aligning cross-references throughout the revised Land Development Regulations.

POLICY/PURPOSE:

These amendments ensure the City’s subdivision regulations are administratively workable and clearly understood by those applying and enforcing them while bringing platting regulations into statutory conformance with Section 177.071 of the Florida Statute.

STRATEGIC PLAN RELEVANCE:

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:

In addition to reorganizational amendments, this ordinance also implements a substantive, legislatively mandated change to the City's plat approval process. Senate Bill 784 amended Section 177.071, Florida Statutes, to require that plats and replats be approved administratively by a designated local government official, with no further action or approval required by the governing body, provided the submittal complies with Section 177.091, Florida Statutes. This ordinance designates an administrative authority within the City to receive, review, and approve, approve with conditions, or deny plat and replat submittals, and establishes the notice and review timeframes required under Florida Statute.

FUNDING:

No further funding is required for this phase of the project.

MOTION:

I move to approve Ordinance 2026-19 and schedule a second and final public hearing

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ATTACHMENTS:

Final Ordinance 2026-19 Chapter 74 Subdivisions.pdf
Business Impact Estimate - Ord 2026-19.pdf
LPA RES 2026-07.pdf

ORDINANCE 2026-19

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 74, "SUBDIVISIONS," OF THE LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 74-1, DEFINITIONS; SECTION 74-3, APPROVAL OF THE CITY COMMISSION REQUIRED FOR SUBDIVISION OF PROPERTY AND RECORDING OF PLAT; SECTION 74-4, POLICY ON PUBLIC IMPROVEMENTS; CREATING SECTION 74-5, LOT SPLITS OR LOT COMBINATIONS OF LESS THAN 3 PARCELS; AMENDING SECTION 74-31, PROCEDURE FOR SECURING APPROVAL OF SUBDIVISION; REMOVING SECTION 74-32, AUTHORITY OF PLANNING AND ZONNG BOARD TO BE ADVISORY ONLY; AMENDING SECTION 74-61, INSTALLATION OF IMPROVEMENTS AND UTILITIES; SECTION 74-62, SEAWALLS; SECTION 74-91, GENERAL REQUIREMENTS; SECTION 74-92, RELATION OF PROPOSED STREETS TO ADJOINING STREET SYSTEM; SECTION 74-97, CORNER RADII; SECTION 74-99, ALLEYS; SECTION 74-100, BLOCK LENGTH; SECTION 74-102, LOT DIMENSIONS; SECTION 74-104, SITES FOR PUBLIC USES; SECTION 74-105, VARIANCES; CREATING SECTION 74-106, REDUCTION OF LOT AREA; AND AMENDING SECTION 74-131, PRELIMINARY PLAT; CONTENT AND FORM AND SECTION 74-132, FINAL PLAT FORM AND CONTENT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; PROVIDINF FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the Treasure Island is authorized to adopt and amend subdivision regulations and land development regulations for the administrative approval of subdivision plats, lot splits and lot combinations pursuant to Chapter 163, Florida Statutes, and Chapter 177, Florida Statutes; and

WHEREAS, Chapter 74 of the City of Treasure Island Land Development Regulations establishes standards and procedures governing the subdivision of land, platting of property, installation of public improvements, and design of streets, lots, blocks, easements, and infrastructure within the City; and

WHEREAS, the City has undertaken a review of Chapter 74 in order to modernize subdivision procedures, improve consistency with current development review practices, clarify approval authority, and improve coordination with related provisions of the City's Land Development Regulations; and

WHEREAS, the City Commission finds that portions of the existing subdivision regulations contain outdated procedural references, duplicative provisions, inconsistent terminology, and administrative processes that would benefit from clarification, modernization, and reorganization; and

WHEREAS, the amendments contained herein are intended to align subdivision review and plat approval procedures with the procedural framework established in Chapter 61 of the Land Development Regulations and to improve the efficiency and administration of development review processes; and

WHEREAS, the amendments further update standards relating to subdivision design, public infrastructure improvements, street connectivity, easements, utilities, seawalls, storm drainage, lot dimensions, and platting requirements in order to provide clearer and more effective development standards; and

WHEREAS, the City Commission finds that the amendments improve internal consistency among the City's subdivision regulations, zoning regulations, development procedures, infrastructure standards, and related provisions of the City Code; and

WHEREAS, the amendments are further intended to provide clearer guidance to property owners, developers, surveyors, engineers, City staff, advisory boards, and the public regarding subdivision requirements, plat approval procedures, and development standards; and

WHEREAS, the City Commission finds that the amendments contained herein are consistent with the goals, objectives, and policies of the City's Comprehensive Plan and further the public health, safety, and welfare of the citizens of the City of Treasure Island; and

WHEREAS, the Planning and Zoning Board, acting as the Local Planning Agency for the City of Treasure Island, conducted a duly noticed public hearing on the proposed amendments and reviewed the Ordinance for consistency with the Comprehensive Plan and applicable law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

Section 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

Section 2. Chapter 68 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended and shall read as shown in Exhibit A:

(Underlined terms are additions; ~~stricken~~ terms are deletions from the original text)

Section 3. All ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

Section 4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

Section 5. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

Section 6. This Ordinance shall become effective immediately upon its passage.

CITY OF TREASURE ISLAND, FLORIDA

FIRST READING and PUBLIC HEARING on the ____ day of _____, 2026.

SECOND READING and PUBLIC HEARING on the ____ day of _____, 2026.

PUBLISHED in the Tampa Bay Times on the ____ day of _____, 2026.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

_____
Vose Law Firm, City Attorney

Chapter 74 SUBDIVISIONS

ARTICLE I. – IN GENERAL

Sec. 74-1. Definitions.

The following words when used in this chapter shall have the meaning ascribed herein unless the context clearly indicates otherwise:

Alley means a right-of-way providing a secondary means of access and service to abutting property. May also consist of a vehicular-use drive located to the rear of lots providing access to service areas, parking, ancillary structures, or containing easements.

Lot depth (also referred to as length) means the horizontal distance between the front and rear lot lines measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite mean rear line of the lot.

Lot width means the horizontal distance between the side lot lines measured along the front building setback line of the lot as determined by the prescribed front yard requirements of the land development regulations and zoning district.

Street means any public accessway such as a street, road, highway, avenue, boulevard, alley, terrace, circle, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-ways intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and private easements for ingress and egress.

Subdivision means the division of real property into three ~~two~~ or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land, or if the establishment of new streets and alleys is involved, any division of such parcel. The term includes resubdivisions and, when appropriate to the text, relates to the process of subdividing or to the lands or area subdivided, however, that the following shall be exempt:

(1) The public acquisition of strips of land for the widening of existing streets.

(2) The combination or recombination of portions of previously platted lots where no new parcels or residual parcels smaller than any of the original lots are created.

(3) The division of land into parcels greater than 1¼ acres where no new streets or easements of access are planned.

(4) The transference of part of one lot or tract to an adjacent lot or tract provided such transference does not reduce any lot or tract to an area or width less than the minimum specified in this chapter.

Sec. 74-2. Declaration of purpose.

The procedures and standards for the development and subdivision of real estate and for the surveying and platting thereof, adopted and prescribed by this chapter are hereby found by the city commission to be necessary and appropriate in order to provide for economical and sufficient streets with adequate widths and with proper alignment and grades designed to promote the public safety, health and general welfare, to provide for suitable residential neighborhoods with adequate streets and utilities and appropriate building sites, to save unnecessary expenditure of public funds by initial proper construction of streets and utilities, and

to provide proper land records for the convenience of the public and for better identification and permanent location of real estate boundaries.

Sec. 74-3. Administrative approval ~~Approval of the city commission~~ required for subdivision of property and recording of plat and lot splits or lot combinations of less than 3 parcels.

No real property within the city shall be divided and offered for sale until a plat thereof is administratively approved ~~by the city commission~~; provided, however, that the procedures and standards set forth in Chapter 61 ~~this chapter~~ shall not apply to the exceptions enumerated in section 74-1 nor shall a plat be recorded without first submitting a preliminary plat for review by the Community Development Director ~~planning and~~ zoning board and without obtaining from the Community Development Director or designee ~~city commission~~ approval of the final plat. Building permits shall not be issued for structures located in a subdivision created subsequent to October 4, 1955 unless such plat is recorded in the office of the clerk of circuit court.

Sec. 74-4. Policy on public improvements.

The city hereby defines its policy to be that the city will withhold all public improvements and utilities of whatever nature, including, but not limited to, the maintenance of streets, drains and drainage facilities, utilities and easements and rights-of-way therefor, and the furnishing of sanitary sewer collection and sewage disposal facilities and services from all subdivisions which have not been approved, or for which a plat has not been approved, by the Community Development Director ~~city commission~~, and from all areas dedicated to the public which have not been accepted by the Community Development Director ~~city commission~~, in the manner prescribed in this chapter.

Sec. 74-5. Lot splits or lot combinations of less than 3 parcels

Lot splits or lot combinations of less than 3 parcels shall meet all lot size and other requirements of the zoning district and land development regulations and shall be submitted to the City for approval prior to recording.

Secs. 74-6~~5~~—74-30. Reserved.

ARTICLE II. ADMINISTRATION

Sec. 74-31. Procedure for securing approval of subdivision.

All procedures for securing approval of subdivision, both preliminary and final plat, are outlined in Chapter 61 of these Land Development regulations.

~~(a) *Preliminary plat approved by planning and zoning board.* A subdivider or property owner shall submit three copies of a preliminary plat of his proposed subdivision, prepared in accordance with the requirements of article IV of this chapter and section 74-131 to the planning and zoning board at least ten days prior to a regularly scheduled meeting of the planning and zoning board and pay all applicable fees as set by the city commission in appendix A. Before acting to grant preliminary approval or to reject the proposed subdivision, the planning and zoning board shall receive reports from the building official certifying compliance with, or noting deviations from, the requirements of this chapter and commenting on any other items which bear upon the public interest in the proposed subdivision. After preliminary approval has been granted by the planning and zoning board or the city commission, the final plat of the subdivision shall be prepared and submitted for~~

~~final approval within one year from the date of the preliminary approval. No improvements shall be made in the subdivision other than grading until the preliminary plat has been approved and detailed plans for such improvements have been approved by the building official.~~

~~(b) *Final plat approved by planning and zoning board and city commission.* The owner or subdivider shall submit three copies of the final plat prepared in accordance with the conditions of the preliminary approval and requirements of section 74-132 to the planning and zoning board at least ten days prior to a regularly scheduled meeting of the planning and zoning board and pay all applicable fees as set by the city commission in appendix A. Before granting final approval to the plat, the planning and zoning board shall receive reports from the building official. After being reviewed by the board, the plat, with the board's recommendations, shall be transmitted for the city commission's approval. The city commission may require reports certifying compliance with the requirements of this chapter from the building official and the planning and zoning board before granting final approval to a subdivision plat.~~

~~Sec. 74-32. Authority of planning and zoning board to be advisory only.~~

~~The planning and zoning board's actions and decisions shall be advisory only, and shall be in no way binding on the city commission which shall have the sole power to make decision in accordance with this chapter.~~

Secs. 74-3~~3~~2—74-60. Reserved.

ARTICLE III. INSTALLATION OF INFRASTRUCTURE IMPROVEMENTS

Sec. 74-61. Installation of improvements and utilities.

(a) All subdivisions within the city limits shall have storm drains installed, streets graded, paved or surfaced, curbs and gutters, sanitary sewage collection and disposal facilities, potable water lines or mains, and reclaimed water lines or mains (when a reclaimed water supply is available), all to be installed by the owner or subdivider in accordance with the applicable standard specifications of the city. Such construction or installation shall be subject to inspection and approval by the building official upon recommendation from Public Works. Fire hydrants, street paving, sanitary sewage collection and disposal facilities, water lines and mains (potable and/or reclaimed water), or any other improvements and utilities to be constructed or installed upon or within proposed public rights-of-way, and all storm drains, regardless of location, shall be subject to the prior approval of the building official upon recommendation from Public Works.

(b) The cost of any or all such construction or installations or furnishing of improvements and utilities shall be borne by and paid for by the owner or subdivider when such improvements and utilities are installed.

(c) The city may also require the owner or subdivider to install or guarantee the installation of crosswalks and sidewalks on any streets having a right-of-way greater than 60 feet, or which have a length of more than 1,000 feet, unless a variance is obtained pursuant to Section ~~70-221~~ 61-85 of this Code. ~~or where the need for sidewalks is set forth in the minutes of a planning and zoning board meeting and two-thirds of the members of such board, present and voting, deem it necessary and recommend that sidewalks be constructed along a street or streets~~.

Sec. 74-62. Seawalls.

Seawalls shall be installed on all waterfront property fronting on channels at the cost and expense of the owner or subdivider, in accordance with applicable standards and specifications of the city, and subject to inspection and approval by the city building inspector. Seawalls may also be required elsewhere, wherever, in the opinion of the City Commission upon recommendation by the Public Works Department or licensed design professional ~~city commission~~, there is danger of erosion.

Sec. 74-63. Storm drainage.

If special drainage facilities to carry stormwater from a subdivision or several subdivisions are necessary, these facilities shall be constructed and installed and paid for by the owners or subdividers and the city, not to exceed 660 feet beyond the boundaries of the subdivision or, subdivisions involved, in such reasonable manner as the owners or subdividers and the city shall agree upon.

Sec. 74-64. Alternative methods of guaranteeing improvements.

Where the improvements and utilities required in sections 74-61, 74-62 and 74-63 have not been completed prior to the submission of the plat for final approval, the approval of the plat shall be subject to one of the following alternatives if required by the city:

(1) The owner or subdivider filing with the city a performance or surety bond in an amount to be determined by the city with sureties satisfactory to the city guaranteeing the grading and paving of the streets and the construction and installation of curbs and gutters, storm drains, sewer collection and sewage disposal facilities, sidewalks, water lines or mains and fire hydrants within such reasonable time as may be specified by the city.

(2) The deposit with the city or the placing in escrow of cash or a certified check in an amount to be determined by the city to cover the cost of the improvements and utilities. The city may release portions of this security deposit as work progresses.

(3) The owner or subdivider entering into an agreement with the city guaranteeing the completion of the required work, such agreement to be binding on the grantees, assigns, successors, heirs and personal representatives of the owner or subdivider and upon subsequent purchasers of the property involved or of any interest therein and to be recorded at the option of the city. Such agreement shall permit progressive development of the subdivision by sections, and shall provide that satisfactory security be furnished the city guaranteeing the completion of the necessary improvements and installation of utilities before each section of the subdivision is developed.

Secs. 74-65—74-90. Reserved.

ARTICLE IV. GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS

Sec. 74-91. General requirements.

All proposed subdivisions shall be in conformity with a plan for the most advantageous development of the entire neighboring area and shall conform substantially to the existing or amended plans of the City ~~planning and zoning board~~. Whenever a tract to be subdivided

embraces any part of a thoroughfare, boulevard, or parkway, so designated by the Community Development Director or designee ~~planning and zoning board~~, such part of such proposed public way shall be platted by the subdivider in the location and to the width recommended by the City. ~~planning and zoning board.~~ Whenever a proposed subdivision involves the construction of new public streets, extension of existing public streets, new connections to existing public streets, or other modifications to existing public streets, such construction, extension, connections, and/or modifications shall be subject to the design criteria and permitting requirements of the city, county, and/or state, whichever may be applicable.

Sec. 74-92. Relation of proposed streets to adjoining street system.

The proposed street system shall extend existing street or projects at the same or greater width, but in no case less than the required minimum width. Where in the opinion of Community Development Director or designee ~~the planning and zoning board~~, it is desirable to provide for street access to adjoining property, the proposed street shall be extended by dedication to the boundary of such property. The centerline of continuation of the streets must be in alignment or be offset by the width of the larger right-of-way plus at least 20 feet.

Sec. 74-93. Street names.

Proposed streets which are obviously in alignment with others already existing and named, shall bear the name of existing streets. In no case except for numbered streets and avenues shall the name for proposed streets duplicate or be phonetically similar to existing street names, irrespective of the suffix street, avenue, boulevard, drive, place or court.

Sec. 74-94. Minimum street widths.

The minimum width of proposed streets, roads and alleys, measured from lot line to lot line shall be:

(1) Major arterial streets which serve or may serve heavy local traffic and major state or federal highway, 100 feet.

(2) Arterial streets connecting important divisions of the metropolitan area, 80 feet.

(3) Local service streets which have, or may have in the future, a continuous alignment more than one mile in length and all local feeder streets, 60 feet.

(4) All other local service streets, 50 feet.

(5) Alleys in commercial or industrial areas, 30 feet.

(6) Alleys in residential areas, 24 feet.

Sec. 74-95. Street grades.

Grades on all streets and roads will be determined by the city and shall not exceed six percent, nor be less than two-tenths of one percent.

Sec. 74-96. Horizontal curves.

Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced.

Sec. 74-97. Corner radii.

There shall be a minimum radius at the property line of 20 feet at all intersections. The Community Development Director or designee ~~planning and zoning board~~ may require a greater radius at the intersection of any street with an arterial street.

Sec. 74-98. Dead end streets.

In general, streets designed to have one end permanently closed (cul-de-sac) shall be avoided unless it is clear that a through street is not desirable for the street system in the area. Where such streets are used, they shall terminate in a circular area of public right-of-way having a minimum property line radius of 50 feet, and a minimum outside curb radius of 40 feet.

Sec. 74-99. Alleys.

Alleys shall be provided to the rear of lots to be used for business purposes unless the subdivider shows that they are not needed and may be provided in residential blocks, as required by the Community Development Director or designee ~~planning and zoning board.~~

Sec. 74-100. Block length.

Blocks, except waterfront blocks, shall not exceed 1,400 feet in length. A crosswalk or pedestrian way, not less than ten feet in width shall be provided near the center, and entirely across any block that is more than 1,000 feet in length, and may be required by the City ~~planning and zoning board~~ across any block that is more than 700 feet in length, or as determined ~~by~~ by the Community Development Director or designee ~~planning and zoning board~~.

Sec. 74-101. Block width.

Blocks, except waterfront blocks, shall be at least wide enough to allow two tiers of lots of minimum depth.

Sec. 74-102. Lot dimensions.

The size, shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated, and shall conform to the following:

(1) Every lot or parcel of land shall abut a public street.

(2) Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.

(3) Except where otherwise approved, ~~E~~every lot shall have a minimum mean lot width consistent with the corresponding zone district outlined in Chapter 68. ~~of 70 feet, except that every corner lot shall have a minimum mean lot width of 75 feet, but l~~in no case shall the frontage upon a public street be reduced below 40 feet.

(4) Every lot shall have a minimum lot area outlined in each associated zone district in Chapter 68. ~~of 6,000 square feet~~.

(5) Every lot shall have a depth no greater than three times the mean width, and no less than 90 feet.

(6) On plats within the force and effect of any current zoning district, the minimum lot area shall in no case be less than that required by such land development regulations.

Sec. 74-103. Utility easements.

To provide for public service poles, conduits, storm drains, and surface swales, sewer or gas mains (but not both), an easement not less than ten feet in width, five feet on each side of the common rear lot line and in other locations where necessary, shall be provided. If both sewer and gas lines are to be located in such easements, a width of at least 15 feet, 7½ feet on each side, shall be provided. No building or other obstruction shall be erected and no trees or shrubbery shall be planted on any easement required under this chapter other than fences and hedges of a type approved by the city, and such fences and hedges shall be cleared away by the property owner whenever necessary in the opinion of the city.

Sec. 74-104. Sites for public uses.

In subdividing property, due consideration shall be given by the subdivider and the Community Development Director or designee ~~planning and zoning board~~ to the reservation or dedication of suitable sites for schools, parks and other public uses. Such provision should be indicated on the preliminary plat in order that it may be determined when and in what manner such areas will be dedicated or acquired.

Sec. 74-105. Variances.

Where, because of topographical or other conditions peculiar to the site, strict adherence to the provisions of the regulations in this article would cause an unnecessary hardship, the applicant may apply for a variance pursuant to Section ~~70-221~~ 61-85 of Chapter 70, Article III of this Code. ~~the Community Development Director or designee planning and zoning board may recommend and the city commission authorize a variance, disregarding recommendations of the planning and zoning board if it chooses~~. Any variance thus authorized is required to be entered in writing in the minutes of the planning and zoning board and of the city commission and the reasoning on which the departure was justified set forth.

Sec~~s~~. ~~68-455~~74-106. Reduction of lot area.

The area or dimension of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by these land development regulations, except as provided in these land development regulations and, if already less than the minimum required, such area or dimension may be continued, but shall not be further reduced. Lot splits or lot combinations of less than 3 parcels shall meet all lot size and other requirements of the zoning district and land development regulations and shall be submitted to the City for approval prior to recording.

Secs. 74-107~~6~~—74-130. Reserved.

ARTICLE V. PLATS

(1) Date, approximate north point and scale.

(2) The boundary line of the tract to be subdivided, drawn accurately to scale and with accurate linear and angular dimensions.

(3) The location of existing and platted property lines, streets, watercourses, railroads, bridges and any public utility easement of record, both on the land to be subdivided and on the land immediately adjoining for a distance of at least 150 feet. The location of water and sewer mains, culverts, drain pipes, and all structures on the land to be subdivided and on the land within ten feet of it. The names of adjoining subdivisions with plat book and page numbers or the names of record owners of adjoining parcels of unsubdivided land.

(4) The names, proposed locations, and approximate dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and building lines. This information may be graphical only, not requiring detailed computations or field work over and above that required to obtain the information listed next above.

(5) When deemed necessary by the planning and zoning board, profiles of all streets showing natural and finished grades drawn to scale of not less than one inch equals 40 feet horizontal and one inch equals four feet vertical.

(6) When deemed necessary by the planning and zoning board, contours with a vertical interval of not more than one foot referred to sea level datum.

(8) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land is in the name of the entity or person executing the dedication.

Sec. 74-132. Final plat; form and content.

The final plat shall be drawn in black ink upon tracing cloth to a scale of not less than 100 feet equals one inch, unless the planning and zoning board will accept the plat at a lesser scale. It shall contain the following:

(1) The boundary lines with accurate distances and bearings, and the exact location and the width of all existing or recorded streets intersecting the boundary of the tract;

(2) The lines and the names of all streets; alley lines; lot lines; building lines; easements, areas devoted to public use, with notes stating their purposes and lot and block numbers;

(3) Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street and alley line, lot line, easement boundary line, block line, and building line whether straight or curved. This shall include the radius, arcs and chords of all curves. All linear dimensions shall be given in feet and hundredths thereof, and angular dimensions shall be of comparable accuracy within the limits of good surveying practice;

(4) The accurate location of all monuments and the designation of specific control corners in conformance with the letter and intent of Laws of Fla. (1949), ch. 26151;

(5) A surveyor's certificate properly completed and signed;

(6) The title including the name of the subdivision and its location; north point; scale;

(7) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land is in the name of the entity or person executing the dedication.

(8~~7~~) A certificate of ownership and dedication properly completed and signed;

(9~~8~~) A form for the endorsement of the administrative authority, which shall contain a provision that the administrative approval of the city manager or community development director is conditioned upon the plat being filed in the office of the clerk of circuit court of the county within 90 days from the date of such approval. The form shall be similar to the following:

~~A form for the endorsement of the city commission which shall contain a provision that the approval of the city commission is conditioned upon the plat being filed in the office of the clerk of circuit court of the county within 90 days from the date of such approval. The form shall be similar to the following:~~

~~Approved for the City Commission of the City of Treasure Island, Pinellas County, Florida, this _____ day of _____ A.D. 19___; provided that the plat is filed in the office of the clerk of the circuit court of Pinellas County, Florida, within 90 days from date of this approval.~~

	Mayor-Commissioner

CERTIFICATE OF APPROVAL BY ADMINISTRATIVE AUTHORITY PURSUANT TO SECTION 177.071 FLORIDA STATUTES
Approved for the Administrative Authority of the City of Treasure Island, Pinellas County, Florida, this _____ day of _____, 20___; provided that the plat is recorded in the public records of Pinellas County, Florida, within 90 days from date of this approval.

_____
CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

ATTEST: _____
CITY CLERK

City of Treasure Island
Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 74, "SUBDIVISIONS," OF THE LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 74-1, DEFINITIONS; SECTION 74-3, APPROVAL OF THE CITY COMMISSION REQUIRED FOR SUBDIVISION OF PROPERTY AND RECORDING OF PLAT; SECTION 74-4, POLICY ON PUBLIC IMPROVEMENTS; CREATING SECTION 74-5, LOT SPLITS OR LOT COMBINATIONS OF LESS THAN 3 PARCELS; AMENDING SECTION 74-31, PROCEDURE FOR SECURING APPROVAL OF SUBDIVISION; REMOVING SECTION 74-32, AUTHORITY OF PLANNING AND ZONNG BOARD TO BE ADVISORY ONLY; AMENDING SECTION 74-61, INSTALLATION OF IMPROVEMENTS AND UTILITIES; SECTION 74-62, SEAWALLS; SECTION 74-91, GENERAL REQUIREMENTS; SECTION 74-92, RELATION OF PROPOSED STREETS TO ADJOINING STREET SYSTEM; SECTION 74-97, CORNER RADII; SECTION 74-99, ALLEYS; SECTION 74-100, BLOCK LENGTH; SECTION 74-102, LOT DIMENSIONS; SECTION 74-104, SITES FOR PUBLIC USES; SECTION 74-105, VARIANCES; CREATING SECTION 74-106, REDUCTION OF LOT AREA; AND AMENDING SECTION 74-131, PRELIMINARY PLAT; CONTENT AND FORM AND SECTION 74-132, FINAL PLAT FORM AND CONTENT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; PROVIDINF FOR CODIFICATION AND PROVIDING 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 ordinance is to ensure consistent application of subdivision regulations within the City and to facilitate the proper subdivision of land. The ordinance protects the public safety and welfare of the City and its residents by regulating the physical development standards of parcels, roadways, and utilities which contribute to the provision of adequate public safety and services while ensuring proper recording of the division of land.

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; 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

LOCAL PLANNING AGENCY
RESOLUTION NO. 2026-07

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 74, "SUBDIVISIONS," OF THE LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 74-1, DEFINITIONS; SECTION 74-3, APPROVAL OF THE CITY COMMISSION REQUIRED FOR SUBDIVISION OF PROPERTY AND RECORDING OF PLAT; SECTION 74-4, POLICY ON PUBLIC IMPROVEMENTS; CREATING SECTION 74-5, LOT SPLITS OR LOT COMBINATIONS OF LESS THAN 3 PARCELS; AMENDING SECTION 74-31, PROCEDURE FOR SECURING APPROVAL OF SUBDIVISION; REMOVING SECTION 74-32, AUTHORITY OF PLANNING AND ZONNG BOARD TO BE ADVISORY ONLY; AMENDING SECTION 74-61, INSTALLATION OF IMPROVEMENTS AND UTILITIES; SECTION 74-62, SEAWALLS; SECTION 74-91, GENERAL REQUIREMENTS; SECTION 74-92, RELATION OF PROPOSED STREETS TO ADJOINING STREET SYSTEM; SECTION 74-97, CORNER RADII; SECTION 74-99, ALLEYS; SECTION 74-100, BLOCK LENGTH; SECTION 74-102, LOT DIMENSIONS; SECTION 74-104, SITES FOR PUBLIC USES; SECTION 74-105, VARIANCES; CREATING SECTION 74-106, REDUCTION OF LOT AREA; AND AMENDING SECTION 74-131, PRELIMINARY PLAT; CONTENT AND FORM AND SECTION 74-132, FINAL PLAT FORM AND CONTENT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; PROVIDINF FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

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 20, 2026, 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 20, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2026-19 amending Chapter 74, "Subdivisions" and has considered the information received at said public hearing; and

WHEREAS, on August 20, 2026, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2026-19 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 2026-19, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 20th Day of August 2026.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

08-20-2026
Date

ATTEST:

Lisa-Marie V. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Vose Law Firm, City Attorney

AGENDA ITEM NO. H.7

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	First Reading and Public Hearing of Ordinance No. 2026-23, Budget Amendment for Revenues
BACKGROUND:	In Fall of 2024, the City sustained flood damage from Hurricanes Helene and Milton. As a result of multiple successful grant requests, the City received proceeds from grants to assist in recovery efforts in addition to other critical municipal grants.
POLICY/PURPOSE:	Section 3.12(a) of the City's Charter stipulates that any amendments to the city's annual budget be approved by ordinance.
STRATEGIC PLAN RELEVANCE:	This is a regulatory step related to a budget amendment
ANALYSIS/DISCUSSION:	The City has been awarded unbudgeted grant proceeds. These funds are designed to assist with ongoing community recovery and operational requirements.
FUNDING:	This budget amendment aims to recognize proceeds received from multiple grants listed.
MOTION:	I move to approve Ordinance No. 2026-23 at this first public hearing and to schedule the ordinance for a second and final reading at the October 6, 2026, Commission Meeting.

ATTACHMENTS:
Grant Budget Amendment 2026-23.xlsx
Backup of ORDINANCE_2026-23 Grant Revenue V1.docx

BUDGET AMENDMENT

DATE: September 9, 2026

FY 2026

TO: City of Treasure Island City Manager

Ord. # 2026-23

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: Grant Revenue

REVENUE

Fund	*Acct.*	*Name*	*Proceeds for:*	*TOTAL*
123	337300	Resilient FL Implementation	Treasure Bay Living Shoreline & Resiliency Project	$ 1,449,500.00
001	331507	Grants-FEMA Hurricane Helene	Helene Citywide Pedestrian Crossway	$ 7,618.00
001	331507	Grants-FEMA Hurricane Helene	Treasure Bay Tennis Courts Electrical Project	$ 33,589.00
			Total	**$ 1,490,707.00**

EXPENSE:

Fund	*Prog.*	*Acct.*	*Name*	*TOTAL*
			Total	**$ -**

Total

Recognize grant payment from Resilient FL Implementation for Treasure Bay Living Shoreline & Resiliency Project and FEMA Hurricane Helene for Citywide Pedestrian Crossway and Treasure Bay Tennis Courts Electrical Project.

DATE

Chief Financial Officer: _____ _____

City Manager: _____ _____

Completed by Finance: _____

ORDINANCE 2026-23

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGET TO RECOGNIZE GRANT PROCEEDS OF $1,490,707 FOR TREASURE BAY LIVING SHORELINE & RESILIENCY PROJECT, HURRICANE HELENE CITYWIDE PEDESTRIAN CROSSWAY AND TREASURE BAY TENNIS COURTS ELECTRICAL PROJECT PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2026-02, the City of Treasure Island, Florida adopted an annual operating budget for fiscal year 2026; and

WHEREAS, the City has received $1,490,707.00 from multiple grants listed below in Section 3.

WHEREAS, this ordinance is a budget amendment 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, pursuant to the City's Charter and generally accepted accounting principles, the City finds it in the public's best interest to amend the City's budget to recognize the revenues received during the year in the budget.

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 findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. The budget for the City of Treasure Island, Florida for the fiscal year 2026, as adopted pursuant to Ordinance 2026-02 is hereby amended by adding $1,490,707.00 in the appropriate revenue lines.

SECTION 3. That allocation of said funds shall be as follows:

<u>General Fund - Reserve</u>		
General Fund Reserve		$1,490,707
<u>General Fund - Revenue</u>		
GRANT - FEMA PUBLIC ASSISTANCE (4337-IRMA)	001-331507	$41,207
<u>Local Option Sales Tax – Revenue</u>		
GRANT – FDEP FL RECREATION DEVELOPMENT ASSIST PROG	123-337300	$1,449,500

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. CONFLICT. This action supersedes all ordinances and resolutions of the City or portions thereof, in conflict with or inconsistent with this ordinance, to the extent of such inconsistency or conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the 9th day of September, 2026.

SECOND READING and PUBLIC HEARING on the 6th day of October, 2026.

PUBLISHED in the Tampa Bay Times on the _____ day of _____, 2026.

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

AGENDA ITEM NO. H.8

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	First Reading and Public Hearing of Ordinance No. 2026-24, Budget Amendment for Capital Project Expenses
BACKGROUND:	In Fall of 2024, the City sustained damage from Hurricanes Helene and Milton. As the City continues to recover and has incurred extra expenses and revenue losses due to these damage. As a result of these extra expenses, the City is amending the Budget to recognize these expenses under Capital Projects.
POLICY/PURPOSE:	Section 3.12(a) of the City's Charter stipulates that any amendments to the city's annual budget be approved by ordinance.
STRATEGIC PLAN RELEVANCE:	This is a regulatory step related to a budget amendment
ANALYSIS/DISCUSSION:	City incurred these operating expenses during the Fiscal Year 2026, we are amending the Budget.
FUNDING:	This budget amendment aims to recognize Capital Projects expenses incurred during the Fiscal Year 2026.
MOTION:	I move to approve Ordinance No. 2026-24 at this first public hearing and to schedule the ordinance for a second and final reading at the October 6, 2026, Commission Meeting.

ATTACHMENTS:
Copy of Budget Amendment 2026-24 9.3.26.xlsx
ORDINANCE_2026-24-Annual BA for CIP.docx

BUDGET AMENDMENT

DATE: 2026-09-09

FY
2026

TO: City of Treasure Island City Manager

Ord. #
2026-24

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: FY 2026 Capital Project Expenses Budget Amendment

REVENUE

Fund	*Acct.*	*Name*	*Proceeds for:*	*TOTAL*
			Total	**$ -**

EXPENSE:

Fund	*Prog.*	*Acct.*	*Name*		*TOTAL*
302	5300	62001	City Center Remodel	Building Repairs	$ 33,600.00
001	5221	64200	Fire - Vehicle	New Ambulance	$ 317,700.00
001	5242	64200	Code - Vehicle	Vehicle	$ 29,900.00
001	5410	62000	Municipal Building Improvement	Elevator maintenance & Repairs	$ 32,100.00
001	5410	63000	Municipal Improve O/T building	Building Repairs	$ 78,500.00
001	5411	63422	CSWY-Mechanical	Causeway Mechanical Repairs	$ 3,900.00
001	5722	63720	Pickle Ball Court	Building Repairs	$ 17,200.00
420	5350	63463	Force Main Rehab	Wastewater Main Force Rehab	$ 909,900.00
001	5410	62110	Relocate Electrical Transformer	Relocate Electrical Transformer	$ (200,000.00)
001	5410	64200	Municipal Vehicle	Vehicle	$ (50,000.00)
001	5722	63715	TB Tennis Court Fence RPR	Fence Repairs	$ (100,000.00)
123	5300	64200	Police Vehicles	Vehicle	$ (100,000.00)
123	5300	64920	FIRE/EMS Vehicles	Vehicle	$ (100,000.00)
				Total	**$ 872,800.00**

EXPLANATION:
City of Treasure Island shall amend the FY2026 budget to allocate $872,800 across multiple accounts to cover necessary repairs and vehicle purchases. The funding increase for the Capital accounts will be supported by insurance reimbursement revenues and EMS ambulance will be supported by 001-342400 County EMS by Pinellas County.

DATE

Chief Financial Officer: _____ _____

City Manager: _____ _____

Completed by Finance: _____ _____

001	5131	34000	Finance - Contractual Services	001	5131	34000	37,000
001	5132	34000	City Clerk - Contractual Services	001	5132	34000	40,000
001	5140	31000	Legal - Attorney Services	001	5140	31000	131,000
001	5193	53950	Parking - Credit Card Fees	001	5193	53950	16,000
001	5391	46900	Beach Maintenance - Repair/Maint/Bldg	001	5391	46900	70,000
001	5411	46900	Causeway - Repair/Maint/Bldg	001	5411	46900	26,000
001	5490	46200	Equip & Vehicles - Repair to Vehicles	001	5490	46200	8,000
001	5220	46900	EMS - Repair/Maint/Bldg	001	5220	46900	45,000
001	5221	46900	Fire - Vehicle	001	5221	46900	18,000
001	5221	46900	Fire - Repair/Maint/Bldg	001	5221	46900	20,000
001	5722	46900	Treasure Bay - Repair/Maint/Bldg	001	5722	46900	(100,000)
001	5192	53950	EM - Hurricane Expense	001	5192	53950	356,000

City of Treasure Island shall budget $575K for multiple accounts due to required repairs, contractual services and fees spent in FY2026. Multiple repair accounts are from insurance reimbursements.

ORDINANCE 2026-24

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF $872,800 FOR BUILDING REPAIRS, CAUSEWAY REPAIRS, WASTEWATER MAIN FORCE REHAB, VEHICLE AND EMS AMBULANCE PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2026-02, the City of Treasure Island, Florida adopted an annual operating budget for fiscal year 2026; and

WHEREAS, the City shall spend money exceeding the Fiscal Year 2026 Approved Budget in the amount of $872,800 for Capital Expenses, including building repairs, causeway repairs, Wastewater Main Force Rehab, vehicle and EMS Ambulance.

WHEREAS, this ordinance is a budget amendment 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, pursuant to the City's Charter and generally accepted accounting principles, the City finds it in the public's best interest to amend the City's budget to recognize the additional expenses of $872,800 in the General Fund for Capital Expenses for building repairs, causeway repairs, Wastewater Main Force Rehab, vehicle and EMS Ambulance.

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 findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. The budget for the City of Treasure Island, Florida for the fiscal year 2026, as adopted pursuant to Ordinance 2026-02 is hereby amended by adding expenses of $872,800 in the General Fund for building repair, causeway repairs, Wastewater Main Force Rehab, vehicle and EMS Ambulance.

SECTION 3. That allocation of said funds shall be as follows:

General Fund - Expenses

City Center Remodel	302	5300	62001	33,600
Fire - Vehicle	001	5221	64200	317,700
Code – Vehicle	001	5242	64200	29,900
Municipal – Building Improvement	001	5410	62000	32,100
Municipal – Improve O/T Bldg	001	5410	63000	78,500
Causeway - Mechanical	001	5411	63422	3,9000
Pickle Ball Court – Building Repairs	001	5722	63720	17,200
Force Main Rehab – Wastewater Main	420	5350	63463	909,900
Relocate Electrical Transformer	001	5410	62110	(200,000)
Municipal - Vehicle	001	5410	64200	(50,000)
TB Tennis Court Fence-RPR	001	5722	63715	(100,000)

Police Vehicle	123	5300	64200	(100,000)
Fire/EMS Vehicle	123	5300	64920	(100,000)

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. CONFLICT. This action supersedes all ordinances and resolutions of the City or portions thereof, in conflict with or inconsistent with this ordinance, to the extent of such inconsistency or conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the 9 day of September, 2026.

SECOND READING and PUBLIC HEARING on the 6 day of October, 2026.

PUBLISHED in the Tampa Bay Times on the _____ day of _____, 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the _____ day of _____, 2026 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

AGENDA ITEM NO. H.9

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Administration

ITEM TYPE: Request to Commission

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Resolution 2026-10 Establishing a Charter Review Committee

BACKGROUND: The City Charter requires the City Commission to consider a review of the Charter every five years. The last Charter Review was initiated in 2021.

Appointments to the committee are not defined in the City Charter. In 2021, each Commissioner made one appointment from their district and the Mayor made three, at-large appointments. At the August 4th City Commission meeting, the Commission agreed to establish a charter review committee following similar guidelines as the 2021 charter.

Section 6.01. - Charter review committee.

The city commission shall consider the necessity for review of this Charter no later than once every five (5) years. If, in the opinion of the majority of the city commission, review of said Charter is advisable, the city commission may appoint a charter review committee to conduct said review and make recommendations to the city commission.

The City Charter may be amended in two (2) ways.

Initiation by Ordinance - The City Commission, may by ordinance, propose amendments to any part or all of this Charter, except Article II prescribing boundaries, and upon passage of the initiating ordinance shall place the proposed

amendment to a vote of the electors at the next general election held within the city or at a special election called for such purpose. Amendment of Article II resulting from annexation done in accordance with general law shall be by ordinance of the commission and shall not be subject to a vote of the electors except as provided by general law.

Initiation by Petition - Pursuant to the applicable provisions set forth in article VII of this Charter, the electors of the city may propose amendment to the Charter by petition signed by at least twenty-five (25) percent of the total number of qualified electors registered to vote in the last regular city election.

POLICY/PURPOSE: City Charter, Article VI - General Provisions, Section 6.02 - Charter Amendment

The City Commission shall consider the necessity for review of this Charter no later than once every five (5) years. If, in the opinion of the majority of the City Commission, review of said Charter is advisable, the City Commission may appoint a Charter Review Committee to conduct said review and make recommendations to the City Commission.

STRATEGIC PLAN RELEVANCE: The City Charter is part of the foundation for the Strategic Plan as a whole.

ANALYSIS/DISCUSSION: A potential goal of the committee would be to put forth any charter changes to a vote of the electorate on the November 2027 ballot.

FUNDING: There is no cost to establishing the Charter Review Committee. However, if the City Commission adopts any recommended charter changes from the Committee, there will be costs to place the questions on the ballot.

MOTION: **Move to approve Resolution 2026-10, establishing the Charter Review Committee and confirm the committee appointments.**

ATTACHMENTS:
Resolution 2026-10 Charter Review Committee.docx

RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND FINDING THERE IS A NECESSITY FOR REVIEW OF THE CHARTER OF THE CITY OF TREASURE ISLAND, FLORIDA, PURSUANT TO SECTION 6.01 OF THE CITY CHARTER; PROVIDING FOR THE ESTABLISHMENT OF A CHARTER REVIEW COMMITTEE; PROVIDING GUIDELINES FOR THE APPOINTMENT OF MEMBERS; PROVIDING ORGANIZATIONAL GUIDELINES; PROVIDING FOR THE POWERS OF THE CHARTER REVIEW COMMITTEE; APPOINTING INDIVIDUALS TO SERVE ON THE CHARTER REVIEW COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Treasure Island provides that the City Commission shall consider the necessity for review of the Charter no later than once every five (5) years; and

WHEREAS, if, in the opinion of the majority of the City Commission, review of the Charter is advisable, the City Commission shall appoint a Charter Review Committee to conduct said review and make recommendations to the City Commission as to whether there should be any amendments to the City Charter; and

WHEREAS, the City Commission has considered the necessity for review of the Charter; and

WHEREAS, the City Commission desires to establish and appoint a Charter Review Committee to make recommendations to the City Commission concerning the City Charter; and

WHEREAS, the City Commission desires to appoint seven (7) Board Members in accordance with the composition set forth herein; and

WHEREAS, the City Commission, after due consideration, has determined that it is in the best interest of the City of Treasure Island to make these appointments to the Charter Review Committee.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE:

SECTION 1. In the opinion of the majority of the City Commission, review of said Charter is advisable.

SECTION 2. It is the intent of the City Commission to create a special purpose committee for the purpose of reviewing and recommending to the City Commission any amendments to the City's Charter that the Charter Review Committee finds advisable, as provided by Section 6.01 of the City Charter.

SECTION 3. COMPOSITION; START UP; TERM; VACANCIES; SUPPORT; QUORUM; SERVICE; AND MEETINGS.

A. Composition: There shall be one (1) member of the Charter Review Committee appointed from each election district from within the City, who shall be appointed by the recommendations from the City Commissioner elected from that district. In addition, there shall be three (3) members appointed from the city at-large, who shall be appointed by the recommendation of the Mayor. Members who are appointed shall be electors of Treasure Island and may not be a member of any other City board.

B. Start Up: At the first meeting of the Committee, a chair and a co-chair will be appointed. The Committee shall utilize the City Commission Rules of Procedure, as amended from time to time, to carry out their duties efficiently and effectively.

C. Term: The Committee shall serve until the Charter review is completed and recommendations are submitted to the Commission. Once the recommendations are submitted, (unless the Commission has further requests of the Committee) the Committee shall automatically expire.

D. Vacancies: If a vacancy arises, the Commission by majority vote shall appoint a member to fill the vacancy as provided for in Section 3, A. Composition.

E. Legal and Staff Support: The City Attorney shall assist and provide legal support to the Committee and shall act as facilitator for meetings as needed. Further, City Staff will be made available to assist the Committee as needed.

F. Quorum: The presence of four (4) or more members shall constitute a quorum. A simple majority vote of members present and voting is required for official action by the Committee.

G. Service: Board members shall serve without compensation, but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the City Commission or otherwise provided by law.

H. Meetings: Meetings of the Committee shall occur at City Hall on two days per month, which will be set by the City Manager based on City facilities availability, Committee members availability, City staff and City Attorney availability (i.e. the second and fourth Thursdays of the month, between 1-9 PM.) Additional meetings or any meeting changes may be made as mutually agreed upon between the City Attorney and a quorum of the Committee, so long as City facilities are available.

I. Completion. The Committee shall complete a thorough review of the City's Charter in determining any recommended revisions. The Commission desires the Committee make every effort to try to complete its task in time for any proposed Charter Amendments to be placed on the ballot for the November 2028 Election, at the latest.

SECTION 4. OATH OF OFFICE. Upon appointment, each member of the Committee shall, before entering upon discharge of his/her duties of office, take an oath of office.

SECTION 5. POWERS OF THE CHARTER REVIEW COMMITTEE. The Committee is authorized solely to review the current City Charter and make recommendations to the City Commission.

SECTION 6. APPOINTMENT OF MEMBERS. The following individuals shall be appointed as members to the Charter Review Committee:

District 1: _____ **At-Large:** _Maryellen Walsh Heuer_

District 2: _Sarah Pennington_____ **At-Large:** _Carol Braddy_____

District 3: _____ **At-Large:** _Fred Orr_____

District 4: _Mary Catherine Daughtry_

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon its passage by the Commission.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 9th day of August, 2026 by _____ 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

AGENDA ITEM NO. H.10

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 9, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Administration

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Treasure Bay (Commissioner Czyszczon)

BACKGROUND: At the August 6, 2026, Workshop, received a presentation from Public Works Director on potential Treasure Bay development. The discussion concluded with the following:

Mayor Doctor emphasized the budget was where many of the decisions would be made and encouraged people to attend the budget meetings.

Vice Mayor Vasquez agreed tennis courts should not be removed from Treasure Bay and believed they were a well utilized amenity in the community and emphasized the budget was an essential part of making the decision.

Citing citizen support for tennis courts and golf course, Commissioner Dickey did not believe Alternate 3 was fiscally responsible and advocated for Alternate 1.

Commissioner Czyszczon wanted further development and cost analysis of Alternate 3 and asked what surfaces were needed due to the tennis grants that had been received.

Commissioner Clark appreciated Assistant City Manager

Volenec's work, believed Alternate 3 could be modified to increase two more tennis courts, felt Alternate 3 was a good option, did want to know what the options would cost, and wanted the residents to decide the option.

City Manager Charlie VanZant asked if there was anything the Commission did not want to pursue. Following remarks, Mayor Doctor said there could be further discussion at future meetings. Commissioner Clark wanted something that was self-sustaining.

POLICY/PURPOSE: Commissioner Item

STRATEGIC PLAN RELEVANCE: Commissioner Item

ANALYSIS/DISCUSSION: TBD

FUNDING: TBD

MOTION:

ATTACHMENTS: