



**BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, SEPTEMBER 15, 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. FY 27 MILLAGE AND BUDGET

C.1 Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - Second Reading and Public Hearing

[FY 2027 1st Budget Hearing Presentation.pdf](#)

[Ord 2026-25 FY2027 Millage.pdf](#)

[tear sheet 9-13 City Treasure Island.PDF](#)

[103578 affidavit.pdf](#)

C.2 Ordinance 2026-26, Second Budget Public Hearing for FY 2027 Budget

[Ord 2026-26 FY2027 Budget.pdf](#)

D. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

E. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

F. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

G. APPROVAL OF MINUTES

H. CONSENT AGENDA

H.1 Advanced Life Support First Responder Contract, Amendment 2, with the Pinellas County EMS Authority.

[2026 ALSFR Treasure Island Amendment 2 - FINAL.pdf](#)

I. ITEMS OF BUSINESS

- I.1 Ordinance No. 2026-27, Adopting the FY27 Citywide Fee Schedule as Appendix A to the Code of Ordinances
[Ord_2026-27_FY27_Fee_Schedule.docx](#)
[FY27 Fee Schedule Red Lined v2.docx](#)
[Exhibit A Red Lined.docx](#)
[Treasure Island Utility Rates FY27.rtf](#)
- I.2 Second Reading and Public Hearing of Ordinance No. 2026-22, Budget Amendment for Expenses
[ORDINANCE 2026-22 Annual BA for Expenses.docx](#)
[Budget_Amendment Expenses.pdf](#)
[100936 affidavit.pdf](#)
- I.3 Second Reading and Public Hearing of Ordinance No. 2026-21, Budget Amendment for Revenues
[Backup of ORDINANCE Grant Revenue](#)
[Budget_Amendment Revenue.pdf](#)
[100935 affidavit.pdf](#)
- I.4 Resolution 2026-11, Rules of Civility and Decorum for City Commission and Advisory Board Meetings
[Resolution 2026-11 Rules of Civility and Decorum.docx](#)
- I.5 Resolution 2026-12 Appointment of Applicant to the LIFT Board
[k. Stewart LIFT application.pdf](#)
[RES2026-12 Appointment to LIFT.docx](#)
- I.6 Proposed - City Attorney Formal Opinion Requests Procedure
[Procedure for Requests for Formal City Attorney Written Legal Opinions.docx](#)
[Agenda Memorandum Procedures to Request Formal City Attorney Opinions.docx](#)
- I.7 Approve the Design-Build Amendment for Construction of the Public Safety Facility
[Design-Builders Evaluation of Owner Criteria Rev. 1 9-10-26.pdf](#)
- I.8 Nomination of Mayor Anne-Marie Brooks, City of Madeira Beach, to Represent the BIG-C on the Forward Pinellas Board.
[Forward Pinellas Nomination_Mayor Brooks.docx](#)
[Forward Pinellas Appointment Request](#)

J. CITY MANAGER AND CITY ATTORNEY REPORT

K. COMMISSIONER REPORTS

L. 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.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Melissa VanDerwerken, Finance

ITEM TYPE: Ordinances

AGENDA SECTION: FY 27 MILLAGE AND BUDGET

SUBJECT: Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - Second 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 second and final reading and public hearing.

STRATEGIC PLAN

None, this is a regulatory step in the annual budget process.

RELEVANCE:

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 the

second and final reading and public hearing.

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](#)

[tear sheet 9-13 City Treasure Island.PDF](#)

[103578 affidavit.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	
	<u>Aug 2026</u>
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
Prepays	\$ 90,000
Short Term Payables	\$ 1,569,171
Taxes in advance	<u>\$ 170,000</u>
Fund Balance as of Aug 31, 2026	<u><u>\$ 36,768,943</u></u>

Fund Balances Fiscal Year 2026



Fund Balance as of Aug 31, 2026	\$ 36,768,943
September Revenue estimates	\$ 1,297,109
September Expenses estimates	<u>\$ 2,796,627</u>
Fund Balance September 30, 2026	<u>\$ 35,269,425</u>

Fund Balances FY2026 Available



Available Funds per fund type

General Fund	\$ 24,638,234
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Building Fund	\$ 1,777,176
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Enterprise Funds	<u>\$ 8,854,014</u>
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Available Balance as of Sep 30, 2024	<u><u>\$ 35,269,425</u></u>
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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	<u>\$ 3,377,642</u>
Available Balance as of Sep 30, 2024	<u><u>\$ 24,638,234</u></u>

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	<u>\$12,547,020</u>
Projected Balance FY2027	<u>\$ 10,255,976</u>

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	<u>\$ 2,513,405</u>
Projected Balance FY2027	<u>\$ 677,915</u>

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	<u>\$ 111,894</u>
Projected Balance FY2027	<u>\$ 19,144</u>

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	<u>\$ 0</u>
Projected Balance FY2027	<u><u>\$ 7,980</u></u>

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	<u>\$ 0</u>
Projected Balance FY2027	<u>\$ 000</u>

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	<u>\$ 3,007,986</u>
Projected Balance FY2027	<u>\$ 1,214,051</u>

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	<u>\$ 0</u>
Projected Balance FY2027	<u>\$ 1,595,956</u>

Available Funds FY 2026

Enterprise Funds



Wastewater	\$ 3,260,927
Solid Waste	\$ 1,792,352
Stormwater	<u>\$ 3,800,735</u>
Available Balance as of Sep 30, 2026	<u><u>\$ 8,854,014</u></u>

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	<u>\$ 7,640,195</u>
Projected Balance FY2027	<u>\$ 858,692</u>

Budget Balance FY 2026 Enterprise / Stormwater



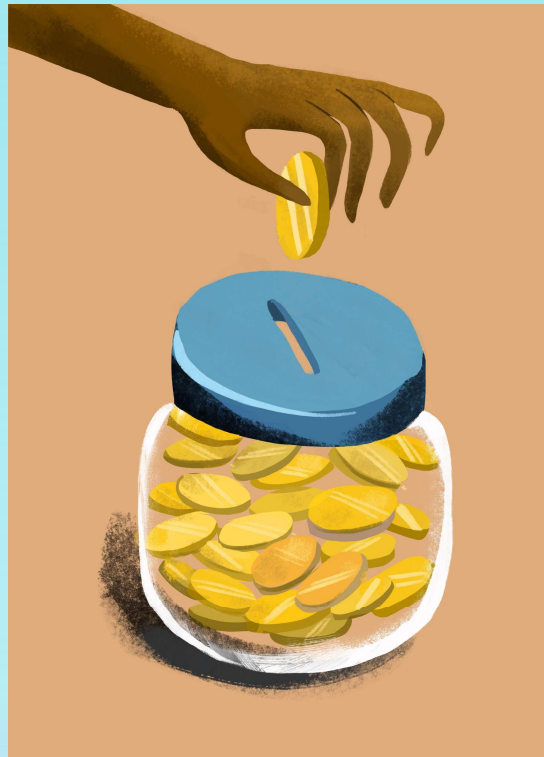
Fund Balance as of Sep 30, 2026	\$ 3,800,735
Projected Revenues FY2026	\$ 1,569,600
Projected Operating FY2026	\$ 723,050
Capital Improvement Plan FY2026	<u>\$ 1,210,391</u>
Projected Balance FY2026	<u>\$ 4,232,100</u>

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	<u>\$ 0</u>
Projected Balance FY2027	<u>\$ 1,792,352</u>

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	<u>-800,000</u>	<u>0</u>	<u>0</u>	<u>-800,000</u>
Total	<u>\$795,956</u>	<u>\$327,055</u>	<u>\$130,822</u>	<u>\$338,079</u>

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	<u>1,214,051</u>	<u>155,068</u>	<u>62,027</u>	<u>996,957</u>
Total	<u>\$12,975,066</u>	<u>\$4,801,557</u>	<u>\$1,920,623</u>	<u>\$6,252,886</u>

RESERVES

WASTEWATER FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance one month reserve, no contingency	<u>858,692</u>	<u>435,112</u>		<u>423,580</u>
Total	<u>\$858,692</u>	<u>\$435,112</u>	<u>\$0</u>	<u>\$423,580</u>

RESERVES

StormWater FY 2027	Fund Balance	3 months	10% Emergency Contingency	Set aside Reserve
Fund Balance	<u>4,232,100</u>	<u>193,263</u>	<u>77,305</u>	<u>3,961,533</u>
Total	<u>\$4,232,100</u>	<u>\$193,263</u>	<u>\$77,305</u>	<u>\$3,961,533</u>

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	<u>1,792,352</u>	<u>0</u>	<u>0</u>	<u>1,792,352</u>
Total	<u>\$18,861,814</u>	<u>\$5,756,986</u>	<u>\$2,128,750</u>	<u>\$12,768,430</u>



TREASURE
ISLAND
FLORIDA

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.

ATTEST:

John Doctor, Mayor

Lisa-Marie Kennedy, City Clerk



The operator of a community Facebook group on the Pinellas beaches says local business owners are concerned about parking prices scaring away both locals and tourists. (LUIS SANTANA | Times)

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF PROPOSED TAX INCREASE

The City of Treasure Island has tentatively adopted a measure to increase its property tax levy.

Last year’s property tax levy:

- A. Initially proposed tax levy \$11,408,991
- B. Less tax reductions due to Value Adjustment Board and other assessment changes\$ 92,903
- C. Actual property tax levy..... \$11,316,088

This year’s proposed tax levy \$11,757,098

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

September 15, 2026
6:00 P.M.
at
Treasure Island City Hall
10451 Gulf Boulevard
Treasure Island, Florida 33706

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

9/13/2026 DB

103578-1

LEGAL NOTICE

LEGAL NOTICE

BUDGET SUMMARY

CITY OF TREASURE ISLAND, FLORIDA - FISCAL YEAR 2027

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF TREASURE ISLAND ARE 30.6% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

Estimated Revenues	General Fund	Special Revenue Fund	Debt Service Fund	Capital Project Funds	Enterprise Funds	Total
REVENUE						
Taxes: Millage per \$1,000						
Ad Valorem Taxes: 3.8129	11,169,243	-	-	-	-	11,169,243
Other Taxes	1,454,800	991,600	-	-	-	2,446,400
License & Permits	941,300	1,126,000	-	-	-	2,067,300
Intergovernmental	1,387,300	-	-	-	-	1,387,300
Charges for Services	5,051,860	-	-	-	10,132,147	15,184,007
Fines & Forfeitures	424,500	-	-	-	-	424,500
Grants	4,074,583	127,830				4,202,413
Miscellaneous	409,500	6,700	-	-	16,000	432,200
TOTAL SOURCES	24,913,086	2,252,130	-	-	10,148,147	37,313,363
Other/Inter-Fund Transfer/						
Debt Proceeds/Carryforwards (CIP)	1,100,000	2,029,994	968,162	15,555,006	6,162,881	25,816,043
Fund Balances/Reserves/Net Assets	153,930	251,395	-	-	-	405,325
TOTAL REVENUES, TRANSFERS & BALANCES	26,167,016	4,533,519	968,162	15,555,006	16,311,028	63,534,731
EXPENDITURES						
EXPENDITURES BY CATEGORY						
Personnel	13,040,830	359,140	-	-	794,560	14,194,530
Operating	6,165,398	949,080	-	-	5,149,830	12,264,308
Capital & CIP Projects	-	2,625,299	-	15,555,006	8,850,586	27,030,891
Debt Svc/Other/Contingency	-	-	968,162	-	28,186	996,348
TOTAL EXPENDITURES	19,206,228	3,933,519	968,162	15,555,006	14,823,162	54,486,077
Transfers to other funds	6,960,788	600,000	-	-	68,500	7,629,288
Fund Balances/Reserves/Net Assets	-	-	-	-	1,419,366	1,419,366
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	26,167,016	4,533,519	968,162	15,555,006	16,311,028	63,534,731
The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.						

9/13/2026 DB

103578-1

deterrent ... something that just kind of ruined the vibe and the feel of our downtown,” Ironsmith said. “I want to be welcoming.”

Nearly a decade later, the same debate continues across the region.

In the past month, Sarasota and Anna Maria Island have both hosted meetings to discuss parking problems.

After conducting a study, Anna Maria is mulling five new parking zones, including resident-only spots and a paid parking system.

Manatee County has grown by 46% in the last 15 years, Anna Maria Mayor Mark Short said at an Aug. 31 meeting. Short-term rentals in the city increased from around 100 to nearly 800 in that same period. Aging infrastructure and a shortened slow season have contributed to the perfect parking storm.

More than 150 people came to the meeting, with some sharing concerns about how the proposed system could impact local character.

“We welcome thousands of visitors every day, and we’re proud of that,” Short said. “Tourism is a part of our identity, but with popularity comes pressure.”

In Sarasota, commissioners walked back the city’s new parking policies — including expanded enforcement hours and paid parking on Sundays — after just a few weeks.

The decision comes after extensive backlash from residents and business owners, who said the rules scared off potential customers and were hard to understand. The conversation is expected to continue through the fall.

As local municipalities search for answers, people who study and work in parking are optimistic about another possible fix. Both Water Street’s Cooke and UF’s Steiner think self-driving cars could become a solution to Tampa’s transit and parking woes. According to Steiner, some modeling suggests that one autonomous vehicle could take the place of 10 driven by humans.

Waymo, which just launched in Tampa, has also expressed interest in expanding to St. Petersburg.

Tesla Robotaxis are already roaming some parts of Tampa — although not without some kinks. When a Tampa Bay Times reporter recently tried to ride during a “high-demand period,” she waited two and a half hours before ultimately canceling the request.

Until self-driving taxis or public transportation become more widely available, many people who rely on their cars have decided to be choosier.

Lara Cherup, a Brandon mother of two, said that when she got an annual pass for the Florida Aquarium in late 2019, parking was free for members. After being gifted another membership recently, Cherup was bummed to learn that parking now costs \$5 an hour.

“The parking just kind of puts a time limit on it,” said Cherup, who gives her 7 ½-year-old daughter two hours to explore. “I could be spending that 10 bucks on Dippin’ Dots instead of parking.”

The aquarium — which sits on the edge of Water Street, right off one of Tampa’s few public transit options, the TECO Line Streetcar — isn’t the only expense that has worn on Cherup’s family. She notices the \$40 garage fee for a Rowdies game and the \$10 to \$15 parking for the fairgrounds that used to be free.

Cherup isn’t sure if she will renew her aquarium membership “just because of the hassle of parking.”

“Everything has gone up in price so much,” she said. “To the point it takes the fun out of going.”

Contact Gabrielle Calise at gcalise@tampabay.com or 813-591-0548. Follow @gabriellecalise.

PARKING continued from 13A

While local parking company 717 has a strong presence mostly in Hillsborough, ParkMobile reigns in the Tampa Bay region, from the Gulf Beaches through downtown St. Petersburg and Tampa.

ParkMobile makes money by charging users a fluctuating convenience fee, which costs, on average, 50 cents per transaction. This makes the platform an attractive partner to cities.

The company doesn’t set parking prices. Instead, it provides tools to help local governments decide how much to charge based on data from roughly 70 million users in 900 cities.

To gather real-time data, ParkMobile uses vehicles equipped with cameras that zip across cities to monitor congestion and the rotation rate.

While ParkMobile is headquartered in Atlanta, Reliquet uses the app when he travels to visit his son at the University of Tampa or drives to Clearwater Beach. To save money, Reliquet recommends scanning the app ahead of time to find the cheapest parking option before leaving home.

“I’m a little bit of a last-minute person myself, so while I recommend highly to plan and anticipate, I usually go there and find out, and then pay on the spot,” he said.

The future of parking

Does it have to be this way? Bob Ironsmith doesn’t think so.

As Dunedin’s director of economic and housing development, Ironsmith said the city’s downtown has found success by prioritizing a sense of place instead of maximizing parking revenue. This includes investing in streetlights, brick paths, access to the Pinellas Trail and other features that boost walkability.

Dunedin’s downtown core offers a number of free parking spaces in local lots and the Monroe Street Parking Garage.

This wasn’t always the case. From late 2016 through late 2017, Dunedin experimented with parking meters around downtown.

While paid parking became a positive revenue source, it also pushed away visitors, said Ironsmith, who did not recommend paid parking.

After months of debate, including a seven-hour public meeting, the city reverted to free parking.

“The public certainly shouted back out and said paid parking was just a

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter 2027 Millage and Budget was published in said newspaper by print in the issues of 09/13/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



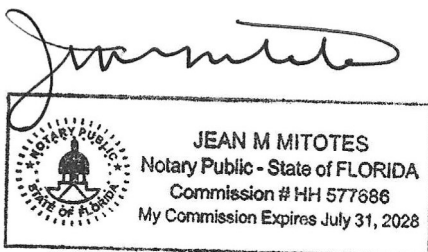
Signature of Affiant _____

Sworn to and subscribed before me this **09/13/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PROPOSED TAX INCREASE

The City of Treasure Island has tentatively adopted a measure to increase its property tax levy.

Last year’s property tax levy:

- A. Initially proposed tax levy \$11,408,991
- B. Less tax reductions due to Value Adjustment Board and other assessment changes\$ 92,903
- C. Actual property tax levy..... \$11,316,088

This year’s proposed tax levy \$11,757,098

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

September 15, 2026
6:00 P.M.
at
Treasure Island City Hall
10451 Gulf Boulevard
Treasure Island, Florida 33706

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

BUDGET SUMMARY CITY OF TREASURE ISLAND, FLORIDA - FISCAL YEAR 2027

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF TREASURE ISLAND ARE 30.6% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

Estimated Revenues	General Fund	Special Revenue Fund	Debt Service Fund	Capital Project Funds	Enterprise Funds	Total
REVENUE						
Taxes: Millage per \$1,000						
Ad Valorem Taxes: 3.8129	11,169,243	-	-	-	-	11,169,243
Other Taxes	1,454,800	991,600	-	-	-	2,446,400
License & Permits	941,300	1,126,000	-	-	-	2,067,300
Intergovernmental	1,387,300	-	-	-	-	1,387,300
Charges for Services	5,051,860	-	-	-	10,132,147	15,184,007
Fines & Forfeitures	424,500	-	-	-	-	424,500
Grants	4,074,583	127,830				4,202,413
Miscellaneous	409,500	6,700	-	-	16,000	432,200
TOTAL SOURCES	24,913,086	2,252,130	-	-	10,148,147	37,313,363
Other/Inter-Fund Transfer/						
Debt Proceeds/Carryforwards (CIP)	1,100,000	2,029,994	968,162	15,555,006	6,162,881	25,816,043
Fund Balances/Reserves/Net Assets	153,930	251,395	-	-	-	405,325
TOTAL REVENUES, TRANSFERS & BALANCES	26,167,016	4,533,519	968,162	15,555,006	16,311,028	63,534,731
EXPENDITURES						
EXPENDITURES BY CATEGORY						
Personnel	13,040,830	359,140	-	-	794,560	14,194,530
Operating	6,165,398	949,080	-	-	5,149,830	12,264,308
Capital & CIP Projects	-	2,625,299	-	15,555,006	8,850,586	27,030,891
Debt Svc/Other/Contingency	-	-	968,162	-	28,186	996,348
TOTAL EXPENDITURES	19,206,228	3,933,519	968,162	15,555,006	14,823,162	54,486,077
Transfers to other funds	6,960,788	600,000	-	-	68,500	7,629,288
Fund Balances/Reserves/Net Assets	-	-	-	-	1,419,366	1,419,366
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	26,167,016	4,533,519	968,162	15,555,006	16,311,028	63,383,931

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Public Hearings
AGENDA SECTION:	FY 27 MILLAGE AND BUDGET
SUBJECT:	Ordinance 2026-26, Second 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. The first reading and public hearing was held on September 9th during the Regular Meeting of the City Commission.
POLICY/PURPOSE:	Hold the second and final 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 second and final reading and public hearing.

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



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	William Barrs, Fire
ITEM TYPE:	Contracts
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Advanced Life Support First Responder Contract, Amendment 2, with the Pinellas County EMS Authority.
BACKGROUND:	The City’s proposed EMS budget for FY26-27 is \$1,311,161 and a budget request for funding not to exceed this amount is included in appendix A of this agreement. The EMS Authority is also agreeing to the replacement of capital items as noted in appendix A. The EMS Authority agrees to fund the City’s total budget request of actual expenses to provide EMS first responder services up to \$1,311,161 for FY2026-27
POLICY/PURPOSE:	Our current agreement is for the City of Treasure Island Fire Rescue (TIFR) to provide Advanced Life Support (ALS) first responder services from October 1, 2024 through September 30, 2029. The County EMS Authority updates the Appendix A annually to reflect current reimbursement cap and capital needs for the contractors. Services are provided on an "at cost" basis. The EMS authority will reimburse TIFR for all expenses related to the provision of ALS first responder services up to the budget submitted to the County annually or the City's adopted EMS program budget, whichever is lower.
STRATEGIC PLAN RELEVANCE:	Goal 2: Maintain a safe community.
ANALYSIS/DISCUSSION:	The County has requested that all contracting agencies approve the proposed agreement for submission to the BOCC

for execution.

FUNDING:

This agreement dictates the terms and conditions for funding of our EMS budget.

MOTION:

I move to authorize the City Manager to approve Amendment #2, to include an updated Appendix A in the Advanced Life Support First Responder contract with the Pinellas County EMS Authority commencing on October 1st, 2026.

ATTACHMENTS:

[2026 ALSFR Treasure Island Amendment 2 - FINAL.pdf](#)

**EMERGENCY MEDICAL SERVICES
ALS FIRST RESPONDER AGREEMENT
AMENDMENT NO. 2**

CITY OF TREASURE ISLAND

2026

**PINELLAS COUNTY
EMERGENCY MEDICAL SERVICES AUTHORITY
12490 Ulmerton Road
Largo, Florida 33774**

ALS FIRST RESPONDER AGREEMENT AMENDMENT NO. 2

THIS SECOND AMENDMENT amending the Emergency Medical Services ALS First Responder Agreement, made this _____ day of _____ 2026, between the CITY OF TREASURE ISLAND, a Florida municipal corporation ("Contractor"), and the PINELLAS COUNTY EMERGENCY MEDICAL SERVICES AUTHORITY, a special district ("Authority").

In consideration of the mutual benefits set forth below, the parties agree as follows:

1. Contractor currently contracts with the Authority to provide Advanced Life Support (ALS) First Responder Services. The Contractor and the Authority are currently parties to the Emergency Medical Services ALS First Responder Agreement, dated October 1, 2024, which contract is referred to herein as the "Agreement".
2. This amendment is pursuant to Section 903 of the original agreement.
3. The Contractor's funding for FY25-26 totaled \$1,254,622 and the budget request of \$1,311,161 for FY26-27 results in an increase of 4.5% or \$56,539.
4. The Authority hereby agrees to funding and authorizes the Contractor's budget request of \$1,311,161 for FY26-27, which change is reflected on Appendix A hereto.
5. Section 701(c) provides for the reimbursement caps for vehicles. Authority and Contractor agree the reimbursement caps for FY26-27 are rescue units (\$375,000), medic units (\$200,000), and staff vehicles (\$75,000). Sections 701(e), 702(b), 702(c), 702(d), and 702(e) provide for reimbursements for Unit Hour Compensation, CME Instructors, participation in public education/community paramedic programs, quality improvement committees, and Advanced Practice Paramedic training. Authority and Contractor agree to increase each

of the hourly reimbursement caps from \$75.00 per hour to \$80.00 per hour.

6. Section 702(a) provides for the Learning Management System. Authority and Contractor agree that the Authority will provide the Learning Management System and no longer reimburse the Contractor effective FY26-27.
7. Except as is otherwise set out herein, the Contractor and the Authority agree that upon approval by the respective Boards of the Contractor and the Authority and upon signing this Amendment, all terms of the Agreement will remain in full force and effect.
8. Contractor and Authority agree that the effective date is October 1, 2026.

[Signature Page to Follow]

IN WITNESS WHEREOF the parties hereto, by and through their undersigned authorized officers have caused this Second Amendment to be executed on this _____ day of _____, 2026.

ATTEST:
KENNETH BURKE, CLERK

PINELLAS COUNTY EMERGENCY
MEDICAL SERVICES AUTHORITY
By and through its Board of County
Commissioners

by: _____
Deputy Clerk

by: _____
Chairman

Countersigned:

CITY OF TREASURE ISLAND, FLORIDA

by: _____
City Manager

Approved as to Form:

Attest:

by: _____
City Attorney

by: _____
City Clerk

Appendix A

ALS First Responder Profile

Fiscal Year 2026-2027

Contractor	Treasure Island
EMS District	Treasure Island
Authority Funded Units	Rescue 24
Contractor Funded Units	Engine 24
EMS Coordination	EMS Administrative Coordinator – 50% FTE (Treasure Island 100)
FY26-27 Annual Compensation	\$1,311,161
Projected Capital	FY25-26 None FY26-27 Rescue 24 (carry forward from FY24-25 – awaiting vehicle delivery) FY27-28 None FY28-29 Treasure Island 100 (50%) FY29-30 None
Contractor Reviewed:	County Reviewed:
Initials _____ Date _____	Initials _____ Date _____



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Ordinances
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Ordinance No. 2026-27, Adopting the FY27 Citywide Fee Schedule as Appendix A to the Code of Ordinances
BACKGROUND:	The City-Wide Fee Schedule is a list of fees as approved by the City Commission to disclose all fee and charges for City Services in one cohesive document. It is typically approved annually during the budget process but may also be amended from time to time.
POLICY/PURPOSE:	To establish the City-Wide Fee Schedule for FY27 and Adopt it as Appendix A to the Code of Ordinances.
STRATEGIC PLAN RELEVANCE:	This is a required agenda item related to the adoption of the FY27 annual budget.
ANALYSIS/DISCUSSION:	The amendments incorporated in the attached fee schedule are a result of the collaborative effort among City staff and the City Commission. Staff reviewed all fees and charges in their respective areas, and the proposed rates are reflective of the discussions at the August 7th Budget Workshops. The attached Fee Schedule highlights the changes that are proposed by showing strikethrough and additions. Some of the

more significant changes are:

CDD

- Lot Line Adjustment added (Section 65-59, TI-LDR)
- Food Truck Special Event Permit added (Section 68-52, TI-LDR)
- Landscaping Permit added (Section 72-35, TI-Code)
- Ground Permit added (Section 72-38, TI-Code)

Utility Rates

- Wastewater base rates to increase 4%
- Stormwater monthly rates to increase 4%
-

FUNDING:

The estimated revenue that will be generated from the fees are incorporated in the FY27 budget document.

MOTION:

I move to adopt Ordinance No. 2026-27 adopting the City-wide Fee Schedule as Appendix A to the Code of Ordinances to be effective November 1, 2026, at this 2nd Reading and Public Hearing.

ATTACHMENTS:

[Ord_2026-27_FY27_Fee_Schedule.docx](#)
[FY27 Fee Schedule Red Lined v2.docx](#)
[Exhibit A Red Lined.docx](#)
[Treasure Island Utility Rates FY27.rtf](#)

ORDINANCE 2026-27

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, ESTABLISHING A FEE SCHEDULE AND ADOPTING "APPENDIX A" AS THE CITY OF TREASURE ISLAND FEE SCHEDULE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is deemed appropriate and in the best interest of the public to provide for and revise from time to time certain fees for services and/or facility rentals charged by the various City departments; and

WHEREAS, the City Commission has determined that it is in the best interest of the City of Treasure Island and its citizens that user fees be identified, referenced, and clearly stated; and

WHEREAS, the City Commission wishes to amend the Code of Ordinances of the City of Treasure Island, Florida.

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 legislative findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. That the "Appendix A" a fee schedule as set forth herein be adopted for implementation by the various City of Treasure Island departments. The fees to be charged in order to recover direct costs associated therewith are set forth in the attached Appendix A, and the proceeds from such fees shall be credited to the fund providing such services. The fee schedule set forth in the Appendix A is hereby established, authorized, and adopted by the City Commission.

Any charge established in the Appendix A may be waived or reduced by the City Commission upon a finding that extraordinary conditions warrant such a waiver or reduction, so long as said waiver or reduction is not prohibited or restricted by applicable federal, state, or local law.

SECTION 3. SEVERABILITY. It is the intention 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 4. CONFLICT. All ordinance or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 5. CODIFICATION. Section 2 of this ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect on November 1, 2026.

FIRST READING and PUBLIC HEARING on the 15th 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, FL, 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



FY27 FEE SCHEDULE

Effective October 1, 2026 or as otherwise noted

LAST AMENDED:

Ord. 2026-06, March 16, 2026
Ord. 2025-38, November 4, 2025
Ord. 2024-23, September 17, 2024
Ord. 2023-18, September 18, 2023
Ord. 2022-13, September 19, 2022
Ord. 2022-02, February 1, 2022
Ord. 2021-19, September 20, 2021
Res 20-15, September 15, 2020
Res 20-05, May 19, 2020
Res 19-06, September 17, 2019
Res 18-65, September 18, 2018
Res 17-59, September 19, 2017
Res 16-90, September 20, 2016
Res 15-67, August 18, 2015

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Any charge established in this fee schedule (Appendix A) may be waived or reduced by the City Commission upon a finding that extraordinary conditions warrant such a waiver or reduction, so long as said waiver or reduction is not prohibited or restricted by applicable federal, state, or local law.

ARTICLE I. COMMUNITY Development

1. Building Permits (Chapter 8, Treasure Island Code of Ordinances [Code], 8-31 TI-Code)
 - a. Base Fee – For issuing each permit: \$53 [Florida Building Code (FBC) – Section 109 Fees]
 - b. Total Valuation Fee – \$1,000 or less – base fee only \$53 (where only a final inspection is required – each additional inspection required shall be charged \$53. If, in the opinion of the building official, the valuation for the scope of work: construction, addition, alteration, repair, remodel, and/or replacement appears to be understated or underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates or a copy of the contract to meet the approval of the building official. (FBC)– Section 109, Schedule of Permit]
 - c. Total Valuation Fee – over \$1,000 and less than \$1,000,000 – Base fee of \$53 plus \$11 for each thousand or fraction thereof; \$1,000,000 or over – Base fee of \$53 plus \$8 for each thousand or fraction thereof. If, in the opinion of the building official, the valuation for the scope of work: construction, addition, alteration, repair, remodel, and/or replacement appears to be understated or underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates or a copy of the contract to meet the approval of the building official. [FBC– Section 109 Fees]
 - d. State Surcharge pursuant to section 553.721, Florida Statutes – A surcharge assessed at the rate of 1 percent of the permit fees associated with the enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2. (Required by section 553.721, Florida Statutes)
 - e. State Surcharge pursuant to section 468.631, Florida Statutes – A surcharge assessed at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code. The minimum amount collected on any permit shall be \$2. (Required by section 468.631, Florida Statutes).
 - f. Fee for Re-inspection – The contractor shall pay a re-inspection fee of \$53 for each inspection failure.
 - g. Fee for revision to an Existing Permit or Partial Inspection Request:
 - i. A revision to an existing permit shall be charged a \$53 revision fee, plus any valuation fees (as provided in subsections b or c above) and State Surcharges.
 - ii. A request for a partial inspection shall be charged \$53 per partial inspection requested.

- b. Fee for Extension of Time on a Permit
 - i. Extension of a building permit which has not yet expired and fulfills the “permit intent” of FBC – Section 105.4.1 - \$106
 - ii. Extension of a building permit which has been expired – applicant must reapply for a new permit (FBC - Section 105.4.1.1)
- c. Fee for a Same Day Inspection - \$43 and this service is subject to the availability of an inspector to provide this service
- d. Fee per Tent for Special Events, Permit Contractor Change, Contractor Trailer, Contractor Storage Trailer, Temporary Power Pole, Temporary Structures, and per Tree permitted to be removed – Fees for permits where no work valuation is pertinent shall be based upon an initial fee of \$53 covering one inspection and a fee of \$50 for each additional inspection required. The number of inspections required shall be at the discretion of the City Commission, City Manager, Community Development Director, Fire Department, or Building Official as the situation warrants.
 - i. After a tree removal has been permitted, a donation may be made to the Green Utility account in lieu of re-planting tree(s) – Section 72-111(b) of the City of Treasure Island Land Development Regulations (TI-LDR). The fee in lieu shall be based on the cost of purchasing the requisite size and number of replacement trees.
 - ii. Tree removal which is exempt under section 163.045, Florida Statutes - \$0 (Sec. 72-111, TI-LDR)
 - iii. Tree removal which is not exempt under section 163.045, Florida Statutes - \$50 (Sec. 72-111, TI-LDR)
 - iv. After the fact tree removal which is not exempt under section 163.045, Florida Statutes - \$100 (Sec. 72-111, TI-LDR)
- e. Moving Fee and Demolition Fee – for the demolition or the moving of any building or structure, the fee shall be \$150
 - i. Valuation of Moving or Demolition Work of \$0 to \$15,000 = \$159
 - ii. Valuation of Moving or Demolition Work greater than \$15,000 = 1% of moving or demolition cost
- f. Plan Review Fees – When a permit is required to be submitted, the respective plan review fees shall be paid to the City at the time of submitting the permit application, plans, and/or specifications for checking—this is a nonrefundable fee. The remaining balance(s) shall be paid upon permit issuance. Fees to be set as follows:
 - i. Building plan review fee - equal to one-half of the total building permit fee
 - 1. Each subsequent review – projects below \$10,000 in value – 10% of building permit fee
 - 2. Each subsequent review – projects \$10,000 and above in value – 5% of building permit fee

- ii. Floodplain plan review fee – equal to one-half of the total floodplain permit fee. (LDR Division 3 & Sec. 66-103.3).
 - iii. Zoning plan review fee – equal to one-half of the zoning permit fee. [Sec. 68-32, TI-LDR& Sec. 70-51, TI-LDR].
 - iv. Fire plan review fee – the respective costs at time of submittal as listed in Exhibit A for Fire and Rescue fee schedule. (National Fire Protection Association)
 - v. Civil or structural engineering review fee – equal to one-half of the total civil or structural permit fee
 - vi. Public works review fee – Equal to one half the public works permit fee
 - g. Refunds of permit fee only (not plan review or other Community Development Department fees)
 - 1. Work has not commenced, and the permit is less than six months old – Permit fee and state surcharges paid minus \$75
 - 2. Work has commenced or the permit is over six months old – no refund.
 - h. After the Fact Permit - Where a permit is required by the Code of Ordinances and/or Land Development Regulations the work is started prior to obtaining the permit, the (permit fees) herein specified shall be:
 - i. Two (2) times the permit fee, on the 1st occurrence by the property owner and/or contractor;
 - ii. Three (3) times the permit fee, on the 2nd occurrence by the property owner and/or contractor;
 - iii. Five (5) times the permit fee, each time thereafter by the property owner and/or contractor.
 - iv. The payment of the five (5) times fee shall not relieve any persons from fully complying with the requirement of the Code of Ordinances and Land Development Regulations. [FBC – Section 109.4, Work commencing before permit issuance]
 - i. After Hours Building Inspections
 - i. Building Inspections after 5:00 p.m. Monday through Friday and Saturdays - \$149 per hour with a 2-hour minimum.
 - ii. Building Inspections on US Federal Recognized and City Recognized Holidays and Sundays - \$212 per hour with a 2-hour minimum.
 - j. New/Change of Address \$30 plus \$20 per additional address same property
 - k. Certificate of Occupancy or count of completion: \$65 (Section 61-55, TI-LDR)
2. Zoning Permit Fee (Sec. ~~68-32~~ 61-2, TI-LDR)
- a. New, or Addition - Single family and duplex: ~~\$35~~
 - b. New or addition - Each subsequent resubmittal- Single family and duplex: \$35

- c. New or addition - 3 or more units or nonresidential: \$65
 - d. New or addition - Each subsequent resubmittal - 3 or more units or non-residential: \$55
 - e. Dock (Sec. 69-54, TI-LDR)
 - i. Single Family and Duplex \$25
 - ii. 3 or more units or nonresidential \$40
 - f. Driveway (Sec. 72-34, TI-LDR)
 - i. Single Family and Duplex \$20
 - ii. 3 or more units or nonresidential \$30
 - g. Garden Walls, Fences, and hedges (Sec. 68-458, TI-LDR)
 - i. Single Family and Duplex \$25
 - ii. 3 or more units or nonresidential \$35
 - h. Signs \$45 (Sec. 73-35, TI-LDR)
 - i. General zoning review not covered above \$25
3. Floodplain Permit Fee (Sec. 66-103.3; Chapter 66, TI-LDR)
- a. New, remodel or addition - Single family and duplex: \$35
 - b. New remodel or addition - Each subsequent resubmittal - Single family and duplex: \$30
 - c. New, remodel or addition - 3 or more units or non-residential: \$65
 - d. New, remodel or addition - Each subsequent resubmittal - 3 or more units or nonresidential: \$55
 - e. After the fact all types (no permit): \$200
 - f. After the fact all types (no permit), each subsequent review: \$160
4. Civil or Structural Engineering Permit Fee (Sec. 70-51, TI-LDR)
- a. New or addition - 3 or more units or nonresidential: \$140/hour
 - b. New or addition, 3 or more units or nonresidential each subsequent resubmittal: \$120/hour
 - c. Raised seawall \$200/hour
 - d. Raised seawall, each subsequent review \$200/hour
 - e. Drainage plan \$200/hour
 - f. Drainage plan, each subsequent resubmittal \$200/hour
 - g. Site visit, if requested by applicant \$200/hour
5. Public Works Plan Review for Permit (Sec. 70-51, TI-LDR)
- a. New or addition - 3 or more units or nonresidential: \$60
6. Adult Use Permits – [Chapter 62 TI-LDR]
- a. Adult use permit from the City Manager or designee - \$250 [Section 62-4, TI-LDR]
 - b. Appeal of certification of noncompliance to City Commission- -\$350 [Section 62-4(c)(1), TI-LDR]
 - c. Extension of preliminary adult use permit - \$50 [Section 62-4(d)(1), TI-LDR]

- d. Appealing the denial of extension of adult use permit to City Commission - \$350 [Section 62-4(d)(1), TI-LDR]
 - e. Permanent adult use permit - \$100 [Section 62 - 4(d)(1), TI-LDR]
 - f. Renewal of adult use permit - \$100 annually [Section 62-4(d)(2), TI-LDR]
 - g. Appeal of City Manager's decision to revoke permanent adult use permit to City Commission - \$350 [Section 62-4(d)(3), TI-LDR]
 - h. Variance - \$350 for the 1st variance request and \$100 for each additional request [Section 62-6, TI-LDR]
7. Planning and Zoning Board / Local Planning Agency Application Fees
- a. Appeal to an administrative decision \$350 (Sec. ~~70-181, 70-241~~ 61-61, TI-LDR)
 - b. Variance request (Sec. ~~70-221, 70-241, 72-6~~ 61-85, TI-LDR)
 - i. Variance request – base fee (one variance) - \$350. Each additional variance requested - \$100 residential (~~Sec. 70-221, TI-LDR~~)
 - ii. Multifamily, Commercial, and Institutional - Base fee (one variance) \$500 with each additional variance requested \$100.
 - c. Special exception request – \$600 (Sec. ~~70-201, 70-241~~ 61-84, TI-LDR)
 - d. Site plan/application review (Sec. ~~70-71, 70-51~~ 61-82, TI-LDR)
 - i. Single family and duplex - \$500
 - ii. Single family and duplex, civil engineering review - \$200/hour
 - iii. Multifamily, Commercial, and Institutional - \$1,000
 - iv. Multifamily, Commercial, and Institutional; civil engineering review - \$200/hour
 - v. Minor Modification to Previously Approved Site Plan – One-half regular site plan review fee.
 - vi. Minor modification to Previously Approved Site Plan, Civil Engineering review (if required) - \$200/hour
 - e. Subdivision (plat) review (Sec. ~~74-31~~ 61-58, TI-LDR)
 - i. Preliminary Plat - \$700
 - ii. Preliminary Plat, civil / survey engineering review - \$200/hour
 - iii. Final Plat - \$500
 - iv. Final Plat, civil / survey engineering review - \$200/hour
 - v. The cost of recording the plat shall be paid by the applicant.
 - f. Comprehensive plan text amendment / future land use map amendment – \$2,250 (Sec. ~~68-121~~ 61-99, TI-LDR)

- g. Re-zoning fee - \$2,000. (Section ~~68-122~~ 61-53, TI-LDR)
- h. Request for a text amendment to the land development regulations - \$2,000 (Section ~~68-123~~ 61-100, TI-LDR)
- i. Development Agreement (Section ~~68-496~~ 61-101, TI-LDR)
 - i. Development Agreement \$2,250
 - ii. Development Agreement Modification \$2,250
 - iii. Development Agreement Extension \$1,125
- j. Copies for mailings
 - i. 1 sided up to 8 1/2" x 14" \$0.15
 - ii. 2 sided up to 8 1/2" x 14" \$0.20

8. City Commission Fees

- a. Fees not listed below shall be the same as Planning and Zoning Board / Local Planning Agency fees.
- b. Vacation of an easement shall be \$500. The cost of recording shall be paid by the applicant. (Section 61-102, TI-LDR)
- c. Vacation of a right-of-way shall be \$1,000. The cost of recording shall be paid by the applicant. (Section 61-102, TI-LDR)
- d. License agreements with property owners along the Central Beach Trail -\$500
 - i. Those who agree to make public improvements between the rear property line of their lot and the Central Beach Trail, the \$500 fee may be waived, depending on the scope of the improvements, at the City's sole and absolute discretion.
 - ii. All subsequent requests for amendments to existing license agreements shall be \$200.
- e. ~~Release of~~ Unity of Title shall be \$150 (Section ~~68-490~~ 68-60, TI-LDR)
 - i. Establishment of a Unity of Title shall be \$150
 - ii. Release of a Unity of Title shall be \$150
- f. All special events on private property which are open to the public for a fee or not, or for profit or not, requiring staff approval, shall pay a special event permit application fee of \$100. (Section ~~68-571~~ 61-53, TI-LDR)
 - i. All special events on private property which are open to the public for a fee or not, or for profit or not, for City Commission approval, a special event permit application fee shall be \$200 (Section ~~68-571~~ 61-53, TI-LDR)
- g. Other City Commission hearing fees shall be \$150, unless otherwise stipulated.
- h. Appeals to site plan review by Planning and Zoning Board [Section ~~70-111~~ 61-83, TI-LDR] – Amount shall be one half of the Planning and Zoning / Local Planning Agency site plan review fee

- i. Special Event Parking - \$350 [Section 68-~~486~~ 468, Off-Street Parking, TI-LDR]
- 9. Fee to Connect to Public Sanitary Sewer System – For structures not previously connected \$325 (Section 75-62, TI-LDR)
- 10. Returning Signs That Were Placed in the Right-Of-Way or On Public Property - \$10 per sign for each occurrence. (Section 73-35, TI-LDR)
- 11. Multimodal Impact Fees
 - a. Pinellas County Land Development Code, Part III, Chapter 150-Impact Fees / Article II
- 12. Land Use / Zoning Verification Letter – (Section ~~68-32~~ 61-56, TI-LDR)
 - a. Single lot: \$75
 - b. Multiple lots or Existing Commercial /Hotel Use: \$125.00
 - c. Research Grandfathered Status (determination of legal units, density, intensity, etc.): \$100.00 first hour plus \$50 per hour of additional time
- 13. Land Development Regulation - Administrative Waiver by Staff: \$150 (Section ~~68-35~~ 61-57, TI-LDR)
- 14. Lot Line Adjustment - \$200 (Section 68-59, TI-LDR)
- 15. Lien Search Requests and Registration of Foreclosing Properties (Section 2-173, TI-Code)
 - a. Lien Search requests will be processed at \$50 per parcel. A Rush Lien Search will be processed within 3 business days at a fee of \$75 per parcel.
 - b. Registration of foreclosing residential or commercial properties will be processed at a fee of \$100 per property – (Section 2-173, TI-Code)
- 16. Staff Assistance Preparing a Florida Department of Environmental Protection Permit for Use of the Public Beach - \$150 per application plus any applicable permit application fees. (Section 68-571, TI-LDR)
- 17. Food Truck Special Event Permit - \$100 (Section 68-52, TI LDR)
- 18. Doggie Dining Permit (Section 6-52, TI- ~~Code~~ LDR)
 - a. Application fee: \$100
 - b. Annual renewal fee: \$50
- 19. Sidewalk Café Use Permit (Section 68-571, TI- LDR)
 - a. Application fee: \$100
 - b. Annual renewal fee: \$50
- 20. Landscaping Permit - \$100 (Section 72-35 TI-Code)
- 21. Grounds Permit - \$100 (Section 72-38, TI-Code)

22. National Pollutant Discharge Elimination System (NPDES) Inspection Fees - \$35 each
(Section 75-206, 54-36, TI-LDR)
23. Advanced Wireless Infrastructure Deployment Act; section 337.401(7), Florida Statutes
(Chapter 42, TI-LDR – Article III, Communications Rights-of-Way Usage.)
 - a. Registration
 1. Annual Registration – No fee
 2. Transfer of Registration – No fee
 3. Registration Amendments – No fee
 4. Registration Renewal – No fee
 - b. Annual Local Business Tax – (Section 46-103, TI-LDR)
 - c. Annual Pass-Through Providers \$500 per linear mile (Section 42-72, TI-Code; sec. 337.401(6)(b), Florida Statutes)
 - d. Rate to collocate small wireless facilities on a city utility pole shall be \$150 per pole annually, or the maximum amount allowed by applicable law. (Section 337.401(7), Florida Statutes)
 - e. Rate to collocate small wireless facilities on a non-city owned utility pole – No fee. (Section 337.401(7), Florida Statutes)
 - f. Permit fee for installation of a new utility pole used for collocation of small wireless facilities – No fee. (Section 337.401(3), Florida Statutes)
 - g. Appeal of a decision of the City Manager or designee - \$350 (Section 42-84, TI-Code)
 - h. Required mailings: \$0.20 per page up to two-sided and current USPS first class postage
24. Flood zone Letters/Amendments/Revisions: (Section 66, TI-LDR)
 - a. Flood zone Verification Letter \$75.00
 - b. Letter of Map Amendment (LOMA)
 - i. Floodplain Review \$75.00
 - ii. Civil Engineering Review – initial review \$500.00
 - iii. Civil Engineering Review – additional reviews \$250.00 per additional review
 - c. Letter of Map Revision (LOMR)
 - i. Floodplain Review \$75.00
 - ii. Civil Engineering Review – initial review \$500.00
 - iii. Civil Engineering Review – additional reviews \$250.00 per additional review
 - d. Letter of Map Revision Based on Fill (LOMR-F)
 - i. Floodplain Review \$75.00
 - ii. Civil Engineering Review – initial review \$500.00

iii. Civil Engineering Review – additional reviews	\$250.00 per additional review
e. Conditional Letter of Map Revision (CLOMR)	
i. Floodplain Review	\$75.00
ii. Civil Engineering Review – initial review	\$500.00
iii. Civil Engineering Review – additional reviews	\$250.00 per additional review
25. Alcoholic Beverage Permit Zoning Review (Ch. 561, Florida Statutes)	
a. Off-Site Consumption	\$100.00
b. On-Site Consumption	\$200.00

ARTICLE II. FIRE AND RESCUE

26. Fire Code Inspections and New Construction Plan Reviews: (Sections 8-79, 8-80, TI-Code)

The occupant of any commercial premises or the owner of such commercial premises when there is no occupant and the owner of any residential premises on which the City conducts any fire safety inspections in accordance with any federal, State or local law shall remit to the City a fee for the inspection as set forth in the attached fee schedule as adjusted as herein provided. Such fees shall be reviewed and adjusted administratively, if necessary, once per fiscal year.

- c. Fire Inspections are conducted by the Treasure Island Fire Inspector; see Attachment A for Fee Schedule (Resolution 18-65)
- d. Fire Plan Reviews are conducted by the Treasure Island Fire Inspector; see Attachment A for Fee Schedule (Resolution 18-65)

27. Special Detail Fees

- e. Fire Personnel – Extra Duty Rates
 - i. Firefighter - ~~\$48~~ \$46 per hour
 - ii. ~~Paramedic – \$43 per hour~~
 - iii. ~~Fire Apparatus – \$44 per hour~~
 - iv. ~~Fire Inspector – \$75 per hour~~
 - v. ~~Holiday Rates for all fees shall be applied at 1.5 times the standard rates~~
- f. Apparatus - Extra Duty Rates
 - vi. ALS ~~Car~~ UTV - \$300 per event, per day plus 2 personnel
 - vii. ~~ALS Unit – \$400 per event, per day~~
 - viii. Fire Suppression Unit - \$500 per event, per day \$100 per hour plus 3 personnel

ARTICLE III. PARKS AND RECREATION

28. Children's Camps

Summer and Winter Camp Fees (Sec. 24-33, TI-Code)

All weekly camp rates are paid in full upon reservation. For a full refund, the cancellation request needs to be made within 14 days of the Monday of the first week enrolled. A 10% Administration Fee will be charged for all cancellations.

Summer Camp 10 Week Program Fee (adjustments are made for camps more or less than 10 weeks)

	Resident/Taxpayer*	Non-Resident
10 Week Camp Rate	\$1,000	\$1,200
Sibling Discount	10% per sibling	
Weekly Rate	\$120	\$140
Sibling Discount	No sibling discount	
Extended Care	Residents and Non-Residents	
Before and/or After Care	\$30 per week per family	
6:45 – 7:30 am and/or 5:05pm- 5:30 pm		

Winter Camp Fees (adjustments are made for weekly rates based on camp dates)

Daily Rates	\$30 per day	\$35 per day
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** Taxpayer is defined for Children's Camps as Treasure Island Business Owners and St. Pete Beach Residents per reciprocal agreement.*

29. Treasure Bay Golf and Tennis (Sec. 24-33, 24-34, TI-Code)

Tennis Daily Rates (plus tax)

Tennis Daily Fee - Adults	\$12
Asphalt Courts	Free
Reservations, two hour block	\$6 per court
Juniors (under age 15 years old)	50% off above rates
Resident/Taxpayer Discount	10% Discount

Pickleball (plus tax)

Unlimited League & Daily Play

Daily	\$5
Annual Pickle Pass	\$75

Foot Golf (plus tax)

	Resident/Taxpayer*
9 hole	\$10
9 holes, twice	\$12
Juniors, 15 & under	\$8
Family Rate (up to 2 adults and 3 juniors)	\$25
Pre-Paid 10 Play Card (individual play)	\$80

~~Pickleball (plus tax)~~
~~Unlimited League & Daily Play~~

~~Memberships (plus tax)~~

Tennis Pre-paid 10 play card	\$90
Tennis 4-monthly card	\$250
Tennis 12-monthly card	\$560

~~Golf League 10 Play Card, winter~~	~~\$120~~
~~Golf League 10 Play Card, summer~~	~~\$70~~
~~Golf Pre-Paid 10 play card, winter~~	~~\$130~~
~~Golf Pre-Paid 10 play card, summer~~	~~\$80~~

~~Golf (plus tax)~~

~~Daily Fee, winter (Dec. – Apr.)~~	~~\$15~~
~~Daily Fee, summer (May. – Nov.)~~	~~\$11~~
~~Replay 9 holes~~	~~50% off above rates~~
~~Juniors (under age 15 years old)~~	~~50% off daily fees~~
~~Resident/Taxpayer~~	~~\$1.00 off rates above~~
~~League rate, winter~~	~~\$13~~
~~League rate, summer~~	~~\$9~~
~~18 Holes~~	~~Seasonal rate + \$2~~
~~Pull Cart~~	~~\$3~~
~~Rental Clubs~~	~~\$4~~

* Taxpayer is defined for Treasure Bay fees as residents of St. Pete Beach per reciprocal agreement.

30. Reservation/Private Rental of Treasure Bay Clubhouse/Picnic Areas (Sec. 24-34, TI-Code)

Residents

- a. \$25 per hour plus tax for 10 - 40 people
- b. \$50 per hour plus tax for ~~40~~ 41– 100 people

Non-Residents

- a. \$50 per hour plus tax for 10 -40 people
- b. \$100 per hour plus tax for 41 – 100 people

31. Reservation/Private Rental of Rosselli Park with Restrooms (Sec. 24-33, TI-Code)

32. Reservation/Private Rental of ballfield or gazebo \$25 per hour plus tax – **Residents, \$50 per hours plus tax – Non-Residents**

33. Bus Rental with a Commercial Licensed Driver - ~~\$75~~ **\$100 per hour includes CDL driver and gas** (Sec. 24-33, TI-Code)

34. Repealed – Reserved for Future Use

35. City Facilities Rental Fees (Sec. 24-33, TI-Code)

All facility rentals are paid in full upon reservation. For a full refund, the cancellation request must be made 30 days prior to the event date. A ten percent (10%) Administrative Fee will be charged for all the cancellations. Treasure Island Residents or Treasure Island Business Owners will receive 50% discount of the posted rate for city's facilities; discount cannot be combined with any other fee reductions.

a. Community Center (up to 250 people) *plus tax

Residents and Non-Residents

Facility Rental Fee*	\$200 per hour, 4 hour minimum
Premium Dates/Holidays*	Regular rate + \$250
Non-Profit Rental Fee	1/3 rd off the posted rates
<i>[501(c)(3) organizations only]</i>	

b. City Hall Promenade Deck, up to 80 people *plus tax

Monday – Thursday	\$200 per hour, 2 hour minimum
Friday - Sunday	\$250 per hour, 4 hour minimum
Premium Dates/Holidays*	Regular rate + \$250
Non-Profit Rental Fee	1/3 rd off the posted rates
<i>[501(c)(3) organizations only]</i>	

c. Community Center Garden Room & City Hall Flybridge, Quarterdeck or Crows' Nest & City Center multi-purpose rooms (includes parking) *plus tax

Facility Rental Fee*

Monday –Friday	8:00 am – 4:30 pm	\$50/hour; minimum 2 hours
Monday - Friday	After 4:30 pm	\$75/hour
Saturday - Sunday		\$100 per hour, minimum 4 hours
Premium Dates/Holidays*		\$75 per hour, minimum 4 hours, maximum 10 hours
Use of Kitchen* (upon availability)		\$250
Use of Gally w/Flybridge or Crows' Nest, only		\$100

d. Beach Pavilion / Treasure Bay Clubhouse, (up to 50 people, includes parking in the Black Skimmer lot only) *plus tax Treasure Island Residents or Treasure Island Business Owners will receive a 50% discount of the posted rate for the City's facilities; discount cannot be combined with any other fee reductions.

Facility Rental Fee*

Monday – Thursday	\$100/hour; minimum 2 hours
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Facility Rental Fee*

Friday - Sunday

\$150/hour; min. 4 hours, max. 10 hours

Premium Dates/Holidays*

Total rental fee + \$250

36. Class Instructor Fees - Thirty percent (30%) of gross class revenue, or \$50 per month whichever is greater (Sec. 24-33, TI-Code)

37. Use of Public Beach or Public Property Review - City Staff Review Only (Sec. 24-34, TI-Code)

Three hour permit includes setup, the event and breakdown. Additional setup time can be requested at an additional \$50 per hour, plus applicable fees below.

- a. \$100 Treasure Island Resident/Business or \$125 Non-Resident for a small, organized gathering or beach event—such as a wedding, memorial service, picnic, or other similar gathering—of up to 50 people. Includes the use of up to a 10' x 10' tent/canopy, wedding arch, and chairs.
- b. \$125 Treasure Island Resident/Business or \$150 Non-Resident for a gathering or beach event—such as a wedding, memorial service, picnic, or other similar gathering of 51 - 100 people. Includes the use of up to a 10' x 10' tent/canopy, wedding arch, and chairs.
- c. \$250 Treasure Island Resident/Business or \$300 Non-Resident for a gathering or beach event—such as a wedding, memorial service, picnic, or other similar gathering of more than 100 people. Includes the use of up to a 10' x 10' tent/canopy, wedding arch, and chairs.

38. Use of Public Beach or Public Property Review - City Commission Review (Sec. 24-33, 24-34, 58-48, TI-Code)

- a. All events on public property or the public beach which are open to the public for fee or not, or for profit or not, requiring City Commission approval, except City sponsored or Commission exempted public events: \$500 non-refundable
 - i. All subsequent requests for renewals or amendments to existing contracts or agreements – \$250 each
 - ii. If approved, an additional special event fee will be assessed based on impact as determined by staff and approved by City Commission. Such impacts could include pre-event permitting and planning, attendance, number of total event days, traffic and parking impacts, parking, road closures, use of commercial equipment, event coordination and administration, etc.
 1. Low Impact - \$1,000
 2. Medium Impact - \$2,500
 3. High Impact - \$5,000
 - iii. Other fees for use of public beach or public property: costs for City services (trash pickup and disposal, police special detail, etc.) to be reimbursed to the City upon approval of the event by the City Manager or City Commission.

- iv. The determination of whether a use requires City Commission approval under this subsection shall be at the sole discretion of the City Manager or designee
- b. Non-exclusive License agreement request for City-owned beach area generally from 104th Avenue to 119th Avenue shall be \$500 (non-refundable).
 - i. All subsequent requests for amendments to existing license agreements shall be \$200 per request
- c. Park Improvement Fund – five percent (5%) of net profits from fund-raising or revenue-generating activities or events held in city-owned parks by Non-Profits and For-Profit organizations, and as approved by the City. Such funds will be accounted for based on GASB and/or GFOA standards.

ARTICLE IV. FINANCE

39. Parking

- a. Parking Meter Rates –
 - i. \$5.00 per hour
 - ii. \$5.50 per hour weekends and holidays
- b. Sunset Beach Street Parking –
 - i. \$6.00 per hour
 - ii. \$6.50 per hour weekends and holidays
- c. Resident Parking Permits
 - i. Electronic Pass, \$5.00 each – maximum 2 per residence
- d. City Event Parking - No less than \$30 but up to \$50 per vehicle, per day

40. Returned Checks Service Charge

- a. Set according to the allowable service charge per Section 832.07, Florida Statutes
- b. In no event should the fee be more than \$100

41. Notary Services

- a. Each instrument \$10 (for non-City Business)
- b. No charge for City Related Business

ARTICLE V. PUBLIC RECORDS

Recognizing that all public records and documents subject under State law to inspection by members of the public at reasonable times and under reasonable circumstances, should be produced and made available to the public promptly, when the nature or volume of public records requested to be inspected, examined, or copied is such as to require extensive use of technology resources or extensive clerical or supervisory assistance ("extensive use of information technology resources or extensive clerical or supervisory assistance" is defined as more than thirty (30) minutes of staff time per request), a special service charge shall be imposed, in addition to the charge for copies. The party requesting such assistance or service shall be charged a fee that shall be equivalent to the hourly wage of the employee who renders such assistance, including in the hourly wage the cost to the City of all benefits paid to the employee. The special service charge will be computed to the nearest quarter of an hour exceeding the first thirty (30) minutes. If the records requested are stored on computer and must be retrieved and reproduced from such storage, the charges for such reproduced copies shall be based on the time necessary to generate and reproduce such records. The City may require a deposit equal to the estimated amount for copies, any applicable service charges for extensive requests and, when applicable, the cost of mailing prior to gathering the records requested. If the City's cost to provide the records is less than that amount provided in the deposit, the remaining amount of the deposit shall be returned to the requesting party. In the event the City incurs charges in an amount greater than the deposit, the City shall issue an invoice to the requesting party for the additional charges which shall be payable prior to or upon receipt of the documents requested.

42. Retrieval, Duplication, and Certification of Records [Section 119.07, Florida Statutes]

- a. Duplication of a one-sided document up to a size of 8 ½" x 14" is \$.15 per copy
- b. Duplication of a two-sided document up to a size of 8 ½" x 14" is \$.20 per copy
- c. Duplication of documents exceeding 8 ½" x 14" or documents the City is incapable of reproducing on existing City equipment shall be charged at the actual cost to duplicate the record(s).
- d. Paperless records provided on a CD or DVD is \$1.25 per disc.
- e. The requestor may provide a USB drive to receive paperless copies of records; however, the drives must be scanned by IT Department staff first to ensure the health of the City's network. The charge shall be a minimum of actual cost of scanning and the duplication of the record(s).
- f. Certified copies are \$1 per document/instrument, plus applicable duplication charges.
- g. Labor charges for extensive public records requests are applicable to any request requiring thirty (30) minutes or more of staff time in a single day to research and respond to a request. The actual cost is calculated using the hourly wage plus benefits of the lowest paid employee capable of performing the service.

ARTICLE VI. POLICE DEPARTMENT

- 43. Fingerprinting Service - \$15
- 44. Special Detail (officer and vehicle) - \$70 per hour
- 45. Pet Registration – No charge
- 46. \$25 Bicycle Decals (Sec. 50-58, 50-63, 50-64, TI-Code):
 - a) \$1.00 for registration
 - b) \$0.50 for replacement if stolen, lost, or destroyed
 - c) \$0.50 for replacement if obliterated or illegible
- 47. Equipment Inspection - \$5

ARTICLE VII. PUBLIC WORKS

- 48. City Signboard in Treasure Island Causeway Fee (Sec. 73-35, TI-LDR)
 - a. \$20 for one sign (East or West)
 - b. \$25 for two signs (East and West) up to 14 days.

ARTICLE VIII. UTILITY FEES

SEE ATTACHMENTS B, C

- 49. Sewer (Sec. 75-122, TI-LDR)

See Attachment B

- 50. Stormwater (Sec. 54-74 and 54-75, TI-Code)

See Attachment C

ARTICLE IX. ELECTIONS

- 51. Qualification Fee [Section 99.093, Florida Statutes, Sec. 14-10, TI-Code]
 - a. Application fee for district commissioner - \$50.00

b. Application fee for mayor-commissioner - \$100.00

These fees may be waived if the candidate is determined to be exempt from the election assessment pursuant to section 99.093(2), Florida Statutes. Any charge by the supervisor of elections to verify signatures pursuant to Chapter 99, Florida Statutes, shall be paid by the candidate.

ARTICLE X. BUSINESS TAX

Sec. 46-103, TI-Code

A

<i>Abstracts of Title</i>	186.27
<i>Adult entertainment establishment, bookstore, etc.</i>	fee set by City Commission
<i>Advertising:</i>	
Agencies	92.94
Card directory	92.94
Directories, guidebooks	186.27
Handbills	92.94
Outdoor advertising, persons engaged in business of painted walls or electric displays or other devices leased or rented, not otherwise specifically receipted (See "signs")	92.94
Parade, including automobiles and wagons carrying advertising signs and musical instruments or other devices to attract attention, for each parade	510.51
Schemes and devices not provided for	510.51
<i>Agent, agencies, including but not limited to book or magazine, claims and collections, credit agencies or bureaus, detective, employment, investment or security, loan, manufacturer's agent, and travel or transportation agents</i>	92.94
<i>Alarm systems, fire, burglary, medical monitoring, etc.</i>	92.94
<i>Amusement parks, children's playground and mechanical equipment</i>	92.94
<i>Amusement parlors, owner or manager</i>	370.05
<i>Animal grooming service, not permitted as kennel</i>	92.94
<i>Answering services</i>	92.94
<i>Antiques, dealers in</i>	92.94
<i>Appraisers</i>	92.94
<i>Architects</i>	92.94

A

<i>Armored car service</i>	92.94
<i>Art gallery</i>	92.94
<i>Artist</i>	54.68
<i>Auctions and auctioneers:</i>	
Personal property, per diem	372.47
Real estate	372.47
Shops or stores, owners or managers	1276.25
<i>Automobiles, trucks and RV's:</i>	
Agencies, sale or rental (in addition to all other receipts)	58.60
Automobile, bus for hire, each	92.94
Cruising taxicabs	38.26
Driver of automobile for hire, taxicabs or bus, each	19.07
Filling station:	
1 pump/dispenser	38.26
1 pump/dispenser and repair service	92.94
Additional pump/dispenser	3.80
Parking lot, temporary, per day	19.07
Storage or parking lots, capacity:	
1—50	92.94
51 or more	186.27
Used car lot	280.74
Wash and polish only	92.94

B

<i>Bait, dealers in</i>	54.68
<i>Bakeries</i>	92.94
<i>Banks</i>	92.94
<i>Barbershops and beauty shops:</i>	

B

1 station	92.94
Each additional station	19.07
Technician (nail, cosmetology, etc.)	54.68
<i>Billiards, pool, for public use or profit</i>	54.68
<i>Boats:</i>	
Charter, cruise or party:	
1—6 passengers	54.68
7—21 passengers	92.94
22+ passengers	131.25
Storage/dry:	
1—25 boats	112.06
26+ boats	168.29
Boat and yacht brokers	112.06
Sales	112.06
Rentals	186.27
Marinas:	
1—25 boats	112.06
26+ boats	168.29
<i>Bondsmen</i>	372.47
<i>Bookkeeping and income tax service</i>	92.94
<i>Boot and shoe repair shop</i>	92.94
<i>Bottled drinks, wholesale</i>	
1 truck	186.27
Each additional truck	38.26
<i>Bottled water, delivery of:</i>	
1 truck	92.94
Each additional truck	38.26
<i>Bottled gas, dealers in</i>	92.94
<i>Bowling alleys:</i>	
First alley	92.94
Each additional alley	38.26

B*Brokers:*

Wholesale dealers in merchandise	372.47
<i>Business and computer machine, rental</i>	92.94

C

<i>Camera and photographic supply shops</i>	112.06
<i>Carnivals, including side shows incident thereto, per week or fraction thereof</i>	3739.45
<i>Carpet and rug cleaning establishment</i>	92.94
<i>Caterers</i>	92.94
<i>Circus:</i>	
Circus shows and tent shows, per day	1123.12
Parade	510.51
<i>Clinic, medical, dental, etc.</i>	92.94
<i>Computer programming, 1 employee</i>	92.94
<i>Congregate care, adult congregate living facility and group care facility:</i>	
1—10 residents	127.61
Each additional resident	12.73
<i>Consignment shops</i>	92.94
<i>Contractors:</i>	
General	186.27
All others	92.94
<i>Copy service, duplicating, engraving, lithography, mimeographing and multigraphing</i>	92.94

D

<i>Data processing and related services</i>	92.94
<i>Dentists</i>	92.94
<i>Detective agencies</i>	92.94
<i>Distributor</i>	92.94
<i>Diver</i>	92.94
<i>Doctors/physicians</i>	92.94

D

<i>Drafting</i>	92.94
<i>Dressmaking establishment and hemstitch sewing, including tailors and needlework</i>	38.26
<i>Drugstores</i>	92.94
<i>Dry cleaning, laundries, linen service</i>	92.94

E

<i>Entertainments, musicals, concerts or shows, where not held in receipted theater or hall.</i>	Apply to City Commission for permission and tax
<i>Equipment rental</i>	93.27
<i>Exhibits</i>	Apply to City Commission for permission and tax
<i>Exterminators, termites or vermin, in addition to all other receipts</i>	92.94

F

<i>Family day care centers:</i>	
1—5 residents or day care	92.94
Each additional resident	0
<i>Finance companies, any person who engages in a financing service or effecting the purchase or collection of deferred merchandise purchase agreements or notes</i>	92.94
<i>Florists</i>	92.94
<i>Fuel oil dealer</i>	92.94
<i>Furniture, refurnish, reupholster</i>	92.94

G

<i>Game machines, each machine to be paid by the owner or person in whose place of business the machine is operated, each machine, in addition to all other receipts</i>	3.80
<i>Golf, miniature</i>	92.94
<i>Guns, dealer in revolvers and pistols</i>	497.72

H

<i>Halls for rent, where admission is charged</i>	186.27
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H

<i>Health clubs, salons, spas</i>	92.94
<i>Hearing aids, agent or dealer</i>	92.94
<i>Home health care, nursing, aides</i>	92.94
<i>Home occupations</i>	92.94

I

<i>Ice retail stations, each</i>	38.26
<i>Insurance:</i>	
Agency	92.94
Branch offices	92.94
Claims	92.94
Company	92.94
Title	186.27
<i>Interior decorators</i>	92.94
<i>Investment counselors</i>	92.94

J

<i>Janitorial service</i>	92.94
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L

<i>Laboratories, analytical or dental</i>	92.94
<i>Landscape gardener, lawn service</i>	92.94
<i>Launderettes or self-service laundries:</i>	
First 10 machines	92.94
Each additional machine	5.07
<i>Lawn service only</i>	
<i>Lawn and tree spraying</i>	92.94
<i>Lawyers, each</i>	92.94
<i>Lecturers and instructors</i>	372.47
<i>Locksmiths, each</i>	92.94

M

<i>Mail order establishment</i>	92.94
<i>Management consultant</i>	92.94
<i>Massage parlors</i>	92.94
<i>Mental healers, not including members of Christian Science profession</i>	372.47
<i>Merchant and merchandising:</i>	
Wholesalers	92.94
Merchants, demonstrators, exhibitors selling merchandise at exhibits or shows, 1 week only	44.59
Retail store	92.94
<i>Messenger or package delivery service</i>	92.94
<i>Motorcycles, motorbikes and motor scooters:</i>	
Motordrome sales	186.27
Rental only	186.27
Repair only	92.94
<i>Moving pictures, or other theaters or permanent places of amusement</i>	92.94
<i>Music studios</i>	92.94

N

<i>Newspapers and publications:</i>	
Daily	935.30
Other than daily, excepting religious educational, charitable, fraternal or veterans sponsored	112.06
<i>Nursery and service plants, etc.</i>	92.94

O

<i>Occult—Clairvoyant, fortunetelling, palm reading, crystal ball, and any of the mystic arts</i>	497.72
<i>Opticians/optometrists</i>	92.94
<i>Osteopaths</i>	92.94

P

<i>Patrols, night patrolmen or private watchmen, each, on recommendation of the city commission</i>	92.94
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P

<i>Pawnbrokers</i>	1,308.17
<i>Pet shops and supplies</i>	112.06
<i>Photostat and blueprint shop</i>	92.94
<i>Photographers:</i>	
Each	54.68
Studio	92.94
<i>Piano tuners, each.</i>	54.68
<i>Professions:</i>	
Accountant, acupuncturist, appraisers, architect, attorney, auditor, chemist, chiropodist, chiropractor, counselors, consultants, dentists, designer (industrial and residential), draftsmen, electrologist, engineer (individual or firm), naprapath, naturopathy, homeopathic physician, oculist, optician, optometrist, osteopath, pharmacist, physical culturist or therapist, physician, physiotherapist, podiatrist, psychologist, stocks and bonds broker, surveyor (individual or firm), veterinary surgeon, and any other professions not listed	92.94
<i>Promoter</i>	372.47
<i>Property management</i>	92.94
<i>Psychologists</i>	92.94
<i>Public relations, each individual or firm</i>	92.94

R

<i>Real estate agency/office:</i>	
Broker	92.94
Sales representative if covered under broker	0
Sales representative if not covered under broker	92.94
<i>Registration of business tax receipts</i>	12.91
<i>Rental units:</i>	
1 unit	25.52
2—5 units, each	6.34
Each additional unit over 5	5.07
Condo/hotel (each unit)	25.52

R

<i>Repair shops, other than garage and machine, proprietor only</i>	92.94
<i>Restaurants, bars, cafeterias, lounges or lunch rooms:</i>	
1—25 persons, occupancy	92.94
Over 25 persons, occupancy (in addition to all other receipts)	139.74

S

<i>Schools, private operated for profit:</i>	
1—10 students	92.94
11—25 students	131.25
26—50 students	186.27
Over 50 students	280.74
<i>Second (multiple) businesses</i>	50 percent of regular receipt tax
<i>Secondhand store:</i>	
Dealer in clothing	92.94
Dealer in all other commodities	92.94
<i>Signs, painters, firms, companies, association of persons or corporations engaged in business of sign painting</i>	92.94
<i>Solicitation, telephone, etc.</i>	92.94
<i>Supermarkets</i>	186.27
<i>Surveyors</i>	92.94
<i>Swimming pools:</i>	
Construction of (see "contractor").	
Sales and service	92.94
Maintenance only	92.94

T

<i>Tanning salon</i>	92.94
<i>Telephone and telegraph companies, branch offices</i>	92.94

U

Unclassified:

U

Every business, occupation, profession or exhibition, substantial, fixed or temporary, engaged in by any person within the city for which no receipt fee has been set forth and not specifically designated in this schedule	112.06
<i>Undertakers or ambulance service</i>	372.47

V

<i>Vending machines, each</i> (this receipt shall be in addition to all other receipts)	5.07
<i>Veterinarians</i>	92.94

W

<i>Warehouses, bonded or storage</i>	92.94
<i>Weighing machines, each, to be paid by the owner, or by the person in whose place of business the machine is located, in addition to all other receipts</i>	5.07

Exhibit A

Fire Inspection & Fire Plan Review Fees

<u>FIRE INSPECTION SERVICE:</u>	<u>FEE</u>
Common Areas - Townhouse Complex	\$ 75.00
Family Service Home-Child Care, ALF/ACLF less than 7 persons	\$ 40.00
Family Service Home-Child Care, ALF/ACLF 7 persons or greater	\$ 75.00
Fire Hydrant Services	\$ 25.00
Fire Protection System	\$ 50.00
Automotive Fueling Facility	\$100.00
Marine Fueling Facility	\$110.00
Industrial Facility	\$ 75.00
Tourist Lodging - > 2 unit	\$75.00
Tourist Lodging Complex- 3 to 10 units	\$ 75.00
Tourist Lodging Complex - 11 to 20 units	\$110.00
Tourist Lodging Complex - 21 to 49 units	\$125.00
Tourist Lodging Complex - 50 units or greater	\$175.00
Occupied Multiple Business Unit @ \$30.00 per unit	
Unoccupied Multiple Business Unit @ \$15.00 per unit	
Permanent Residential Complex - 3 to 10 units	\$ 50.00
Permanent Residential Complex - 11 to 20 units	\$ 90.00
Permanent Residential Complex - 21 to 49 units	\$110.00
Permanent Residential Complex 50 units or greater	\$145.00
Places of Assembly 1 to 49 persons	\$ 50.00
Places of Assembly 50 to 149 Persons	\$ 75.00
Places of Assembly 150 persons or greater	\$100.00
Marine Service	\$250.0
Fire Sprinkler System Check	\$ 25.00
Stand Alone Business < or = 3000 Sq. Ft.	\$ 50.00
Stand Alone Business > 3000 Sq. Ft.	\$100.00
Short-Term Rental – Tourist Lodging Complex > 2 Units	\$175.00

Storage Facility < or = 5000 Sq. Ft.	\$ 75.00
Storage Facility > 5000 Sq. Ft.	\$100.00
Fuel Tank Installations	\$ 50.00
LP Tank Installations	\$ 50.00
<u>FIRE PLAN REVIEWS AND INSPECTIONS:</u>	
Building Services Equipment Plan Review and Inspection (Installation or Replacement of kitchen hood ansul system, trash chute, etc.)	\$ 60.00
Fire Protection Systems Plan Review and Inspection (Installation or Replacement of fire alarm, fire sprinkler, standpipe system, etc.)	\$ 60.00
New Construction Projects Plan Review and Inspection: - Up to 1,500 square feet - In excess of 1,500 square feet (\$60 + \$30 = \$90)	\$ 60.00 \$ 90.00
Remodel / Addition Project Plan Review and Inspection: - Up to 1,500 square feet - In excess of 1,500 square feet (\$30 + \$30 = \$60) - Remodel Commercial Common Areas	\$ 30.00 \$ 60.00 \$ 60.00
Site Plan Review	\$ 60.00
LP Gas Retail Bottle Displays	\$ 60.00
LP Gas Tank Installations	\$ 60.00
First Re-inspection (for failure)	\$ 30.00
Second Re-inspection (for failure)	\$ 30.00

<u>RE-INSPECTION FEES:</u>	
Code Compliance 1st visit	\$ 30.00
Code Compliance 2nd visit	\$ 30.00
Code Compliance 3rd visit	\$ 30.00
Code Compliance 4th visit & each subsequent visit	\$ 30.00

Exhibit B

City of Treasure Island Sewer Rate Bi-Monthly Rate Schedule Effective Billing Cycles as of November 2026 Base Rate, Volumetric Rate Adjustments and Purchase Sewer Adjustment (PSA)

Description		Proposed Fiscal Year 27		Approved Fiscal Year 26
Base Charge - Bi-Monthly				
Single Family	\$	50.45	\$	48.51
Duplex	\$	88.13	\$	84.74
Multifamily per unit	\$	47.29	\$	45.47
Hotel per unit	\$	35.93	\$	34.55
3/4" or 1"	\$	50.45	\$	48.51
1.5"	\$	124.05	\$	119.28
2"	\$	189.25	\$	181.97
Greater than 2"	\$	296.26	\$	284.87
Non-Metered	\$	50.45	\$	48.51
Volumetric Charge				
Block 1 (0-3,000)				
Rate per Thousand Gallons	\$	14.05	\$	13.51
Purchased Sewer Adjustment (PSA)*	- \$	<u>1.65</u>	- \$	<u>1.59</u>
Total Block 1 Rate per Thousand Gallons	\$	15.70	\$	15.10
Block 2 (Above 3,000)				
Rate per Thousand Gallons	\$	16.58	\$	15.94
Purchased Sewer Adjustment (PSA)*	- \$	<u>1.65</u>	- \$	<u>1.59</u>
Total Block 2 Rate per Thousand Gallons	\$	18.23	\$	17.53

* The Volumetric Charge shall be automatically adjusted annually effective with the billing as of **November 1 2026**, bill render, after the City's wholesale sewer provider adopts an adjustment to the City's wholesale sewer rates.

$$\text{Purchase Sewer Adjustment (PSA)} = \frac{[\text{Annual Purchased Wastewater Cost Under the Adjusted Wholesale Sewer Rates/Annual Revenue Gallons}] - \text{Base Year Cost}}{(\text{Annual Revenue Gallons are in thousands of gallons})}$$

Base Year Cost = ~~\$8.43~~ **\$8.77** per thousand gallons as derived from the projected cost for Fiscal Year 2026

Annual Purchased Sewer Costs in PSA Formula

1. The Annual Purchased Sewer Costs include the total costs of wholesale sewer service including strong waste charges and outside-City surcharges.
2. The Annual Purchased Sewer Costs shall be calculated using the most recently available historical 12 months of actual sewer flow billed by the City's wholesale sewer provider - for which the City also has revenue gallons billed to the City's sewer customers - on the date that the adjusted sewer rates are adopted.
3. The historical time period for the sewer flow billed by the City's wholesale sewer provider and the revenue gallons billed to the City's sewer customers must be the same for purposes of the PSA calculations.

Annual Revenue Gallons in PSA Formula

The Annual Revenue Gallons shall be the most recently available historical 12 months of sewer flow billed to the City's sewer customers based on metered water sales in thousands of gallons for which the City also has actual sewer flow billed by the City's wholesale sewer provider.

Exhibit C

City of Treasure Island
Stormwater Management Rate Schedule
Effective Billing Cycles as of December 2026
New ERU calculation for FY27

Category	Monthly Rate	Bi-Monthly Rate
Single Family	~~\$25.92~~ \$26.96	~~\$51.84~~ \$53.91
Other Property types	Per calculated ERU * \$26.96	Per calculated ERU * \$53.91

*ERU = Equivalent Residency Unit, calculated per City of Treasure Island Ordinance 2023-17 (3,448 sq feet).

The city conducted a stormwater rate study and equivalent residency unit calculation update for the FY27 budget development process. The new rate calculation represents a fundamental shift in the equitable burden borne by the various ratepayer types and will be phased in over a few fiscal years as a result.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Second Reading and Public Hearing of Ordinance No. 2026-22, Budget Amendment for Expenses
BACKGROUND:	During the fiscal year, the City encountered unanticipated operational costs that exceeded original budget projections. Notable impacts include the newly approved Legal Services contract, essential infrastructure repairs related to recent hurricane damage, for which the City received Insurance money and various necessary line-item adjustments. On August 18, the Commission approved and moved this ordinance to the second and final reading and public hearing.
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 Hurricane, Legal and other adjustments needed for Fiscal Year 2026.

MOTION:

I move to approve Ordinance No. 2026-22 at this second and final public hearing.

ATTACHMENTS:

[ORDINANCE 2026-22 Annual BA for Expenses.docx](#)

[Budget_Amendment Expenses.pdf](#)

[100936 affidavit.pdf](#)

ORDINANCE 2026-22

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF \$667,000 FOR CONTRACTUAL, LEGAL, CREDIT CARDS, GENERAL REPAIRS AND FIRE RESPONSE BOAT 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 \$667,000 for Operating Expenses, including Contractual Services, Legal Fees, Credit card Fees, equipment purchase and building repair.

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 \$667,000 in the General Fund for Operating Expenses for Contractual Services, Legal Fees, Credit card Fees, equipment purchase and building repair.

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 \$667,000 in the General Fund for Contractual Services, Legal Fees, Credit card Fees, equipment purchase and building repair.

SECTION 3. That allocation of said funds shall be as follows:

General Fund - Expenses

Finance - Contractual Services	001	5131	34000	37,000
City Clerk - Contractual Services	001	5132	34000	40,000
Legal - Attorney Services	001	5140	31000	131,000
Parking - Credit Card Fees	001	5193	53950	16,000
Beach Maintenance - Repair/Maint/Bldg	001	5391	46900	70,000
Causeway - Repair/Maint/Bldg	001	5411	46900	26,000
Equip & Vehicles - Repair to Vehicles	001	5490	46200	8,000
EMS - Repair/Maint/Bldg	001	5220	46900	45,000
Fire - Vehicle	001	5221	46900	18,000
Fire - Repair/Maint/Bldg	001	5221	46900	20,000
Treasure Bay - Repair/Maint/Bldg	001	5722	46900	(100,000)
EM - Hurricane Expense	001	5192	53950	356,000

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 18 day of August, 2026.

SECOND READING and PUBLIC HEARING on the 15 day of September, 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



BUDGET AMENDMENT

DATE: 2026-08-13

TO: City of Treasure Island City Manager

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: FY 2026 Expenses Budget Amendment

FY

2026

Ord. #

2026-22

REVENUE				
Fund	Acct.	Name	Proceeds for:	TOTAL
			Total	\$ -

EXPENSE:

Fund	Prog.	Acct.	Name		TOTAL
001	5131	34000	Finance - Contractual Services	CAAS Contract	\$ 37,000.00
001	5132	34000	City Clerk - Contractual Services	Record Management Program / Approved by the Board	\$ 40,000.00
001	5140	31000	Legal - Attorney Services	Attorney Services	\$ 131,000.00
001	5193	53950	Parking - Credit Card Fees	Credit Card Fees	\$ 16,000.00
001	5391	46900	Beach Maintenance - Repair/Maint/Bldg	Central Beach Trail Light Repairs	\$ 70,000.00
001	5411	46900	Causeway - Repair/Maint/Bldg	Westside Cameras & Generator Repairs	\$ 26,000.00
001	5490	46200	Equip & Vehicles - Repair to Vehicles	Vehicle Repairs	\$ 8,000.00
001	5220	46900	EMS - Repair/Maint/Bldg	Building Repairs	\$ 45,000.00
001	5221	46900	Fire - Vehicle	Boat, Motor and Trailer for storm resiliency/resource	\$ 18,000.00
001	5221	46900	Fire - Repair/Maint/Bldg	Building Repairs	\$ 20,000.00
001	5722	46900	Treasure Bay - Repair/Maint/Bldg	Building Repairs	\$ (100,000.00)
001	5192	53950	EM - Hurricane Expense	Rental of PODS trailers for Police and Fire	\$ 356,000.00
			Total		\$ 667,000.00

EXPLANATION:

City of Treasure Island shall amend the FY2026 budget to allocate \$593,925 across multiple accounts to cover necessary repairs, contractual services, boat and credit card fees. The funding increase for the repair accounts will be supported by insurance reimbursement revenues and boat will be supported by 001-342401 Water Rescue Grant by Pinellas County.

Chief Financial Officer:	_____	DATE _____
City Manager:	_____	_____
Completed by Finance:	_____	_____

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter 2026-22 was published in said newspaper by print in the issues of 08/26/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

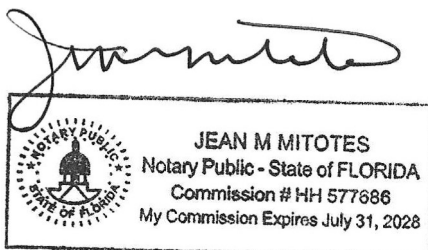
Signature of Affiant


Sworn to and subscribed before me this **08/26/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



THE CITY OF TREASURE ISLAND, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second reading and public hearing on the following ordinance:

ORDINANCE 2026-22

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF \$667,000 FOR CONTRACTUAL, LEGAL, CREDIT CARDS, GENERAL REPAIRS AND FIRE RESPONSE BOAT PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, September 15, 2026, at 6:00 PM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City Clerk



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Melissa VanDerwerken, Finance
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Second Reading and Public Hearing of Ordinance No. 2026-21, 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. On August 18, the Commission approved and moved this ordinance to the second and final reading and public hearing.
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. 2026-21 at this second and final reading and public hearing.

ATTACHMENTS:

[Backup of ORDINANCE Grant Revenue](#)

[Budget_Amendment Revenue.pdf](#)

[100935 affidavit.pdf](#)

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGET TO RECOGNIZE GRANT PROCEEDS OF \$667,023 FOR MASTER PUMP STATION, TENNIS COURT RESTORATION, FEMA, ADA KAYAK / PADDLEBOARD LAUNCH, FIREFIGHTER CANCER DECONTAMINATION EQUIPMENT, FIRE RESPONSE BOAT AND VULNERABILITY ASSESSMENT 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 \$667,023 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 \$667,023 in the appropriate revenue lines.

SECTION 3. That allocation of said funds shall be as follows:

General Fund - Reserve

General Fund Reserve		\$667,023
----------------------	--	-----------

General Fund - Revenue

GRANT - FEMA PUBLIC ASSISTANCE (4337-IRMA)	001-331100	\$3,557
GRANT - USTA FL FOUNDATION HURRICANE RELIEF	001-332205	\$214,047
GRANT - FIREFIGHTER CANCER DECONTAMINATION	001-334900	\$35,000
GRANT - WATER RESCUE FUNDING	001-342401	\$19,000

Local Option Sales Tax – Revenue

GRANT – FDEP FL RECREATION DEVELOPMENT ASSIST PROG	123-334700	\$50,000.00
--	------------	-------------

Wastewater Fund - Revenue

GRANT - FDEP WATER RESTORATION & WASTEWATER PROJ	420-389304	\$280,754
--	------------	-----------

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 18 day of August, 2026.

SECOND READING and PUBLIC HEARING on the 15 day of September, 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



BUDGET AMENDMENT

DATE: August 18, 2026

TO: City of Treasure Island City Manager

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: Grant Revenue

FY
2026

Ord. #
2026-21

REVENUE

<i>Fund</i>	<i>Acct.</i>	<i>Name</i>	<i>Proceeds for:</i>	<i>TOTAL</i>
001	331100	GRANT-FEMA PUBLIC ASSISTANCE (4337 - IRMA)	Installation of transfer switch at City Hall to connect mobile generator	\$ 3,557.00
001	332205	GRANT-USTA FL FOUNDATION HURRICANE RELIEF ASSISTANCE	Treasure Bay Tennis Court Restoration	\$ 214,047.00
001	334900	GRANT-FIREFIGHTER CANCER DECONTAMINATION	Firefighter Cancer Decontamination Equipment	\$ 35,000.00
123	331701	GRANT-FDEP-TB LIVING SHORELINE & WATER QUALITY IMP	Treasure Bay Living Shoreline & Water Quality Improvement	\$ 8,182.00
123	334700	GRANT-FDEP - FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM	ADA Kayak & Paddleboard Launch	\$ 50,000.00
420	389304	GRANT-FDEP-STATEWIDE SURFACE WATER RESTORATION & WASTEWATER PROJECTS	Treasure Island Master Pump Station	\$ 280,754.00
450	389305	GRANT-FDEP-VULNERABILITY ASSESSMENT	Comprehensive Vulnerability Assessment	\$ 56,483.00
001	342401	Water Rescue Funding	15' Boat, Motor and Trailer for floodwater response	\$ 19,000.00
Total				\$ 667,023.00

EXPENSE:

<i>Fund</i>	<i>Prog.</i>	<i>Acct.</i>	<i>Name</i>	<i>TOTAL</i>
Total				\$ -

Total

Recognize grant payments from (a) FEMA (4337-Irma) for installation of transfer switch to connect mobile generator at City Hall, (b) USTA FL Foundation Hurricane Relief Assistance for resurfacing eight Har-Tru tennis courts at Treasure Bay Golf & Tennis Facility, (c) Florida Firefighter Cancer Decontamination Equipment for purchase of self-contained breathing apparatus washer, (d) Florida Recreation Development Assistance Program for installation of ADA-accessible kayak & paddleboard launch at Treasure Bay, (e) Statewide Surface Water Restoration & Wastewater Project for design to reconstruction & elevation of the City's wastewater master pump station, and (f) Resilient Florida for completion of the City's Comprehensive Vulnerability Assessment,

DATE

Chief Financial Officer: Victor Ortiz

City Manager: _____

Completed by Finance: _____

18-Aug

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

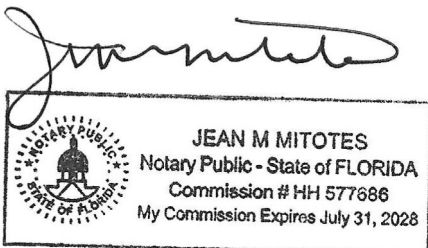
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter 2026-21 was published in said newspaper by print in the issues of 08/26/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant _____
Sworn to and subscribed before me this **08/26/2026**

Signature of Notary of Public
Personally known ☒ or produced identification.
Type of identification produced _____



THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second reading and public hearing on the following ordinance:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGET TO RECOGNIZE GRANT PROCEEDS OF \$667,023 FOR MASTER PUMP STATION, TENNIS COURT RESTORATION, FEMA, ADA KAYAK / PADDLEBOARD LAUNCH, FIREFIGHTER CANCER DECONTAMINATION EQUIPMENT, FIRE RESPONSE BOAT AND VULNERABILITY ASSESSMENT PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, September 15, 2026, at 6:00 PM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy,
City Clerk



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Ralf Brookes, Legal
ITEM TYPE:	Resolutions
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Resolution 2026-11, Rules of Civility and Decorum for City Commission and Advisory Board Meetings
BACKGROUND:	On August 18th, Mayor Doctor received consensus from the City Commission to direct the City Attorney to draft language reflecting the following statements into the Commissions' Rules of Order. <i>Mayor Doctor stated that all Charter Officers, along with City staff, were guaranteed protection from harassment; City Commission and public participation was welcomed and encouraged as a hallmark of the democratic process; Commission meetings were a limited public forum; comments should be relevant to the matters before the Commission and shall not include personal attacks directed to any employee or staff member of the City; and, as the presiding officer, he would conduct the meeting within that standard.</i>
POLICY/PURPOSE:	Review and adopt Resolution 2026-11, Rules of Civility and Decorum for City Commission and Advisory Board Meetings
STRATEGIC PLAN RELEVANCE:	N/A
ANALYSIS/DISCUSSION:	The City Commission adopted revised Rules of Order in March 2026. This resolution provides and Exhibit to those rules.
FUNDING:	N/A
MOTION:	Move to approve Resolution 2026-11.

ATTACHMENTS:

[Resolution 2026-11 Rules of Civility and Decorum.docx](#)

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, ADOPTING RULES OF CIVILITY AND DECORUM FOR CITY COMMISSION, ADVISORY BOARD AND COMMITTEE MEETINGS; PROVIDING FOR PUBLIC COMMENT PROCEDURES; PROVIDING FOR ENFORCEMENT OF ORDER AND DECORUM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has previously established Rules of Procedure governing the conduct of City Commission meetings; and

WHEREAS, section 286.0114, Florida Statutes, requires a reasonable opportunity for members of the public to be heard on propositions before a municipal board or commission and expressly permits boards and commissions to maintain orderly conduct and proper civility and decorum and to adopt reasonable rules governing public comment and commission discussions and deliberations; and

WHEREAS, the City Commission desires to adopt clear, viewpoint-neutral rules that promote orderly meetings, protect the right of members of the public to address the City on matters within the scope of the meeting, and provide fair procedures for addressing actual disruptions; and

WHEREAS, the City Commission finds that the Rules of Civility and Decorum attached as Exhibit 1 are reasonable and necessary to facilitate the orderly, efficient, safe and lawful conduct of City Commission, advisory board and committee meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA:

Section 1. The City Commission hereby adopts the Rules of Decorum set forth in Exhibit 1, attached hereto and incorporated herein.

Section 2. The Rules of Decorum shall be applied and enforced in a reasonable and viewpoint-neutral manner consistent with the First Amendment to the United States Constitution, Article I, section 4 of the Florida Constitution and section 286.0114, Florida Statutes. Nothing in the Rules of Decorum shall be construed to prohibit criticism of the City, its policies, employees or public officials merely because the criticism is harsh, unpopular or offensive, so long as the speaker complies with applicable subject-matter, time and conduct rules and does not actually disrupt the meeting.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict. To the extent these Rules of Decorum supplement the City Commission Rules of Procedure previously adopted by the City, the Rules of Procedure remain in effect except where inconsistent with this Resolution.

Section 4. If any section, subsection, sentence, clause or provision of this Resolution or Exhibit 1 is held invalid, the remainder shall not be affected by such invalidity.

Section 5. This Resolution shall become effective immediately upon adoption by the City Commission.

INTRODUCED AND PASSED at a regular meeting of the City Commission of the City of Treasure Island, Florida, held this ____ day of _____, 2026.

YEAS: _____

NAYS: _____

CITY OF TREASURE ISLAND, FLORIDA

John Doctor, Mayor

ATTEST:

Date: _____

Lisa-Marie V. Kennedy, City Clerk

Approved as to Form:

Ralf Brookes, City Attorney

EXHIBIT 1

RULES OF CIVILITY AND DECORUM

1. City Commission, Advisory Board and Committee Members. All members of the City Commission and City advisory boards and committees shall comply with the following rules of decorum during meetings:

- a. Members shall maintain order and decorum, shall not interrupt the proceedings except as authorized by the presiding officer or applicable rules of procedure, and shall follow the presiding officer's rulings and directions concerning order and decorum, subject to any right of appeal provided by the applicable rules of procedure.
- b. A member desiring to speak shall address the presiding officer and, upon recognition, shall confine remarks to the matter or question under consideration.
- c. Members shall refrain from personal attacks and from boisterous, immaterial, inflammatory, obscene, profane or disorderly conduct that interferes with the orderly conduct of the meeting.
- d. A member desiring to inquire about a matter directed to City staff shall address the question to the appropriate Charter Officer, who may respond or designate the appropriate staff member to respond.

2. Public Attendance and Public Comment. City Commission, advisory board and committee meetings shall be open to the public as required by law. Members of the public attending or speaking at a meeting shall comply with the following rules:

- a. Meeting attendees shall comply with lawful rules of order and decorum and shall not engage in conduct that actually disrupts or materially interferes with the orderly conduct of the meeting.
- b. Attendees shall refrain from yelling, persistent handclapping, chanting or similar demonstrations when such conduct actually disrupts the meeting or prevents the City body, a speaker or City staff from being heard. Mere disagreement, criticism or expression of viewpoint is not a disruption.
- c. Audio, video and photographic recording devices may be used in a manner that causes minimal interference with the proceedings and does not obstruct aisles, access, visibility or the orderly conduct of the meeting.
- d. A person addressing the City Commission, advisory board or committee shall comply with the following procedures:
 1. The speaker shall not address the City body from the audience.
 2. The speaker may approach the podium or other designated speaking location only when recognized by the presiding officer.
 3. The speaker shall not approach the dais without permission of the presiding officer.
 4. Questions and comments shall be directed to the City Commission, advisory board or committee through the presiding officer, rather than directly to individual members of the audience or City staff.
 5. The speaker shall comply with the time limits established for the applicable public comment period.
 6. At a public hearing or during public comment on a specific agenda item, the speaker shall confine comments to the subject of the hearing or agenda item.
 7. The presiding officer may stop or redirect comments that are outside the permitted subject matter or are needlessly repetitive after the speaker has

been given a reasonable opportunity to address the subject. Criticism of City policies, conduct, employees or public officials shall not be prohibited based on viewpoint, tone or offensiveness alone.

3. Public Comment Time and Opportunity. Unless a different time is established by law or by the presiding officer for a particular meeting or hearing, public comment shall be governed by the following:

- a. Public comment is limited to five (5) minutes per speaker. A speaker may not transfer or yield unused time to another speaker. Reasonable accommodations shall be provided as required by law for persons with disabilities and for persons who require an interpreter or other communication assistance.
- b. One public comment opportunity is permitted per speaker on each agenda item for which public comment is taken.
- c. General Public Comment shall be taken at regular meetings, special meetings and workshops to allow members of the public to speak on matters relating to City government or City business that are not otherwise scheduled for public comment, including matters appearing on a consent agenda, subject to the agenda and applicable law.
- d. General Public Comment is intended for comments from the public. The City Commission, advisory board or committee is not required to engage in debate or provide an immediate response.

4. Enforcement of Order and Decorum. The presiding officer is responsible for maintaining order and decorum, subject to applicable law and the rules of procedure governing the City body.

- a. The presiding officer may interrupt a speaker when reasonably necessary to maintain order, enforce an applicable subject-matter or time rule, or address actual disruption. If a speaker is interrupted to address a matter unrelated to the speaker's own violation of the rules, the interruption shall not be charged against the speaker's allotted time.
- b. When an attendee or speaker engages in disruptive conduct, the presiding officer should ordinarily first identify the conduct at issue and direct the person to comply with the applicable rule, unless the conduct presents an immediate threat to safety or makes a warning impracticable.
- c. If disruptive conduct persists after a clear warning and lawful direction from the presiding officer, the presiding officer may direct the person to cease speaking, cede the floor, leave the meeting room or take other reasonable action necessary to restore order. A law enforcement officer may escort a person from the meeting when the person refuses to comply with a lawful direction to leave.
- d. A person who willfully and maliciously interrupts or disturbs a lawful assembly may be subject to section 871.01, Florida Statutes, or other applicable law. Any trespass warning, removal, citation or arrest shall be based on the person's conduct and applicable law and shall not be imposed merely because of the person's viewpoint or criticism of the City or its officials.
- e. If a meeting is materially disrupted and order cannot reasonably be restored, the presiding officer may recess or adjourn the meeting in accordance with applicable rules of procedure, and any remaining business may be rescheduled.
- f. These Rules shall be enforced consistently and without discrimination based on the viewpoint expressed by any speaker or attendee.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Resolutions
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Resolution 2026-12 Appointment of Applicant to the LIFT Board
BACKGROUND:	Ms. Kimberly Stewart applied to become a board member of LIFT. Ms. Stewart application is attached.
POLICY/PURPOSE:	The purpose of this Agenda Item is for City Commission to make Appointments/Reappointments for the City Boards.
STRATEGIC PLAN RELEVANCE:	City boards and committees are the foundational element of the Strategic Plan as a whole.
ANALYSIS/DISCUSSION:	None.
FUNDING:	There is no fiscal impact. Members of the boards and committees shall serve without compensation.
MOTION:	I move to approve Resolution 2026-07 appointing the Kimberly Stewart to Life Intervention Focus Team with her term ending August 31, 2029.

ATTACHMENTS:

[k. Stewart LIFT application.pdf](#)
[RES2026-12 Appointment to LIFT.docx](#)



City of Treasure Island

10451 Gulf Boulevard

Treasure Island, FL

727-547-4575

cityclerk@mytreasureisland.org

APPLICATION FOR LIFE INTERVENTION FOCUS TEAM (LIFT)

Thank you for your interest in serving on the LIFT Board of Directors. The Board consists of up to nine members, each serving a three-year term. Please complete this application and include a letter of interest and your resume for City Commission consideration.

SECTION 1: Applicant Information

Name: Kimberly Stewart Date: 08/31/2026

Address: 11090 2nd St E

City/State/Zip: Treasure Island, FL 33706

Phone: 805-234-6341 Email: 11090treasure@gmail.com

Are you a resident of Treasure Island? ☒ Yes ☐ No

Years of residency: 7

SECTION 2: Background and Qualifications

1. What is your current occupation? Bookkeeper

If you are retired, what was your past occupation? _____

2. Please describe any skills you have that could assist the Board's mission (for example: fundraising, event planning, grant writing, social work, counseling, public speaking, advocacy):

Although I don't have a lot of experience in these areas, I'm a quick learner so will be happy to figure things out. I'm particularly interested in possibly learning about grant writing.

3. Have you ever served on a board or committee for the City of Treasure Island?

☐ Yes ☒ No

If yes, please list:

4. Briefly describe why you are interested in serving on the LIFT Board of Directors.

I love Treasure Island and would like to give back to the community, so felt volunteering for a board would be a great way to do that. Unfortunately, most of the boards require knowledge/skills that I don't have. LIFT seems like it could use help even if we don't know everything yet. If I'm not chosen for the Board, perhaps I can volunteer in another capacity.

5. Do you have any personal, professional, or volunteer experience with social services, housing assistance, homelessness outreach, or community support programs? If so, please describe your experience below.

In high school I was the President of our Interact Club (Rotary). Part of that required me to organize a monthly trip to the homeless shelter to provide dinner and a bagged lunch. Later in life, I volunteered for Colorado Horse Power (therapeutic riding) as a horse leader and side walker (in case a student had balance issues).

6. Are you able to regularly attend meetings and participate in LIFT Board initiatives, outreach events, or programs as needed?

☒ Yes ☐ No I hope so - I do travel a lot, and this is perhaps one of my only reservations about applying for this position.

SECTION 3: Acknowledgement

State of Florida Reporting Requirements

Section 760.80, Florida Statutes, requires that the City of Treasure Island annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board and committee members. Please check the appropriate boxes.

Gender

- ☐ Male
☒ Female
☐ Other

Race

- ☐ African American
☐ Asian-American
☒ Caucasian
☐ Hispanic-American
☐ Native-American
☐ Other

Physically Disabled

- ☐ Yes
☒ No

☐ Prefer not to answer

Acknowledgement

By submitting this application to the City of Treasure Island, I hereby acknowledge and agree to the following:

1. Pursuant to Chapter 286, Florida Statutes (Florida Sunshine Law), as amended, all information provided herein constitutes a public record and may be subject to disclosure.
2. I understand that service on the LIFT Board of Directors is voluntary and without compensation.
3. I acknowledge that, if appointed, I will be subject to the provisions of the Florida Sunshine Law.
4. If appointed, I affirm that I will faithfully discharge the duties of the office, make every reasonable effort to serve the full term of appointment, and adhere to all applicable laws, policies, and procedures governing public service.

Signature

Kimberly Stewart

Digitally signed by Kimberly Stewart
DN: C=US, E=moonchild.wanders@gmail.com,
CN=Kimberly Stewart
Reason: I attest to the accuracy and integrity of
this document
Date: 2026.08.31 07:56:02-07'00'

Date: 08/31/2026

RESOLUTION 2026-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND APPOINTING INDIVIDUALS TO SERVE ON THE LIFE INTERVENTION TEAM (LIFT) BOARD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, vacancies exist and will exist on the above-mentioned board and committees of the City of Treasure Island as of August 31, 2026, as a result of the expiration of terms or resignation of members, and

WHEREAS, the City Commission desires to appoint or reappoint certain individuals for three-year terms expiring on August 31, 2029, to serve upon creation of said vacancies.

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

The following appointment shall be made to LIFT for a term of 3 years:

Life Intervention Focus Team: Leslie Smith Board Director

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 15th day of September, 2026 by _____ who moved its adoption seconded by _____, and upon roll call, the vote was:

YEAS:

NAYS:

John Doctor, Mayor

ATTEST:

Lisa-Marie Kennedy, City Clerk



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Ralf Brookes, Legal

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Proposed - City Attorney Formal Opinion Requests Procedure

BACKGROUND: .

POLICY/PURPOSE: Discuss the proposed City Attorney formal opinion requests procedure.

STRATEGIC PLAN RELEVANCE: N/A

ANALYSIS/DISCUSSION: The proposed amendments to the City Commission Rules and Procedures concerning civility and communications among members of the City Commission, should also include clarification regarding requests by individual Commissioners for services from the City Attorney.

The City Attorney serves as legal counsel to the City and the City Commission as a governmental body. At the same time, individual Commissioners should have reasonable access to the City Attorney for legal guidance concerning City matters and their own duties and responsibilities.

The proposed procedure preserves that access by allowing individual Commissioners to request legal guidance from the City Attorney concerning City business, including questions regarding the requesting Commissioner's own conduct, duties

and responsibilities.

The proposed procedure also distinguishes ordinary requests for legal guidance from assignments requiring substantive legal work or involving the conduct of another City official or employee. Under the proposed procedure, an individual Commissioner would not independently direct the City Attorney to investigate, evaluate or render a legal opinion concerning the conduct of another Commissioner, City officer or employee. If a Commissioner believes such an inquiry is warranted, the matter would be presented to the City Commission, which would determine whether further review should occur and, if so, the appropriate manner in which it should be conducted.

The proposed procedure also recognizes that certain investigations should not be conducted by the City Attorney because of the City Attorney's ongoing attorney-client and working relationships with City officials. The City Attorney would not investigate a member of the City Commission. The City Attorney also would not investigate the City Manager, a department head or another City officer or employee with whom the City Attorney regularly works when doing so could impair, or appear to impair, the City Attorney's ability to continue providing independent legal advice to the City.

When an investigation involving such a person is warranted, independent counsel, an independent investigator or another appropriate person should be retained. In more limited circumstances, the City Attorney may be able to conduct or assist with an investigation involving an employee with whom the City Attorney does not regularly interact and where the investigation would not interfere with the City Attorney's ongoing representation of the City.

Similarly, requests by an individual Commissioner requiring legal research, preparation of a written legal opinion, drafting of an ordinance, resolution, agreement or other document, an investigation or comparable substantive legal work would be presented to the City Commission for authorization.

The purpose of the proposed procedure is not to restrict

Commissioners' access to legal advice. Rather, it is to ensure that substantial assignments of City legal resources are made by the City

Commission as the governing body and that the City Attorney is not placed in the position of investigating or evaluating one City official at the unilateral direction of another.

The proposed procedure would not affect ordinary legal services requested by the City Manager or other City officials within the scope of their lawful duties and authority, nor would it restrict the City Attorney from performing work otherwise necessary to carry out the responsibilities of the office.

Staff recommends that the City Commission discuss the proposed amendments and determine whether to incorporate them into the City Commission Rules and Procedures.

FUNDING: N/A

MOTION:

ATTACHMENTS:

[Procedure for Requests for Formal City Attorney Written Legal Opinions.docx](#)

[Agenda Memorandum Procedures to Request Formal City Attorney Opinions.docx](#)

City Attorney Requests

Individual members of the City Commission may request legal guidance from the City Attorney concerning City legal matters, including questions concerning the requesting Commissioner's own duties, responsibilities or proposed conduct. The City Attorney may respond to such questions as appropriate.

An individual Commissioner may not direct the City Attorney to investigate, evaluate or render an opinion concerning the conduct of another Commissioner, another elected City official or any other City official or employee. Any request for such an investigation, evaluation or opinion shall be presented to the City Commission, which shall determine whether further review is warranted and, if so, how that review should be conducted.

The City Attorney shall not investigate the conduct of a member of the City Commission. The City Attorney also shall not investigate the conduct of the City Manager, a department head or another City officer or employee with whom the City Attorney regularly works or whose ongoing relationship with the City Attorney could reasonably impair, or appear to impair, the City Attorney's ability to continue providing independent legal advice to the City. When an investigation of such a person is warranted, the City Commission or other official with lawful authority over the matter shall retain independent counsel, someone appointed by the City's insurance company, an independent investigator or another appropriate person to conduct the investigation.

The City Attorney may, when legally appropriate and when no material conflict or impairment of the attorney-client relationship would result, conduct or assist with an investigation involving a City employee with whom the City Attorney does not regularly interact and whose position does not create an ongoing working relationship with the City Attorney.

Requests by an individual Commissioner that would require the City Attorney to undertake legal research, prepare a written legal opinion, draft an ordinance, resolution, agreement or other document, conduct an investigation or perform other substantive legal work shall be presented to the City Commission. The City Commission shall determine whether the requested assignment should be undertaken and, where applicable, whether it should be performed by the City Attorney, independent counsel, an independent investigator or another appropriate person.

Nothing in this section prohibits the City Attorney from undertaking legal research, preparing documents or performing other legal services at the request of the City Manager or another City official when such services are within that official's lawful duties and authority or are otherwise necessary for the City Attorney to carry out the duties of the office.

AGENDA MEMORANDUM

From City Attorney

August 31, 2026

Subject: Proposed - City Attorney Formal Opinion Requests Procedure

The proposed amendments to the City Commission Rules and Procedures concerning civility and communications among members of the City Commission, should also include clarification regarding requests by individual Commissioners for services from the City Attorney.

The City Attorney serves as legal counsel to the City and the City Commission as a governmental body. At the same time, individual Commissioners should have reasonable access to the City Attorney for legal guidance concerning City matters and their own duties and responsibilities.

The proposed procedure preserves that access by allowing individual Commissioners to request legal guidance from the City Attorney concerning City business, including questions regarding the requesting Commissioner's own conduct, duties and responsibilities.

The proposed procedure also distinguishes ordinary requests for legal guidance from assignments requiring substantive legal work or involving the conduct of another City official or employee. Under the proposed procedure, an individual Commissioner would not independently direct the City Attorney to investigate, evaluate or render a legal opinion concerning the conduct of another Commissioner, City officer or employee. If a Commissioner believes such an inquiry is warranted, the matter would be presented to the City Commission, which would determine whether further review should occur and, if so, the appropriate manner in which it should be conducted.

The proposed procedure also recognizes that certain investigations should not be conducted by the City Attorney because of the City Attorney's ongoing attorney-client and working relationships with City officials. The City Attorney would not investigate a member of the City Commission. The City Attorney also would not investigate the City Manager, a department head or another City officer or employee with whom the City Attorney regularly works when doing so could impair, or appear to impair, the City Attorney's ability to continue providing independent legal advice to the City.

When an investigation involving such a person is warranted, independent counsel, an independent investigator or another appropriate person should be retained. In more limited circumstances, the City Attorney may be able to conduct or assist with an investigation involving an employee with whom the City Attorney does not regularly interact and where the investigation would not interfere with the City Attorney's ongoing representation of the City.

Similarly, requests by an individual Commissioner requiring legal research, preparation of a written legal opinion, drafting of an ordinance, resolution, agreement or other document, an investigation or comparable substantive legal work would be presented to the City Commission for authorization.

The purpose of the proposed procedure is not to restrict Commissioners' access to legal advice. Rather, it is to ensure that substantial assignments of City legal resources are made by the City

Commission as the governing body and that the City Attorney is not placed in the position of investigating or evaluating one City official at the unilateral direction of another.

The proposed procedure would not affect ordinary legal services requested by the City Manager or other City officials within the scope of their lawful duties and authority, nor would it restrict the City Attorney from performing work otherwise necessary to carry out the responsibilities of the office.

Staff recommends that the City Commission discuss the proposed amendments and determine whether to incorporate them into the City Commission Rules and Procedures.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Gary Volenec, Public Works
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Approve the Design-Build Amendment for Construction of the Public Safety Facility
BACKGROUND:	Hurricanes Helene and Milton caused extensive damage throughout Treasure Island, including the Police and Fire Station located on 108th Avenue. Originally constructed in 1958, the facility was deemed a total loss, requiring both departments to relocate and operate from temporary facilities. The proposed new Public Safety Facility will replace the former structure with a modern, resilient design that supports long-term operational continuity. The building will feature elevated occupied spaces and a floodproofed apparatus bay, ensuring the facility can withstand severe storm events while maintaining uninterrupted emergency response capabilities. On April 21, 2026, the City Commission awarded a design-build contract to Biltmore Construction Company for construction of a new facility.
POLICY/PURPOSE:	To proceed with construction of a new three-story Public Safety Facility and Apparatus Bay.
STRATEGIC PLAN RELEVANCE:	Goal 3 of the City’s Strategic Plan is to “Proactively maintain and improve infrastructure that meets the future needs of the

City.”

ANALYSIS/DISCUSSION:

Section 4.4 of the design-build contract requires the builder to prepare and submit a Design-Builder's Proposal with a written statement of its basis, which shall include:

1. a list of the drawings and specifications, including any addenda
2. a list of all submittals that will be submitted to the owner
3. a list of the clarifications and assumptions made by the design-builder in the preparation of the design-builder's proposal
4. the guaranteed maximum price
5. the project schedule
6. a list of the design-builder's key personnel, subcontractors, and suppliers
7. a date by which the owner must accept the design-builder's proposal

FUNDING:

The total budget for the Design-Build Project was established at Eight Million Dollars (\$8,000,000). This amount encompasses all costs required to fully design and construct the project, including, but not limited to, design services, construction, permitting, testing, and all related fees and expenses.

MOTION:

I move to approve the Design-Build Amendment with Biltmore Construction Company for construction of the Public Safety Facility for a Guaranteed Maximum Price of \$_____ and authorize the contractor to proceed.

ATTACHMENTS:

[Design-Builders Evaluation of Owner Criteria Rev. 1 9-10-26.pdf](#)

September 10, 2026



City of Treasure Island: Public Safety Facility

Design-Builder's Evaluation of Owner Criteria



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.1 Local Conditions Affecting the Work.....pg. 4

.2 Illustrations Depicting Project’s Scale and Relationship.....pg. 5-6

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.4 Recommendations Regarding Fast-Track Procurement and Phased Construction.....pg. 10

.5 Preliminary Estimate of the Contract Sum.....pg. 11-39

.6 Preliminary Estimate of the Compensation for Design Services.....pg. 40-80

.7 Evaluation of Compliance of Owner’s Criteria.....pg. 81

.8 Project Schedule of Preconstruction/Design Criteria Milestones.....pg. 82

.9 Recommendations to Adjust Owner’s Design Criteria.....pg. 83

§ 4.2.3 The Design-Builder shall prepare and submit a written report to the Owner, summarizing the Design-Builder's evaluation of the Owner's Criteria. The report shall also include:

.1 A description of local conditions under which the Work is to be performed, including conditions that may affect performance of the Work;

The current construction market in which the Treasure Island Public Safety complex will be built is currently experiencing the following:

Elevated inflation primarily due to volatile fuel costs which affects overall costs. These increases range from production, transportation and materials such as asphalt paving which relies significantly of fossil fuels for its makeup.

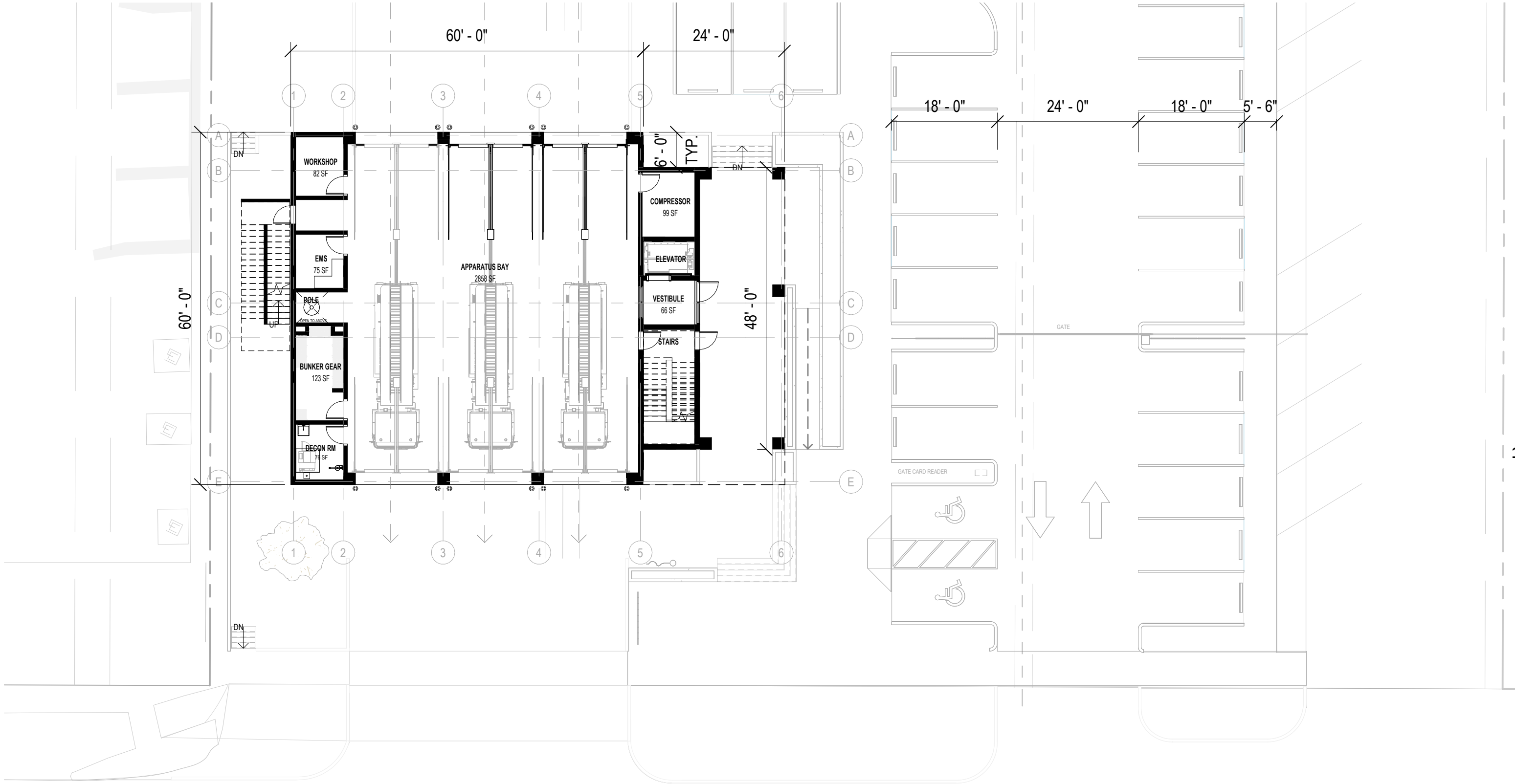
Construction workforce which has been losing older, more experienced tradesmen, which have not been replaced at the rate they are leaving the workforce. This puts additional strain on manpower. This coupled with the rate of growth in the State of Florida and particularly the Tampa Bay area, has led to fewer workers at higher pay rates. Some of this risk is mitigated by utilizing precast concrete for the structure which requires much less labor in the erection of the structure.

Supply chains have improved however some specialty components such as HVAC systems and Electrical gear still encounter long lead times. Due to the smaller size of the systems in the new Public Safety Complex, we do not expect this to be of huge concern but we will monitor lead times through the design process.

.2 Illustrations depicting the scale and relationship of the Project components, including possible alternative approaches to design and construction of the Project;







 LEVEL 1 - FLOOR PLAN
1/16" = 1'-0"

WJ Architects
(727) 822-5566
www.wjarc.com
AR94244



TREASURE ISLAND PUBLIC SAFETY

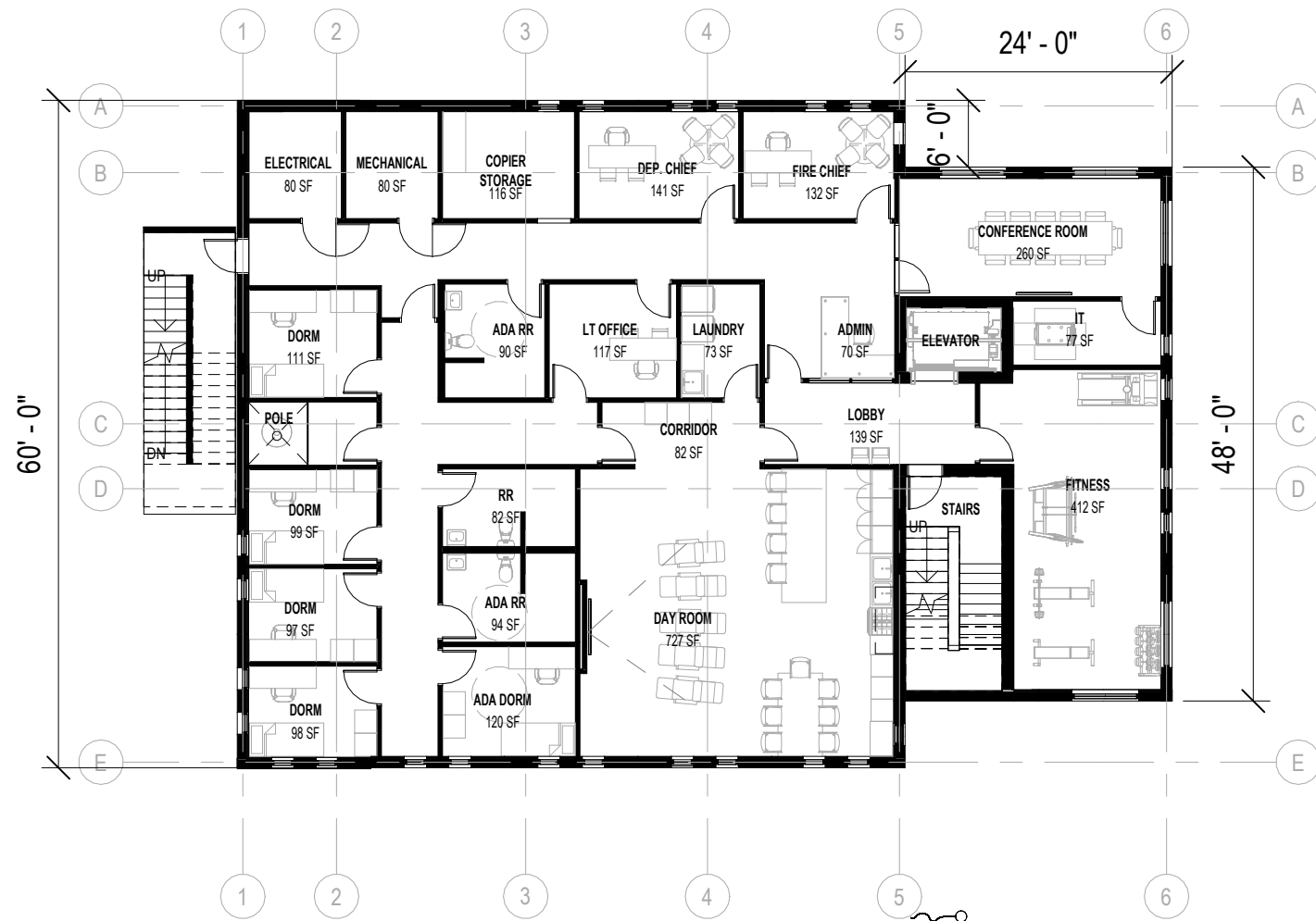
120 108th Ave, Treasure Island, FL 33706

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THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH THE STATE STATUTES.. TO THE BEST OF THE ARCHITECT'S OF ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.

Project # 26058
Ref. Sheet
Date 07/31/2026

**LEVEL 01 FLOOR
PLANS**

DS1.1



 **LEVEL 02 - FLOOR PLAN**
1/16" = 1'-0"



 **LEVEL 03 - FLOOR PLAN**
1/16" = 1'-0"

.4 Recommendations, if any, regarding accelerated or fast-track scheduling, procurement, or phased construction;

We have incorporated fast tracking within the overall structure of the project by utilizing precast concrete in lieu of traditional composite structures. In this scenario, the structure will be built off site and brought in panelized thus reducing the duration for the construction of the structure by approximately 12-16 weeks and eliminate the need for exterior cladding/finishes which will expedite the envelope completion allowing for early start on interior buildout.

We may also start with an early site package so long as we do not create a gap between foundation completion with cure time and delivery of precast components. By having the precast contractor integrated into the design phase, we will have effectively increased lead times for procurement and production as well.

.5 A preliminary estimate of the Contract Sum, and, if necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's budget for the Work;

Division	Itemized Description of the Work	Estimate Amount
02A	Demolition and Abatement	\$ -
02B	Site, Utilities	\$ 592,349.56
02C	Auger Piles	\$ 311,662.00
03A	Concrete	\$ 446,000.00
03B	Precast Structure	\$ 1,698,279.38
04A	Masonry	\$ 74,694.00
05A	Structural Steel	\$ 49,800.00
05B	Ornamental Metals and Railings	\$ 62,000.00
05C	Steel Structures - In Structural Above	
05D	Miscellaneous Metals/Sunshades	\$ 1,350.00
06A	Rough Carpentry / General Works	\$ 31,600.00
06B	Architectural Millwork /Casework	\$ 59,000.00
07A	Roofing and Sheet Metal Flashing, and Insulation	\$ 144,000.00
07B	Fire Proofing	\$ 7,425.00
07c	Joint Sealants	\$ 33,000.00
08A	Doors, Frames, and Hardware	\$ 138,500.00
08C	Overhead Coiling Doors and Grilles	\$ 244,000.00
08E	Glass & Glazing	\$ 221,508.00
08G	Skylights	\$ -
08I	Louvers (Architectural)	\$ -
09A	Gypsum Assembly and Metal Studs	\$ 509,375.00
09B	Stucco	\$ 15,000.00
09C	Ceramic Tile - Floors and Walls	\$ 65,000.00
09E	Finish Flooring - Resilient	\$ 59,253.00
09H	Stained/ Sealed Concrete/Epoxy Floors	\$ 28,642.00
09I	Acoustical Ceilings	\$ 51,000.00
09K	Painting	\$ 66,171.00
10A	Toilet Compartments	\$ -
10B	Toilet and Bath Accessories	\$ 20,190.00

Project Name and No.: Treasure Island Public Safety Complex, #1016**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



10C	Fire Extinguishers and Cabinets	\$	2,400.00
10D	Lockers and Shelving	\$	10,000.00
10E	Operable Partitions	\$	-
10F	Wall Protection	\$	1,500.00
10G	Ground-Set Flag Poles/Fire Pole	\$	50,000.00
10H	Canopy Systems	\$	-
10I	Signage, Plaques, and Directories	\$	20,000.00
11A	Equipment	\$	12,750.00
12B	Window Treatments	\$	8,000.00
14A	Elevators	\$	135,000.00
21A	Fire Suppression	\$	75,000.00
22A	Plumbing	\$	380,000.00
23A	HVAC	\$	885,000.00
26A	Electrical	\$	1,138,000.00
27A	Communications / Cabling / Security	\$	120,000.00
28A	Electronic Safety and Security (above)	\$	-
28B	Audio Visual (\$5,000 in equipment)	\$	-
32A	Landscape and Irrigation Allowance	\$	30,000.00
32B	Site Concrete/Planter Walls (in site)	\$	-
32C	Site Furnishings	\$	4,400.00
32D	Chain Link Fencing and Gates	\$	10,150.00
Subcontractor Direct Cost (SDC) SUBTOTAL		\$	7,811,998.94
Construction Managers Personnel		\$	564,620.00
General Conditions		\$	139,815.00
Permit (by Owner)		\$	-
Liability Insurance 1% GMP		\$	97,905.95
Bonding 1.25%		\$	133,435.59
Builders Risk 1.5%		\$	146,858.93
Builders Risk Windstorm & Flood Buydown (Allowance)		\$	-

Project Name and No.: Treasure Island Public Safety Complex, #1016

Biltmore Construction Co., Inc.

Cost Estimate by Division: Initial Proposal



Builders Risk Deductible (Allowance)	\$	-
Construction Cost Budget (CCB)	\$	8,894,634.40
Construction Managers Fee 6% GMP Less Fee	\$	547,739.66
Total Construction Cost	\$	9,442,374.06
CM Contingency 3% SDC	\$	234,359.97
Design/Owner Contingency 3% SDC	\$	234,359.97
Total Construction Cost with Contingencies	\$	9,911,094.00

Construction Costs	\$	9,911,094.00
A/E Design Services (remaining Post Initial Precon Services)	\$	519,000.00
Preconstruction Services (incl. Precast Design Assist/Preliminary A/E for to Schematic Design)	\$	250,000.00
A/E Project Administration during construction	\$	129,125.00

Total Project GMP	\$	10,809,219.00
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Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Division 1 - General Requirements	Quantity	Unit	Rate	Total Estimate	Subcontractor
Quality Control and Testing				\$ 16,500.00	
Soil Proctors	2 ea	\$	500.00	\$ 1,000.00	
Compaction/Densities	6 ea	\$	200.00	\$ 1,200.00	
Concrete Cylinder/Slump	6 ea	\$	250.00	\$ 1,500.00	
Visual Welding Inspections	5 ea	\$	1,000.00	\$ 5,000.00	
Paint/Sealant Testing	1 ea	\$	800.00	\$ 800.00	
Moisture Testing	1 ea	\$	2,000.00	\$ 2,000.00	
Electrical Load Tests	1 ea	\$	5,000.00	\$ 5,000.00	
Envelope Testing	0 ea	\$	2,500.00	\$ -	
LEED Agent	0.25 %	\$	-	\$ -	
Commissioning Agent	0.5 %	\$	-	\$ -	
Enhanced Commissioning Agent	0.25 %	\$	-	\$ -	
Survey and Layout				\$ 9,500.00	
Preliminary Survey	1 ea	\$	1,200.00	\$ 1,200.00	
Building Layout/Survey	10 crnr	\$	200.00	\$ 2,000.00	
Preliminary Elevation Certificate	1 ea	\$	1,200.00	\$ 1,200.00	
Final Elevation Certificate	1 ea	\$	1,400.00	\$ 1,400.00	
Pile layout/Survey	1 ea	\$	2,500.00	\$ 2,500.00	
Final As-Built Survey	1 ea	\$	1,200.00	\$ 1,200.00	
Jobsite Office				\$ 17,200.00	
Office/Storage Trailer Rental	12 mo	\$	800.00	\$ 9,600.00	
Set Up /Tie Down	1 ls	\$	1,000.00	\$ 1,000.00	
Stairs /Landinds/Ramps /Rails	12 mo	\$	500.00	\$ 6,000.00	
Walkways	0 mo	\$	125.00	\$ -	
Tear/Down	1 ls	\$	600.00	\$ 600.00	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Temporary Storage Containers		\$		1,800.00	
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Storage Containers	9 mo	\$	200.00	\$	1,800.00
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Temporary Utilities		\$		9,090.00	
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Temporary Electric Hook Up	0 ls	\$	5,000.00	\$	-	in Electrical
Temporary Jobsite Electric Utility	9 mo	\$	500.00	\$	4,500.00	
Temporary Water Hook Up	0 ls	\$	2,500.00	\$	-	in Sitework
Temporary Jobsite Water Utility	9 ls	\$	350.00	\$	3,150.00	
Telephone/Fax/Computers	0 mo	\$	550.00	\$	-	
Ice & Water	12 mo	\$	120.00	\$	1,440.00	

Temporary Sanitation		\$		4,800.00	
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Holding Tanks	0 mo	\$	450.00	\$	-	
Portolets	12 mo	\$	400.00	\$	4,800.00	
Sewer Connection	0 ls	\$	3,000.00	\$	-	in Sitework

Temporary Fencing		\$		3,300.00	
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Temporary Fencing	300 lf	\$	6.50	\$	1,950.00	
Vision Block/Dust Screen	300 lf	\$	4.50	\$	1,350.00	
Silt Fence	0 lf	\$	3.50	\$	-	in Sitework
Barricades	0 ea	\$	500.00	\$	-	

Temporary Construction		\$		9,500.00	
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Tree Protection	0 ea	\$	375.00	\$	-	
Temp walls	0 lf	\$	15.00	\$	-	
Small Tools	1 ls	\$	2,800.00	\$	2,800.00	
Tent/Shade Structure Break Area	1 ls	\$	3,500.00	\$	3,500.00	
Temporary Parking	0 sf	\$	2.00	\$	-	
Exterior Openings Protection	0 lf	\$	10.00	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Interior Dust Partitions	0 lf	\$	10.00	\$	-
Signage	1 ls	\$	800.00	\$	800.00
Temporary Railings	0 ls	\$	15.00	\$	-
Job Site Sign	1 ls	\$	1,200.00	\$	1,200.00
Picnic Tables	4 ea	\$	300.00	\$	1,200.00
Job Site Technology				\$	8,600.00
ProCore	1 ls	\$	5,600.00	\$	5,600.00
MIS Consultant	0 hs	\$	200.00	\$	-
Internet Hook Up	1 ls	\$	3,000.00	\$	3,000.00
Monitor /Computer/Laptop	0 ls	\$	2,500.00	\$	-
Monitor /Computer/Laptop Maintenance	0 hr	\$	200.00	\$	-
Job Site Phone Service				\$	2,400.00
Phone/Internet Line	12 mo	\$	200.00	\$	2,400.00
Cell Phones/I Pads	0 mo	\$	300.00	\$	-
Jobsite Cleanup				\$	29,350.00
Dumpster(s)	30 pull	\$	400.00	\$	12,000.00
Recyclable(s)	0 ton	\$	150.00	\$	-
Temporary Labor	800 hr	\$	20.00	\$	16,000.00
Pressure Washing	0 hr	\$	25.00	\$	-
Cleaning Supplies	9 mo	\$	150.00	\$	1,350.00
Wheel Wash	0 sf	\$	35.00	\$	-
Trash Chutes	0 flr	\$	650.00	\$	-
First Aid/Safety Supplies				\$	1,275.00
Fire Extinguishers/w stand	4 ea	\$	150.00	\$	600.00
First Aid Kit	9 mo	\$	75.00	\$	675.00

in Sitework

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Equipment and Hoists			\$	-
Light Equipment Rental w/operator	0 day	\$	-	\$ -
Heavy Equipment Rental w/operator	0 day	\$	-	\$ -
Hoists	0 day	\$	-	\$ -
Shoring	0 ls	\$	-	\$ -
Crane Rental w/operator	0 day	\$	-	\$ -
Temporary Elevator	0 day	\$	-	\$ -
Job Site Photos			\$	6,200.00
Owner Training Video	1 ea	\$	5,000.00	\$ 5,000.00
Aerial Photography	12 mo	\$	100.00	\$ 1,200.00
Monthly Photography	0 mo	\$	50.00	\$ -
Special Photography/ Video	0 ls	\$	2,500.00	\$ -
Drone Video	0 ls	\$	3,000.00	\$ -
Office Supplies			\$	6,200.00
Extra Plans /Specification	8 ea	\$	350.00	\$ 2,800.00
Printer Ink	0 mo	\$	500.00	\$ -
Printing and Supplies	0 mo	\$	250.00	\$ -
Closeout Manual	4 ea	\$	250.00	\$ 1,000.00
Postage	0 mo	\$	50.00	\$ -
Miscellaneous Supplies	12 mo	\$	200.00	\$ 2,400.00
Office Equipment			\$	4,350.00
Office Furnishings	1 ls	\$	1,200.00	\$ 1,200.00
Printer/ Copier/Fax Rental	9 mo	\$	350.00	\$ 3,150.00
Special Consultants/ Fees			\$	-

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Jessica Lundsford Act	0 ea	\$	300.00	\$	-
Attorneys Fees	0 hr	\$	400.00	\$	-
Special Consultants	0 hr	\$	200.00	\$	-
Special Inspectors	0 hr	\$	100.00	\$	-
Nighttime Security Guard	0 hr	\$	40.00	\$	-
Fire Watch	0 hr	\$	35.00	\$	-
Security Cameras	1 ls			\$	-

On Site Transportation \$ -

BCC Pick Up Truck	0 hr	\$	500.00	\$	-
Golf Cart	0 ls	\$	7,500.00	\$	-

Final Cleaning Interior/Exterior 15000 sf \$ 0.65 \$ **9,750.00**

\$ -

Mock Ups 1 ls \$ -

Closeout/Punch List 1 ls \$ -

Landscaping Maintenance 0 sf \$ 0.10 \$ -

	Total General Conditions				\$	139,815.00		
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Division 2 - Demo and Abatement \$ -

Asbestos Abatement \$ -

Asbestos Abatement - General	0 sf	\$	-	\$	-
Asbestos Floor Tile Removal	0 sf	\$	-	\$	-
Contaminated Fill Handling and Encapsulation	0 allow	\$	-	\$	-

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Demolition				\$	-
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Demolition	0 sf	\$	-	\$	-
Selective Demolition	0 sf	\$	-	\$	-
Underground Utility Demolition	0 lf	\$	-	\$	-
Site and Utility Demolition	1 ls	\$	-	\$	-

<u>Division 2 - Site Work</u>			\$	592,349.56
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Site Clearing			\$	80,306.00
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General Conditions	1 ls	\$	60,915.00	\$	60,915.00
Bond	1 ls	\$	14,119.00	\$	14,119.00
Tree Removal	1 ls	\$	-	\$	-
Site Clearing/Grubbing/Fill Removal	1 ls	\$	5,272.00	\$	5,272.00
Milled Asphalt	0 sf	\$	0.75	\$	-
Other	0 cu/yd	\$	1.25	\$	-

Building Pad			\$	17,681.00
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Excavating	0 cu/yd	\$	3.00	\$	-
Import/Fill/Compact	1 ls	\$	17,681.00	\$	17,681.00
Addnl Site Fill	0 cu/yd	\$	12.00	\$	-

Deep Foundations			\$	311,662.00
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Auger Piles	1 ls	\$	311,662.00	\$	311,662.00
Auger-cast Piles	0 lf	\$	-	\$	-
Caissons	0 lf	\$	-	\$	-
Sheet Piling	0 sf	\$	-	\$	-
Rock Piles	0 lf	\$	-	\$	-
?' Mat Foundation	0 sf	\$	-	\$	-
Special Foundations	0 lf	\$	-	\$	-

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Underground Utilities				\$	231,398.00
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Storm Drainage	1 ls	\$	88,723.00	\$	88,723.00
Water Service	1 ls	\$	15,000.00	\$	15,000.00
Sanitary Service/Sand Oil Separator	1 ls	\$	59,346.00	\$	59,346.00
Erosion Control	1 ls	\$	20,334.00	\$	20,334.00
Fire Line	1 lf	\$	47,995.00	\$	47,995.00
	0 lf	\$	-	\$	-
	0 lf	\$	-	\$	-
	0 lf	\$	-	\$	-
	0 lf	\$	-	\$	-

Earthwork			\$	-	in building pad
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Berms	1 ls	\$	-	\$	-
Retention	0 cu/yd	\$	-	\$	-
Rough Grading	0 sf	\$	-	\$	-
Final Grading	0 sf	\$	-	\$	-

Paving			\$	258,564.56
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Paving	0 ls	\$	-	\$	-
Curbs	0 lf	\$	-	\$	-
Concrete Sidewalks	1 ls	\$	43,214.00	\$	43,214.00
2" Asphalt Paving	1938 sy	\$	111.12	\$	215,350.56
3 3/8" Pervious Pavers w/Base	0 sf	\$	7.00	\$	-
3 3/8" Concrete Roadway Pavers	0 sf	\$	6.25	\$	-
Geoweb Parking w/seeding, fabric	0 sf	\$	8.85	\$	-

Raymow
in concrete sidewalks

Site Concrete/Pavers		\$	-
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Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Concrete Improvements	0 ls	\$	-	\$	-	Raymow
6" Concrete Sidewalks	0 sf	\$	-	\$	-	
4" Maintenance Strip	0 sf	\$	-	\$	-	
Concrete Pavers	0 sf	\$	-	\$	-	
Retaining Walls	0 lf	\$	75.00	\$	-	
Bollards	0 ea	\$	1,500.00	\$	-	Raymow
Flagpole Bases	0 ea	\$	3,800.00	\$	-	
Exterior Furnishings				\$	4,400.00	
Benches	2 ea	\$	500.00	\$	1,000.00	
Planters	0 ea	\$	-	\$	-	
Sculptures	0 ea	\$	-	\$	-	
Bike Racks	2 ea	\$	800.00	\$	1,600.00	
Trash Cans	4 ea	\$	450.00	\$	1,800.00	
Exterior Water Features				\$	-	
Fountains	0 ea	\$	-	\$	-	
Swimming Pools	0 ea	\$	-	\$	-	
Fencing and Gates				\$	10,150.00	
Chain Link Fence	350 lf	\$	9.00	\$	3,150.00	
PVC Fencing	0 lf			\$	-	
Ornamental Fence	0 lf			\$	-	
Sliding Gate	1 ls			\$	7,000.00	Electric w Card Reader
Gates	0 ea			\$	-	
<u>Division 2 - Landscaping and Irrigation</u>				\$	30,000.00	
Landscaping	1 allow	\$	20,000.00	\$	20,000.00	Allowance

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Irrigation	1 allow	\$	10,000.00	\$	10,000.00	Allowance
	0 cu/yd	\$	18.00	\$	-	
	0 sf	\$	2.50	\$	-	
	0 sf	\$	0.11	\$	-	
	0 sf	\$	0.23	\$	-	
<u>Division 3 - Concrete Work</u>			\$		446,000.00	
Foundations			\$		250,000.00	
Foundations/Slabs/Sidewalks	1 cu/yd	\$	-	\$	-	Commercial Concrete
Elevator Pit	1 ls	\$	10,000.00	\$	10,000.00	
Sawcut and remove piles	1 cu/yd	\$	25,000.00	\$	25,000.00	
Grade Beams	1 ls	\$	190,000.00	\$	190,000.00	
Spread Footings	1 ls	\$	25,000.00	\$	25,000.00	
Special Foundations	0 cu/yd	\$	-	\$	-	
Other	0 ea	\$	-	\$	-	
Concrete Slabs			\$		196,000.00	
Slab on Grade	5000 sf	\$	14.00	\$	70,000.00	
6" Slab on Grade	0 sf	\$	-	\$	-	
8" Slab on Grade	0 sf	\$	-	\$	-	
5" Elevated Slabs Composite	0 sf	\$	-	\$	-	
5" Elevated Slabs Post Tensioned	0 sf	\$	-	\$	-	
10" Elevated Slabs	0 sf	\$	-	\$	-	
2" Toppings	9000 sf	\$	14.00	\$	126,000.00	
Other	0 ea	\$	-	\$	-	
Concrete Columns and Beams			\$		-	
12" Column	0 lf	\$	-	\$	-	
18" Column	0 lf	\$	-	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



24" Column	0 lf	\$	-	\$	-	
18" Beam	0 lf	\$	-	\$	-	
24" Beam	0 lf	\$	-	\$	-	
36" Beam	0 lf	\$	-	\$	-	
Other	0 ea	\$	-	\$	-	
Precast Concrete				\$	1,698,279.38	
Engineering	1 ls	\$	-	\$	-	
8" Structural Package	12750 sf	\$	119.50	\$	1,523,625.00	Metromont
Calculations/Erection Dwgs and Shop Details	1 ls	\$	151,800.00	\$	151,800.00	
Corrosion Inhibitor	0 ls	\$	21,736.00	\$	-	
Flagman	0 sf	\$	8,340.00	\$	-	
Topping Pours	0 sf	\$	136,071.00	\$	-	
Deep Form Liners at Level 1	0 sf	\$	24,845.00	\$	-	
P&P Bond	0.015 sf	\$	1,523,625.00	\$	22,854.38	
18" Double T Plank	0 sf	\$	18.00	\$	-	
24" Double T Plank	0 sf	\$	20.00	\$	-	
36" Double T Plank	0 sf	\$	24.00	\$	-	
12" Column	0 lf	\$	300.00	\$	-	
18" Column	0 lf	\$	350.00	\$	-	
24" Precast Column	0 lf	\$	400.00	\$	-	
18" Precast Beam	0 lf	\$	350.00	\$	-	
24" Precast Beam	0 lf	\$	400.00	\$	-	
36" Precast Beam	0 lf	\$	450.00	\$	-	
Other	0 ea	\$	-	\$	-	
<u>Division 4 - Masonry Work</u>				\$	74,694.00	
Load Bearing Concrete Masonry				\$	-	
All Masonry	0 ls	\$	-	\$	-	Commercial Concrete
8" Walls	0 sf	\$	-	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



12" Walls	0 ls	\$	-	\$	-
Precast Headers	0 lf	\$	-	\$	-
Dumpster Enclosure	0 ea	\$	12,000.00	\$	-
Non-Load Bearing Concrete Masonry				\$	74,694.00
4" Walls	0 ls	\$	5.00	\$	-
8" Walls	1 ls	\$	74,694.00	\$	74,694.00
12" Walls	0 sf	\$	10.00	\$	-
Precast Sills	0 lf	\$	53.00	\$	-
Other	0 ea	\$	-	\$	-
Architectural Masonry				\$	-
Brick Work	0 sf	\$	35.00	\$	-
Glass Block	0 sf	\$	32.00	\$	-
Special Block	0 sf	\$	28.00	\$	-
Glass Fiber Reinforced Concrete Panels	0 sf	\$	20.00	\$	-
Glass Fiber Reinforced Concrete Pieces	0 ea	\$	500.00	\$	-
Architectural Precast Units	0 sf	\$	45.00	\$	-
Stone Work	0 sf	\$	55.00	\$	-
Other	0 ea	\$	-	\$	-
<u>Division 5 - Struct Steel/Misc Metals</u>				\$	49,800.00
Structural Steel				\$	10,200.00
Columns/Beams/Joists/Deck	0 ls	\$	-	\$	-
Support for Folding Partitions	0 ea	\$	-	\$	-
Hoist Beams	1 ea	\$	1,200.00	\$	1,200.00
Steel Bar Joists	0 ton	\$	1,800.00	\$	-
Angle	200 lf	\$	45.00	\$	9,000.00
Embeds	0 ea	\$	75.00	\$	-

Metromont

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Galvanized Columns	0 ton	\$	3,600.00	\$	-
Galvanized Beams	0 ton	\$	3,600.00	\$	-
Galvanized Angle	0 lf	\$	18.00	\$	-
Galvanized Embeds	0 ea	\$	135.00	\$	-
Galvanized Deck	0 sf	\$	7.50	\$	-
Epicore Deck	0 sf	\$	11.50	\$	-
Steel Pan Stairs	0 rs	\$	250.00	\$	-
Other	0 ea	\$	-	\$	-
Steel Structures				\$	38,250.00
Galvanized Mechanical Platform	450 sf	\$	85.00	\$	38,250.00
Prefabricated Structures	0 sf	\$	75.00	\$	-
Pedestrian Bridges	0 sf	\$	120.00	\$	-
Architectural Steel Staircases	0 rs	\$	-	\$	-
Special Structures	0 sf	\$	-	\$	-
Other	0 ea	\$	-	\$	-
Ornamental Railings				\$	62,000.00
Painted Steel Stair Railings	100 lf	\$	150.00	\$	15,000.00
Welded Aluminum Stair Railings	200 lf	\$	175.00	\$	35,000.00
Wall/Grab Rails	100 lf	\$	120.00	\$	12,000.00
Retaining Wall Railings	0 lf	\$	175.00	\$	-
Braided Cable Balustrade	0 lf	\$	-	\$	-
Miscellaneous Metals				\$	1,350.00
Pit Ladders	1 ea	\$	600.00	\$	600.00
Sump Pit Covers	1 ea	\$	150.00	\$	150.00
Aluminum Canopies	0 sf	\$	75.00	\$	-
Aluminum Sunshades	0 sf	\$	60.00	\$	-
Specialty Items	0 ea	\$	60.00	\$	-

Custom Metals

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Roof ladder at hatch	1 ea	\$	600.00	\$	600.00	
<u>Division 6 - Carpentry/Millwork</u>				\$	90,600.00	
Rough Carpentry				\$	31,600.00	
Framing	0 hr	\$	45.00	\$	-	
Interior Door Hanging	0 ea	\$	250.00	\$	-	
Exterior Door Hanging	0 ea	\$	350.00	\$	-	
Roof Blocking	400 lf	\$	29.00	\$	11,600.00	Allowance
Roof Sheathing	0 sf	\$	2.00	\$	-	
Misc Carpentry	1 allow	\$	20,000.00	\$	20,000.00	Allowance
Other	0 ton	\$	3,600.00	\$	-	
Millwork				\$	59,000.00	
Base Cabinets	90 lf	\$	200.00	\$	18,000.00	Allowance
Upper Cabinets	80	\$	150.00	\$	12,000.00	
Tops - Corian	60 lf	\$	300.00	\$	18,000.00	
Vanities	5 ea	\$	2,200.00	\$	11,000.00	
Casework	0 ea	\$	-	\$	-	
Trim Work	0 lf	\$	-	\$	-	
Staircases	0 rs	\$	-	\$	-	
Railings	0 lf	\$	-	\$	-	
Other	0 ea	\$	-	\$	-	
<u>Division 7 - Roofing/Sealants/Insul.</u>				\$	184,425.00	
Roofing				\$	144,000.00	
Roofing/Insulation	4500 ls	\$	32.00	\$	144,000.00	
	0 sf	\$	5.85	\$	-	
	0 sf	\$	22.00	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



	0 sf	\$	3.85	\$	-	
Fire Proofing				\$	7,425.00	
Spray-on Insulation	3300 sf	\$	2.25	\$	7,425.00	
Spray-on Fire Protection	0 sf	\$	2.90	\$	-	
Sealants				\$	33,000.00	
Sealants	1 ls	\$	8,000.00	\$	8,000.00	Allowance
Windows	0 lf	\$	1.15	\$	-	
Precast Concrete	1 ls	\$	20,000.00	\$	20,000.00	
Concrete Tilt Wall	0 lf	\$	1.80	\$	-	
Fire Caulking	0 lf	\$	1.00	\$	-	
Elevator Pit	1 ls	\$	5,000.00	\$	5,000.00	
Damproofing	0 sf	\$	1.25	\$	-	
Waterproofing Exterior Walls	0 sf	\$	1.75	\$	-	
Waterproofing Interior Floors	0 sf	\$	1.10	\$	-	
Special Sealants	0 sf	\$	-	\$	-	
Bitumastic Coatings	0 sf	\$	1.00	\$	-	
Other	0 sf	\$	-	\$	-	
<u>Division 8 - Doors, Frames and Hardware</u>				\$	382,500.00	
Doors, Frames and Hardware				\$	138,500.00	
Doors/Frames/Hardware	0 ls	\$	-	\$	-	Allowance
Interior Hollow Metal Door	51 ea	\$	1,800.00	\$	91,800.00	
Interior Wood Door Prefinished	0 ea	\$	-	\$	-	
Interior Wood Door Paint Grade	0 ea	\$	-	\$	-	
Interior Handset/Lockset	0 ea	\$	-	\$	-	
Hinges	0 ea	\$	-	\$	-	
Closers	0 ea	\$	-	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Miscellaneous Hardware	4 ea	\$	-	\$	-
Exterior Wood Door Assembly	0 ea	\$	-	\$	-
Exterior Hollow Metal Door Assembly	15 ea	\$	2,500.00	\$	37,500.00
Exterior Flush Aluminum Door Assembly	0 ea	\$	-	\$	-
Hollow Metal Assemblies w/Glass	4 ea	\$	2,300.00	\$	9,200.00
Hollow Metal Assemblies w/Fire Lite Glass	0 sf	\$	-	\$	-
Installation	0 ea	\$	-	\$	-
Special Doors				\$	244,000.00
Overhead Coiling Doors - Garage	3 ea	\$	40,000.00	\$	120,000.00
Overhead Coiling Doors - Rear Bay	3 ea	\$	20,000.00	\$	60,000.00
Overhead Coiling Doors - Security	0 ea	\$	8,500.00	\$	-
Custom Doors	0 ea	\$	-	\$	-
Flood Doors	2 ea	\$	32,000.00	\$	64,000.00
<u>Division 8 - Glass and Glazing</u>				\$	221,508.00
Glass and Glazing				\$	221,508.00
Punch Openings with Sunshades	42 ls	\$	5,274.00	\$	221,508.00
Storefront Doors - Interior	0 ea	\$	3,200.00	\$	-
Storefront Assemblies - Vehicle Showcase	0 ls	\$	20,000.00	\$	-
Preglazed Assemblies	0 sf	\$	74.00	\$	-
Curtain Wall Systems	0 sf	\$	86.00	\$	-
Mirrors	0 sf	\$	7.00	\$	-
Interior Openings	0 sf	\$	7.00	\$	-
Skylights				\$	-
Skylights	0 sf	\$	125.00	\$	-
Kalwal System	0 sf	\$	180.00	\$	-
Special Structures	0 sf	\$	-	\$	-
Other	0 sf	\$	-	\$	-

Countryside Glass

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal

**Architectural Louvers**

\$ -

Louvers 0 ea

Division 9 - Finishes**\$ 794,441.00****Stucco and Exterior Cladding****\$ 15,000.00**

Lathe and Stucco	1 ls	\$	15,000.00	\$	15,000.00
Exterior Panel System	0 sf	\$	-	\$	-
EFIS System	0 sf	\$	-	\$	-
Exterior Framing	0 sf	\$	-	\$	-

West Star**Metal Stud Framing/Drywall****\$ 509,375.00****West Star**

GWB/Framing	1 ls	\$	446,375.00	\$	446,375.00
Hard Ceilings at Apparatus Bay/Exterior Lobby	4200 sf	\$	15.00	\$	63,000.00
	0 sf	\$	11.00	\$	-
	0 sf	\$	18.00	\$	-
Other Wall Finish					

Painting**\$ 66,171.00**

Exterior Painting - Texcote Cool Wall	1 ls	\$	27,482.00	\$	27,482.00
Interior Painting	1 ls	\$	21,800.00	\$	21,800.00
Doors/Frames	1 ls	\$	8,320.00	\$	8,320.00
Apparatus Dryfall	1 ls	\$	2,142.00	\$	2,142.00
Misc Metal/Steel	1 ls	\$	2,500.00	\$	2,500.00
Precast Caulk Joints	1 ls	\$	3,927.00	\$	3,927.00
Epoxy Ceiling Painting	0 sf	\$	2.10	\$	-
Texcote System	0 sf	\$	1.75	\$	-
Supercote System	0 sf	\$	2.25	\$	-

Southern Plains**Southern Plains****Southern Plains****Southern Plains****Southern Plains****Southern Plains**

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Special Coatings	0 sf	\$	-	\$	-	
Other	0 sf	\$	-	\$	-	
Special Floor Coatings				\$	28,642.00	
Epoxy Floor Coatings	300 sf	\$	7.00	\$	2,100.00	
Sealed Concrete	4616 sf	\$	5.75	\$	26,542.00	ReSource
Burnished Concrete	0 sf	\$		\$	-	
Acoustical Ceilings and Treatments				\$	51,000.00	
2' x 2' Lay-in	8500 sf	\$	6.00	\$	51,000.00	Allowance
Upgrade Acoustical Ceiling	0 sf	\$	-	\$	-	
Humiguard	0 sf	\$	-	\$	-	
Sound Absorbing Panels	0 sf	\$	-	\$	-	
Sound Absorbing Clouds	0 ls	\$	-	\$	-	Allowance
Specialty Ceilings	0 sf	\$	-	\$	-	
Other	0 sf	\$	-	\$	-	
Resilient Flooring				\$	59,253.00	
VCT/Carpet/Base	4200 sf	\$	8.00	\$	33,600.00	Spectra
Linoleum	0 sf	\$	4.75	\$	-	
Carpet	333 sy	\$	41.00	\$	13,653.00	
Engineered Concrete	0 sf	\$	8.00	\$	-	
Cork	0 sf	\$	9.85	\$	-	
Hardwood	0 sf	\$	8.25	\$	-	
Bamboo	0 sf	\$	9.00	\$	-	
Vinyl/Rubber Base	1000 lf	\$	2.00	\$	2,000.00	
Rubber/Gym Floor	1 ls	\$	10,000.00	\$	10,000.00	
Special Floors	0 sf	\$	-	\$	-	
Other	0 sf	\$	-	\$	-	

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Ceramic/Porcelain/Stone Tile	\$		65,000.00
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Ceramic Tile Floors	1 ls	\$	28,000.00	\$	28,000.00
Ceramic Tile Walls	1 ls	\$	34,000.00	\$	34,000.00
Window Sills	1 ls	\$	3,000.00	\$	3,000.00
Other	0 sf	\$	-	\$	-
Other	0 sf	\$	-	\$	-

<u>Division 10 - Specialties</u>	\$		104,090.00
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Toilet Accessories/Janitorial Equipt.	\$		20,190.00
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Allowance

Grab Bars	8 ea	\$	250.00	\$	2,000.00
TP Dispensers	5 ea	\$	250.00	\$	1,250.00
SN Receptacles	5 ea	\$	250.00	\$	1,250.00
PT Dispensers	5 ea	\$	500.00	\$	2,500.00
Soap Dispensers	5 ea	\$	500.00	\$	2,500.00
Mop Rack	1 ea	\$	150.00	\$	150.00
Mop Sink	1 ea	\$	500.00	\$	500.00
Baby Changing Station	0 ea	\$	350.00	\$	-
Shower Curtains	4 ea	\$	150.00	\$	600.00
Handicap Seat	4 ea	\$	650.00	\$	2,600.00
Electric Hand Dryers	4 ea	\$	1,000.00	\$	4,000.00
Sanitary Napkin Dispenser	4 ea	\$	700.00	\$	2,800.00
Robe/Towel Hooks	4 ea	\$	10.00	\$	40.00

Toilet Partitions	\$		-
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Toilet Partitions	0 ls	\$	16,000.00	\$	-
Urinal Screens	0 ea	\$	-	\$	-

Bell

Fire Extinguishers	\$		2,400.00
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Bell

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Fire Extinguishers	6 ea	\$	200.00	\$	1,200.00
Fire Extinguisher Cabinets	6 ea	\$	200.00	\$	1,200.00
Fire Extinguisher Cabinets Rated	0 ea	\$	325.00	\$	-
Kitchen Fire Extinguisher	0 ea	\$	500.00	\$	-
Special Fire Extinguisher	0 ea			\$	-
Fire Blanket/Cabinet	1 ea	\$	300.00	\$	-
Flag Poles/Fire Pole				\$	50,000.00
Flag Pole Lighted	1 ea	\$	5,000.00	\$	5,000.00
Fire Pole	1 ea	\$	45,000.00	\$	45,000.00
Signage				\$	20,000.00
Interior Signage	1 allow	\$	8,000.00	\$	8,000.00
Exterior Signage	1 allow	\$	12,000.00	\$	12,000.00
Specialty Signs	0 ea	\$	-	\$	-
Evacuation Maps	0 ea	\$	-	\$	-
Building Plaque	0 ea	\$	-	\$	-
Marque Sign	0 ea	\$	-	\$	-
Wall Protection				\$	1,500.00
Corner Guards	1 allow	\$	1,500.00	\$	1,500.00
Wall Guards	0 lf	\$	-	\$	-
Guard Rails	0 lf	\$	-	\$	-
Wall Pads	0 lf	\$	-	\$	-
Lockers/Shelving				\$	10,000.00
Interior Lockers	0 ls	\$	10,000.00		
Exterior Lockers	0 ls	\$	16,000.00	\$	-
Equipment Storage	1 ls	\$	10,000.00	\$	10,000.00
Metal Shelving	0 lf	\$	-	\$	-

By Owner
By Owner

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal

**Operable Wall System** **\$ -**

Modular Wall Systems 0 ea \$ - \$ -

Operable Partitions 0 ls \$ - \$ -

Canopy and Sunshades **\$ -**

Sunshades 0 ea \$ - \$ -

Canopies 0 ea \$ - \$ -

Awnings 0 ea \$ - \$ -

Division 11 - Equipment **\$ 20,750.00****Furnishings and Equipment** **\$ 12,750.00**

Small Appliances Residential 0 ea \$ 500.00 \$ -

Small Appliances Commercial 2 ea \$ 650.00 \$ 1,300.00

Appliances Residential 0 ea \$ 1,150.00 \$ -

Appliances Commercial 3 ea \$ 2,150.00 \$ 6,450.00

Library Shelving 0 ea \$ - \$ -

Server Racks 0 ea \$ - \$ -

Audio/Video Equipment 1 ls \$ 5,000.00 \$ 5,000.00

Catwalks and Stage Gear 0 ea \$ - \$ -

Exercise Equipment 1 ls \$ - \$ -

Furniture 0 ea \$ - \$ -

Basketball Hoops 0 ea \$ - \$ -

Bleachers 0 ea \$ - \$ -

Curtains/Blinds/Shades **\$ 8,000.00**

Stage Curtains 0 lf \$ - \$ -

Curtains 1 ls \$ 8,000.00 \$ 8,000.00

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



Verticale Blinds	0 lf	\$	-	\$	-
Manual Shade System	0 lf	\$	-	\$	-
Electronic Shade System	0 lf	\$	-	\$	-
<u>Division 14 - Conveying Systems</u>				\$	135,000.00
Elevators/Lifts/Escalators				\$	135,000.00
Holeless 2500#	3 ea	\$	45,000.00	\$	135,000.00
Holeless 3000#	0 ea	\$	46,000.00	\$	-
Holeless 3500#	0 ea	\$	48,000.00	\$	-
Service Elevator	0 ea	\$	50,000.00	\$	-
Freight Elevator	0 ea	\$	50,000.00	\$	-
ADA Elevator Lift	0 ea	\$	35,000.00	\$	-
Handicap Lift	0 ea	\$	13,000.00	\$	-
Freight Lift	0 ea	\$	7,000.00	\$	-
Escalator	0 ea	\$	60,000.00	\$	-
Dumb Waiter	0 ea	\$	4,500.00	\$	-
Custom Finishes/Cab Upgrade	0 ea	\$	-	\$	-
<u>Division 15 - Mechanical Systems</u>				\$	1,340,000.00
Fire Suppression				\$	75,000.00
Clean Agent Fire Suppression	1 rm	\$	25,000.00	\$	25,000.00
Wet Fire Suppression	1 ls	\$	47,250.00	\$	50,000.00
Preaction System Package	0 ea	\$	20,000.00	\$	-
Preaction System Built	0 ea	\$	15,000.00	\$	-
Centrifugal Pump	0 ea	\$	55,000.00	\$	-
Jockey Pump	0 ea	\$	48,000.00	\$	-
Backflow Prevention	0 ea	\$	3,500.00	\$	-
Tap	0 ea	\$	3,000.00	\$	-
6" Firemain	0 lf	\$	35.00	\$	-
Fire Hydrant	0 ea	\$	3,500.00	\$	-

If Required

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal

**Plumbing**

\$

380,000.00**Lawson**

Plumbing Systems	1 ls	\$	380,000.00	\$	380,000.00
Condensate Line - PVC	0 lf	\$	-	\$	-
Water Supply Piping - Copper	0 lf	\$	-	\$	-
Sanitary Return Piping - Cast Iron	0 lf	\$	-	\$	-
Condensate Line - Copper	0 lf	\$	-	\$	-
Fixtures	0 ea	\$	-	\$	-
Drains	0 ea	\$	-	\$	-
Water Heaters	0 ea	\$	-	\$	-
Drinking Fountains	0 ea	\$	-	\$	-
Jockey Pump	0 ea	\$	-	\$	-
Backflow Prevention	0 ea	\$	-	\$	-
Tap	0 ea	\$	-	\$	-
Decorative Fountains	0 ls	\$	-	\$	-
Swimming Pools	0 ls	\$	-	\$	-
Underground Fuel Storage Tank	0 ea	\$	-	\$	-
Above Ground Fuel Storage Tank	0 ea	\$	-	\$	-
Water Storage Tanks	0 ea	\$	-	\$	-
Grease Traps	0 ea	\$	-	\$	-
Other	0 ls	\$	-	\$	-

Mechanical

\$

885,000.00**Penninsular**

Water Cooled Chiller	0 ton	\$	6,800.00	\$	-
Air Cooled Chiller	1 ls	\$	885,000.00	\$	885,000.00
Split Units	0 ton	\$	(85,000.00)	\$	-
Equipment Stands	0 ls	\$	-	\$	-
Controls	0 ls	\$	-	\$	-
Test and Balance	0 ls	\$	-	\$	-
Other	0 ls	\$	-	\$	-

Alternate Deduct

Project Name and No.: Treasure Island Public Safety Complex**Biltmore Construction Co., Inc.**

Cost Estimate by Division: Initial Proposal



<u>Division 16 - Electrical Systems</u>				\$	1,258,000.00	
Electrical				\$	1,138,000.00	
Basic Electrical	1 ls	\$	1,100,000.00	\$	1,100,000.00	
Basic Fire Alarm	1 ls	\$	38,000.00	\$	38,000.00	
Wiring/Conduits	0 lf	\$	4,400.00	\$	-	
Panels	0 ea	\$	188.00	\$	-	
Circuits	0 ea	\$	148.00	\$	-	
Transformers	0 ea	\$	1,200.00	\$	-	
Switch gear	0 ea	\$	1,000.00	\$	-	
Motor Starters	0 ea	\$	800.00	\$	-	
Interior Fixture Package	0 sf	\$	4.25	\$	-	
Exterior Fixture Package	0 ls	\$	3,500.00	\$	-	
Sports Lighting	0 lf	\$	250.00	\$	-	
Ductbank	0 lf	\$	500.00	\$	-	
Transfer Switch	0 ea	\$	12,000.00	\$	-	
Generator	0 ea	\$	150,000.00	\$	-	
Specialty Equipment	0 ea	\$	-	\$	-	
Lightning Protection	0 lf	\$	42.00	\$	-	
Miscellaneous Electrical	0 ea	\$	-	\$	-	
Low Voltage				\$	120,000.00	
Basic Low-Voltage/Comms/Fire/Security	1 ls	\$	120,000.00	\$	120,000.00	
Security System				\$	-	
Security System	0 ea	\$	1,500.00	\$	-	in low voltage
Audio Visual				\$	-	



Audio Visual (Alternate) 0 allow \$ - \$ - in equipment

.6 A preliminary estimate of the compensation for Design Services to be performed after execution of the Design Build Amendment;

Design Services total up to and including GMP Proposal GMP submission \$694,290.00

See attached Exhibit A Proposal from Wannemacher Jensen Architects.

DESIGN & SYSTEMS NARRATIVES

A. DESIGN & SYSTEMS NARRATIVES

FIRE PROTECTION

APPLICABLE CODES, STANDARDS, AND GUIDELINES

The following publications and guidelines shall be used as references for the design of the fire sprinkler systems on this project.
Uniform Building Code Latest Edition with Supplements
Florida Fire Prevention Code 8th Edition.
National Fire Protection Association (NFPA) Codes, Standards, Recommended Practices and Guides.
Underwriters Laboratories, Inc. (UL) Standards, Recommended Practices.

SITE WORK

A new (size pending flow test) 6" underground supply main shall connect to the public water supply and extend to the backflow device located adjacent to the proposed property. A double check detector assembly listed for fire protection use will be provided between the fire protection system and the public water supply. The 6" underground supply main shall extend from the double check detector assembly to the building's fire sprinkler riser.

Fire department connection (FDC) can either be on the backflow or connected to the system side of the fire sprinkler riser. FDC piping shall extend from the fire sprinkler riser to the site FDC location. Fire department connection shall be located within the fire department's acceptable distances from a fire hydrant. A method of draining fire department connection shall be provided. All fire department connections shall have a minimum of (2) 2-1/2" connections.

SPRINKLER SYSTEM

All buildings shall be protected in accordance with all current NFPA standards.

All buildings shall be fully protected with an automatic wet fire sprinkler system in accordance with NFPA 13 standards.

The building shall be completely protected by a hydraulically designed fire sprinkler system designed to meet NFPA 13 standards and the requirements of the state and local Fire Marshal.

Quick response sprinkler heads shall be provided in all light and ordinary hazard occupancy areas.

The design of the fire protection system will be based on hydraulic design that utilizes 90 percent of available pressure and will include interior and underground pipe to location of the fire hydrant flow test.

Pressure safety margin of 10 percent will be maintained throughout.

Complete sprinkler coverage for all rooms and areas will be provided as required per NFPA 13 standards.

Sprinklers shall be located in the center or quarter point of ceiling tiles and symmetrically with other ceiling features. Ceiling features include, but are not limited to, walls, lights, air diffusers, and other architectural features.

Main and auxiliary drains will be provided to drain the entire system. These will be connected to the storm system with a gravity drain sized to accommodate flow from pressure pipe or will discharge to the exterior of the building.

TREASURE ISLAND, FL

Treasure Island Public Safety Complex

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DESIGN CRITERIA

General Building:

System Description: Wet Pipe
Occupancy Classification: Light Hazard
Density: 0.10 gpm/ ft²
Hydraulic Remote Area: 1,500 ft²
Sprinkler Orifice Size: 1/2"
Hose Stream Allowance: 100 gpm
Duration of Supply: 30 minutes
Standard coverage head: 225 sq. ft. Maximum Spacing

Mechanical Rooms, Storage Rooms, Electrical Rooms, Apparatus Bay and all other areas or rooms with similar fire loads:

Low Pilled Storage: Areas with solid piled, palletized, bin box, shelf, single-double-multiple row racks and back-to-back shelf storage of commodities of class I stored up to 12'-0" in height and commodities of class II stored up to 10'-0" in height:

System Description: Wet Pipe
Occupancy Classification: Ordinary Hazard Group I
Density: 0.15 gpm/ft²
Hydraulic Remote Area: 1,500 ft²
Sprinkler Orifice Size: 1/2"
Hose Stream Allowance: 250 gpm
Duration of Supply: 60 – 90 minutes
Standard coverage head: 130 sq. ft. Maximum Spacing .

Decon Room and all other areas or rooms with similar fire loads:

Areas with solid piled, palletized, bin box, shelf, single-double-multiple row racks and back-to-back shelf storage of commodities of class II and III stored up to 12'-0" in height and commodities of class IV stored up to 10'-0" in height:

Areas with Palletized, bin box, shelf, and solid-piled storage of commodities of class IV stored up to 12'-0" in height.

System Description: Wet Pipe
Occupancy Classification: Ordinary Hazard Group II
Density: 0.20 gpm/ft²
Hydraulic Remote Area: 1,500 sq. ft.
Sprinkler Orifice Size: 1/2"
Hose Stream Allowance: 250 gpm
Duration of Supply: 60 Minutes
Standard coverage head: 130 sq. ft. Maximum Spacing

PIPING

All yard and interior fire protection equipment shall be UL listed and FM approved. The yard underground service line shall be type DR-14, C900, CPVC pipe. Interior main piping 2-1/2" and larger shall be schedule 10 black steel, with grooved end fittings and welded branch line outlets. Branch line piping 2" and smaller shall be schedule 10 black steel with grooved end fittings and welded outlets and/ or schedule 40 with threaded ends. Springs, Amr-overs and drops shall be schedule 40 steel with threaded ends.

All piping and fittings exposed to the outside elements or located within corrosive environments shall be galvanized matching above requirements.

SPRINKLERS

Upright glass bulbs, type sprinkler heads shall be installed in all unfinished areas. Pendent, concealed type, glass bulb type sprinkler heads shall be installed in all areas with ceilings. Unless otherwise indicated, sprinkler heads shall have $\frac{1}{2}$ " thru $\frac{3}{4}$ " threaded male connection, $\frac{1}{2}$ " orifice and shall have a temperature rating of 155. F.

Pendent, recessed type, glass bulb type sprinkler heads shall be installed in all back of house areas with ceilings. Unless otherwise indicated, sprinkler heads shall have $\frac{1}{2}$ " threaded male connection, $\frac{1}{2}$ " orifice and shall have a temperature rating of 155. F.

All sprinkler heads exposed to the outside elements or located within corrosive environments shall be UL listed corrosion resistant. Sprinkler heads shall have Electroless Nickel PTFE (ENT) coating.

VALVE ALARM REQUIREMENTS

Paddle type water flow indicators shall be installed on each fire sprinkler riser assembly, including outdoor electrically operated bell. Valves controlling the fire sprinkler system, including backflow device, shall have tamper switches. All electrical devices shall be monitored by central station or similar as required by local authority having jurisdiction and shall follow NFPA 72.

MECHANICAL ENGINEERING – PLUMBING

The plumbing systems shall be designed to meet or exceed the following:

Florida Building Code (FBC) – Plumbing Eighth Edition (2023),

FBC – Fuel Gas Eighth Edition (2023)

FBC – Energy Conservation Eighth Edition (2023).

Florida Accessibility Code for Building Construction – 2023

American Society for Testing Materials (ASTM)

American Society of Plumbing Engineers (ASPE)

American National Standards Institute (ANSI)

American Water Works Association (AWWA)

Underwriters Laboratory (UL)

Plumbing and Drainage Institute (PDI)

National Sanitation Foundation (NSF)

SANITARY WASTE AND VENT SYSTEM

The interior sanitary waste and vent systems for the new fire station shall be constructed of Schedule 40 PVC with solvent cement fittings and joints and shall be connected to the site sanitary waste system. An exterior grease interceptor and solid interceptor shall be provided to serve the kitchen. Sanitary waste receiving high temperature water discharge shall be cast iron piping. A lint interceptor with an integral removable lint screen shall be specified to serve the discharge from the clothes washing machine(s), and extractor(s). Floor drains shall be provided in the laundry room, building support room, decontamination room, janitor's closet, etc. All restrooms shall be provided with floor drains as depicted on the architectural plans. An exterior oil/sand separator shall be provided to serve area drains located in the apparatus bay. A backup waste holding tank shall be coordinated with the site and provided to hold waste and wastewater produced during an event.

DOMESTIC WATER

The project water demand (GPM) shall be obtained from the total supply fixture units (SFU) and intermittent demands. A single 2-1/2" (estimated) domestic water riser shall serve the building and shall be in an accessible area with a shut off valve. All interior above grade building domestic hot and cold-water piping systems shall be Type 'L' copper pipe and fittings. Below floor slab piping shall be rolled soft Type 'K' copper tube.

DOMESTIC HOT WATER SYSTEMS

The building shall be provided with two (2) tank style water heaters for redundancy, energy source shall electric if provided. The water heater shall be in a Mechanical Domestic water heater room of adequate size. Hot water shall be provided to all showers, lavatories, the kitchen sink/Dishwasher, clothes washing machines/extractors, and service sinks. The hot water heating system shall be equipped with a circulation pump and balancing valves for hot water return. The water heater stored temperature shall be set at 140° F to feed any high temperature fixtures, and a thermostatic mixing valve shall be provided to temper the water down to 120° before serving domestic hot water fixtures. An estimated 8'x10' room shall be required for the domestic water heaters and accessories.

PLUMBING FIXTURES

Plumbing engineer shall specify all wall-mounted sinks, sinks in non-laboratory casework, hose reels, floor drains and other non-lab fixtures. Plumbing fixtures throughout the project shall be white vitreous china of a grade suitable for commercial use.

Flush tanks shall be provided.

Restroom lavatories shall be wall hung ADA accessible lavatories in the public access area and shall be wall hung or countertop mounted in the living area. The faucets for the lavatories shall be specified as single lever deck mounted chrome plated brass faucets.

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The showers shall be built-in ceramic tile showers with ADA listed shower controls. Detachable slide mounted hand shower units shall be specified.

Electric water coolers shall be ADA accessible wall mounted units. The fitness room water cooler shall include a bottle fill station.

The kitchen sink shall be an 18-gauge stainless steel double bowl sink with a single lever chrome faucet with sprayer. A garbage disposal shall be specified at the kitchen sink.

The Mop basins shall be specified as molded high impact resistant structural fiberglass units with integral molded drain connections. Chrome plated cast brass faucets shall be specified. The mop sink accessories shall include wall guards, mop hangers, faucet hose, and wall mounted hose clip.

A combination emergency shower/eyewash shall be specified for the decontamination room.

Permanently plumbed recessed connection boxes shall be provided for washer/dryer hookups and for ice maker connections.

Hose bibs shall be located around the exterior perimeter of the building at 100 feet spacing maximum. Hose bibs shall also be provided on the interior of the building as depicted on plumbing drawings. Exterior hose bibs shall be in recessed aluminum boxes with locking hinged covers and above flood zone. Interior hose bibs will be exposed.

Water hose reels shall be provided, if required, per Owner direction within the Apparatus Bay.

CONDENSATE SYSTEM

The condensate drainage from the air handling units, or other non-potable clear water source, shall be coordinated with the mechanical design and routed to exit building and connect to civil site storm drainage system. The building condensate system shall be protected from backflow by means of an exterior cast iron backwater valve and cast iron valve box with access lid. All above ground condensate drain lines will be insulated to prevent condensation. Condensate piping shall be constructed of Schedule 40 PVC with solvent cement fittings.

MECHANICAL ENGINEERING – HVAC

CODES AND STANDARDS

The design and installation will conform to the following Codes, Standards and Guidelines. Where differences arise between any Code, Standard or Guideline, local Codes or the local Authority Having Jurisdiction shall prevail. In all cases, where an edition number is not indicated, the current accepted edition will be used. Current Florida-adopted edition consistent with project code basis. Verify with Architect and code team.

GENERAL BUILDING CODE

Florida Building Code – 2023

GENERAL MECHANICAL CODE

Florida Mechanical Code – 2023

Energy Conservation Code - 2023

Energy Compliance and Ventilation Guidelines:

ASHRAE Standard 90.1-2016

ASHRAE Standard 62-2016 Ventilation for Acceptable Indoor Air Quality

LIFE SAFETY CODES

NFPA – various editions per Building Code references

CONSTRUCTION STANDARDS AND GUIDELINES

SMACNA for ductwork
ASME for piping and pressure vessels

DESIGN CRITERIA

Outdoor design conditions shall be based on the latest ASHRAE Handbook Fundamentals Climatic Design Data for the Tampa Bay / St. Petersburg area. Final equipment sizing and load calculations shall utilize the selected ASHRAE weather station identified in the Basis of Design

Summer Sensible:
Dry Bulb = 92.5°F
Wet Bulb = 77.1°F

Summer Latent:

MCDB = 88.1°F

Winter:
Dry Bulb = 40°F

AIR CONDITIONING SYSTEMS

The primary air-conditioning system shall be a variable refrigerant flow (VRF) heat recovery system. Occupied zones shall be served by VRF cassette units, concealed ducted fan coil units, or similar indoor units selected to suit ceiling conditions, room function, and maintenance access. Critical or 24/7 spaces, including IT/telecom rooms, shall be provided with dedicated ductless cooling systems independent of the main occupied schedule. VRF condensing units, packaged DOAS equipment, exhaust fans, kitchen hood make-up air equipment, and IT mini-split condensers are currently anticipated to be roof-mounted. Final equipment quantities, capacities, and locations shall be confirmed during design development.

VENTILATION SYSTEM

Ventilation shall be provided by packaged rooftop dedicated outside air systems (DOAS) with dehumidification and hot gas reheat. The DOAS units shall cool outdoor air to support humidity control and reheat as required to deliver neutral-temperature ventilation air. DOAS units shall be sized to provide code-required outdoor air in accordance with ASHRAE 62.1 and shall operate independently from the VRF indoor units.

EXHAUST SYSTEM

Mechanical exhaust shall be provided for all restrooms, showers, and janitor closets in accordance with the Florida Mechanical Code. Decon. room shall be provided with mechanical ventilation via a separate inline exhaust fan. Make-up air shall be via the dedicated 100% outside air unit. The apparatus bay shall be provided with exhaust fan(s) for general ventilation with a line voltage t-stat to operate at various temperature setpoints. A separate source capture system will be provided for CO and NO2 mitigation. The Apparatus Bay shall be ventilated via sidewall-mounted exhaust fans sized for six air changes per hour. Fans shall be controlled through carbon monoxide and nitrogen dioxide monitoring systems. Space layout shall allow future installation of source capture exhaust systems if required by Owner.

PPE / Gear Room:

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The PPE room will be provided with a cassette mini-split unit for cooling. The unit will be sized to meet the cooling requirements of the room. A dehumidifier will also be provided for humidity control. Dedicated dehumidification shall be provided to maintain acceptable humidity levels for turnout gear storage.

Armory:

The Armory shall be evaluated for dedicated exhaust ventilation. Final exhaust rate, control sequence, and discharge location shall be coordinated with Owner requirements and applicable code criteria.

Evidence Processing:

Evidence Processing areas shall be evaluated for dedicated exhaust, pressure relationship, and odor/contaminant control requirements. The current basis of design is to maintain these areas negative relative to adjacent occupied spaces, pending final Owner operational criteria.

The Apparatus Bay shall be ventilated by sidewall-mounted exhaust fans sized for six air changes per hour. Fans shall be controlled through carbon monoxide and nitrogen dioxide monitoring systems and shall operate under normal ventilation and alarm conditions. A source-capture exhaust system is not included in the current basis of design; however, the space layout shall consider future installation if required by the Owner.

Final fan configuration, low/high exhaust locations, and control sequence shall be coordinated during design development with the mechanical subcontractor and controls provider.

TELECOM & ELECTRICAL ROOM

Telecom and IT rooms shall be provided with dedicated ductless cooling systems to maintain required operating temperatures independent of the building occupied schedule. Associated outdoor condensing units are currently anticipated to be roof-mounted.

PPE / GEAR ROOM

PPE / Gear Storage shall be provided with dedicated space conditioning and dehumidification to maintain acceptable humidity levels for turnout gear storage. Final configuration may include VRF indoor units, ductless cooling, and/or a dedicated dehumidification unit, coordinated with the final room layout and equipment selections.

Duct Sizing Criteria:

Ductwork shall generally be limited to DOAS ventilation distribution, kitchen hood/make-up air systems, toilet/general exhaust, Apparatus Bay exhaust, Evidence Processing exhaust, Armory exhaust, laundry exhaust, and other specialty exhaust systems. Ductwork shall be sized in accordance with SMACNA standards to maintain acceptable pressure drop, sound levels, and fan energy performance

Transfer ductwork will be sized based on a maximum velocity of 300 feet per minute.

The following list of items is specific requirements of all duct systems:

- All joints, transverse and longitudinal, shall be sealed tightly.
- Use of flex duct shall be limited to a range of 6 to 8 feet.
- Pressure tests shall be performed on 10% of low-pressure ductwork.

Air Distribution:

Air distribution devices shall be selected to suit the ceiling type, system served, and architectural requirements. DOAS supply diffusers, exhaust grilles, return grilles, and transfer grilles shall be coordinated with reflected ceiling plans. VRF cassette and concealed ducted indoor unit selections shall be coordinated with ceiling layout, access, and manufacturer requirements.

LOUVERS

Louvers shall be AMCA 540 and AMCA 550 certified where required and shall satisfy applicable hurricane and wind-driven rain requirements.

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CONTROL SYSTEM

HVAC controls shall be provided through manufacturer-furnished controls for the VRF systems, packaged DOAS units, ductless systems, dehumidification equipment, and exhaust systems. Zone-level temperature control shall be provided for occupied spaces. CO and NO2 monitoring shall control Apparatus Bay exhaust fans. Controls shall be capable of coordinating occupied/unoccupied schedules, ventilation operation, alarms, and critical space operation as required by the Owner.

ELECTRICAL / TELECOMMUNICATIONS

APPLICABLE CODES

2023 Florida Building Code
Florida Fire Prevention Code (NFPA 101)
National Electric Code - NFPA 70
Fire Alarm Code - NFPA 72
Americans with Disabilities Act

ELECTRICAL SYSTEMS

Primary Service: Primary service will be coordinated with the local utility company, Duke Energy.

The supply will be brought to a medium-voltage pad mounted transformer and then be transformed to 208Y/120 volts, 3 phase, 4 wire for utilization throughout the building.

The main service has been currently anticipated to be 300KVA and the building will have a 208Y/120-volt 800-amp, 3 phase, 4 wire service. Final service sizing shall be confirmed following completion of load calculations and coordination with the Owner and utility provider.

Utility metering will be on the secondary and installed adjacent to the exterior mounted fused service disconnect switch. It is the intent that the utility transformer be mounted on the same platform as the portable generator quick-connect on the exterior stairs adjacent to the apparatus bay. The intent is to protect the transformer from storm surge and flooding. This utility transformer location shall be coordinated with Duke Energy and final flood elevation requirements.

Building Distribution Panel: The 208Y/120-volt system will be distributed to an 800-amp distribution panelboard located in a dedicated main electrical room on the 2nd Floor. The distribution panelboard will include a section for a fire pump tap ahead of the main disconnect switch to provide normal power to the fire pump if required. The system has been sized with the anticipation that there is **NO** natural gas to the site and electric will be used for the mechanical, plumbing, and food service equipment.

Distribution will be from the main distribution panel to individual panelboards. 1st and 2nd Floors: Air conditioning, heating and special purpose loads, lighting, power for receptacles and standard appliances will be powered from 208Y/120-volt power panels located in the main electrical room on the 2nd floor. While the 3rd Floor will have its own electrical room and will power all items on that level.

The 2nd Floor electrical room **will require a chase** from the below grade conduit to the Main Distribution Panel.

The panelboards will have copper buses, piano-hinged front covers, bolt-on circuit breakers and external 200kA SPD units where required. Branch conductors and over current protective devices will be sized and coordinated to render an energy efficient and safe system. All wiring methods and the identification thereof to meet and/or exceed NEC standards will be provided.

Electrical Room doors shall open in the direction of egress for rooms that contain equipment rated 800A or more. Panic hardware to be provided on electrical room doors that contain equipment rated 1000 amps or more.

Vertical electrical distribution pathways and required riser space shall be coordinated during design development.

Adequate quantities of 20A-120V duplex receptacles will be provided in conjunction with the equipment and furniture layout in dorm rooms, day room, kitchen, apparatus bay, workrooms, offices, conference rooms, for housekeeping purposes in the corridors and lobbies and for equipment rooms-mechanical, electrical and IT, etc. Training and conference room spaces shall be provided with supplemental floor and wall-mounted power and data locations to support flexible furniture arrangements and training activities.

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Individual GFCI type receptacles to be used rather than feed thru type. Each circuit shall have dedicated neutral. GFCI breakers are preferred in lieu of GFCI on the receptacles. GFCI protection shall be provided in accordance with NEC requirements.

The wiring system will consist of 600-volt, type THWN-2 insulated copper conductors and be color-coded to identify the voltage characteristics of the conductor. At every access point, all conductors will be labeled to identify the source/circuit breaker serving the conductor. The minimum conductor size will be #12 AWG except #14 AWG will be allowed for control wiring. #10 AWG and smaller conductors will be solid copper wire. #8 AWG and larger conductors will be stranded wire.

Aluminum feeder/branch conductors are not permitted.

Electrical Metal Tubing (EMT) will be used inside the buildings. Galvanized rigid metal conduit (RMC) will be used above grade, on the exterior of the building. All below slab conduits will be Schedule 40 rigid PVC conduit. 1/2" flexible metal conduit will be used for light fixture whips only. Liquid-tight flexible metal conduit will be used to connect physically adjustable equipment such as motors, transformers, HVAC equipment, etc. All EMT conduit fittings will be compression-type. The minimum size conduit will be 3/4". All conduits will be labeled to identify their system type, i.e. telephone, data, lighting, etc. Empty conduits will be tagged and have pull wire. Conduits will not be visible in finished areas. Conduit will only be exposed in the mechanical and electrical rooms.

Wall plates will be .040" thick satin finish, 302 grade, stainless steel with beveled edge, plain. A weatherproof, GFI protected duplex receptacle will be provided near entrances and strategically located for ease of maintenance. GFI protected duplex receptacles will be provided at every air handler room, custodial closet and roof areas with equipment.

LIGHTING

Lighting foot candle levels will be provided to meet the requirements of the Illuminating Engineering Society of North America (IESNA) and Florida Building Code.

INTERIOR

Generally, all luminaires selected will be LED, designed for the highest energy efficiency as well as the longest lifespan available to minimize repair and replacement intervals. LED fixtures will have a minimum color temperature of 3500K and a CRI of 80 or higher.

Exact lighting fixtures for specific uses will be selected in coordination with the architect.

- Dayrooms will be LED, downlights and/or 2' x 2' (or 2' x 4') lay-in, type fixtures.
- Common areas and lobby lighting fixtures will be downlights and/or suspended pendant type with LED lamps.
- Office lighting fixtures will be LED, 2' x 2' (or 2' x 4') lay-in, type fixtures.
- Storage Rooms, Office Workrooms, and similar space lighting fixtures will be 2' x 2' (or 2' x 4') lay-in LED fixtures.
- Electrical and Mechanical, Custodial, Custodial Storage Rooms will have 1' x 4' chain suspended, "industrial type" LED fixture, with white enamel reflector (10% up light design), with lens or wire guards.
- Recessed or pendant mounted direct/indirect type LED down lights will be utilized where functionally appropriate.
- Remote drivers may be utilized for high-ceiling spaces where maintenance accessibility is limited.

The following foot-candle (fc) illumination levels are the basis of design for each space:

Dayroom (50 fc)

Offices (50 fc)

Conference rooms (50 fc)

Corridors/lobbies/reception (20 fc)

Equipment rooms/break rooms (30 fc)

Apparatus Bay (30-50 fc)

Lighting power densities will be lower than ASHRAE 90.1 requirements.

SWITCHING & CONTROLS

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Low voltage switching systems and dual technology (infrared and ultrasonic) occupancy sensors will be used as appropriate and will meet and/or exceed ASHRAE 90.1 and FBC lighting control requirements.

All fixtures in public areas (i.e., lobbies, main and secondary corridors, restrooms, etc.) will be controlled by Occupancy sensors (OS) or a Lighting Control Panel (LCP).

EMERGENCY EGRESS LIGHTING

Emergency egress lighting will be powered via integral battery back-up (or remote inverters) and shall meet all applicable codes and standards and Underwriters Laboratories, Inc. for lighting levels.

Exit lights will be LED type for maximum life and energy savings, complete with battery back-up and self- test features.

Remote inverters will be utilized for the apparatus bay lighting and will be located in the main electrical room.

EXTERIOR

Building: LED wall packs, mounted at strategic locations for safety and aesthetics.

Area and Parking Lot: LED fixtures will be mounted on 25 ft (max.) concrete poles and laid-out to provide a uniform minimum light level of 2-foot candles. All fixtures will be fused and grounded at the pole base.

Exterior building lights will be circuited to a lighting contactor which is controlled via an electronic, programmable time clock with photocell override. The exterior lights will be controlled ON/OFF based on a timed schedule, however, if the amount of available daylight falls below a preset level, the photocell will override the timed schedule and turn the lights ON. This is useful during an event of a storm.

EMERGENCY & OPTIONAL STAND-BY POWER

The emergency system will be battery operated lighting and the stand-by power system will be a PORTABLE Level 2, 250kW (based on estimated loads) diesel generator with all required accessories with on board 72-hours of on-site fuel storage. The generator will supply stand-by back-up power at full load to the entire Public Safety Building.

There will be (1) 4-pole fully manual transfer switch (MTS) located in the main electrical room for the entire building back-up. Connected to the Portable Generator Quick-Connect located on the stair platform on the 2nd level.

Lightning Protection System: Pending Owner confirmation: an Early Streamer Emission (ESE) lightning protection system will be provided in accordance with latest edition of NFPA 780 and LPI-175 as follows:

A lightning protection system will be provided for buildings conforming to Master Label and Lightning Protection Institute (LPI) requirements.

Mast and conductors will match roofing material.

The down conductors will be copper concealed within the structure in PVC.

Surge Protection: Surge Protective devices (SPD) will be used on the service entrance power equipment, panelboards that power outdoor devices, and telephone and data lines to stop harmful energy surges. Adequate protection will also be used on downstream panelboards or near critical loads.

Grounding System: A grounding system in accordance with NEC Article 250, which includes adequately sized neutral-to-ground bonding and equipment grounding conductors. All Equipment rooms, Communication Rooms and Closets, antenna connections, and Computer / Data Rooms, will have a Ground Bar which will be connected to the Main Building Ground Bar located in the Main electrical room. The grounding system configuration shall be finalized based on geotechnical information, utility requirements, and project-specific design criteria.

Fire Alarm System

The building will be equipped with a supervised, addressable multiplex alarm with voice annunciation. The system will incorporate a fire alarm control panel with graphic annunciators, and fire department telephone in accordance with local code requirements.

Audible speaker notification and visual strobe notification appliances, manual pull stations, smoke and heat detection devices will be located in accordance with local code requirements.

All portions of the fire alarm system will be installed in conduit (minimum 3/4") and color-coded red. Tamper switch, flow switch, and other device monitoring will be provided in accordance with local code requirements.

Elevator recall will be provided in accordance with local code requirements. Fire department control shall be provided to one elevator.

All alarms shall be reported directly to the central station by the monitoring service.

TELECOMMUNICATION BACKBONE

Handholes and conduit pathways consisting of three (3) 4" PVC Schedule 40 conduits shall be provided from the nearest easement for the Internet Service Provider (ISP) and County fiber lines into the building. The demarcation of all ISP and County incoming lines shall be located at the back corner opposite the door in the equipment room (ER). If any additional conduit pathways and handholes shall be needed on the site, determined during the design by the Owner, the Engineer shall provide the appropriate infrastructure sized to accommodate the requirements set forth by the Owner.

TELECOMMUNICATION ROOM

The ER shall be sized appropriately based on the Owner's requirements but shall not be smaller than 8'-0" x 8'-0" in size to account for two (2) 19-inch 45 RU two-post racks with vertical cable managers in-between all racks and at both ends. One (1) of the 19-inch two-post racks shall be dedicated for fiber and copper terminations, network equipment, paging equipment, and appropriately sized uninterruptible power supplies (UPS). One (1) of the 19-inch two-post racks shall be dedicated as spare for future use. Plywood backboards, AC grade, sized 8'-0" tall and 3/4" deep shall be mounted to all walls with the bottom at 6" above finish floor and primed with two (2) coats of fire-retardant primer on all six sides, sanded smoothly after each coat, finished with two (2) coats of fire-retardant paint on all six sides, color light grey. One (1) 12-inch grounding bus bar shall be mounted to the plywood alongside 12-inch ladder racks along the perimeter of the room and over the two-post racks. The back corner where the incoming conduit backbone pathways come in shall have one (1) 12-inch ladder rack routed up the plywood backboard.

TELECOMMUNICATIONS PATHWAYS

Four (4) EMT conduit sleeves with bushings at each end shall be provided above the door at the ER for horizontal cabling to all adjacent rooms. Four (4) 4" PVC Schedule 40 conduits shall be routed from the ER to the opposite side of the apparatus bay stubbed up high with bushings at each end for use in feeding horizontal cabling (burial rated) to the needed data devices on that side of the apparatus bay.

HORIZONTAL CABLING

Building shall be fed with Category 6A cabling to all appropriate workstation outlets, data devices, and security devices (as applicable). Cabling shall be supported with j-hooks and to the necessary locations or conduit in the apparatus bay and shall not exceed 295 feet (including 10' service loops at both ends). All workstation outlets, jacks, cabling, etc. locations and type shall be confirmed with the Owner's IT design standards prior to the finalization of the Contract Documents and a meeting with the Owner's IT representatives shall be performed to identify all locations to confirm the requirements for the building. The horizontal cabling system shall conform with all applicable criteria outlined in the BICSI (TDM 15th Ed.), ANSI/TIA/EIA 568, 569, and 606 as well as the Owner's IT standards.

WIRELESS ACCESS POINTS

A complete layout of wireless access points (WAP) shall be designed to provide exceptional coverage for the entire facility. All locations except the apparatus bay shall be ceiling hosted WAP's, with the apparatus bay utilizing wall hosted variants to provide the needed coverage in that area. The Owner's IT representatives shall confirm the locations provided meet their requirements and shall perform the final heat map to confirm locations.

AUDIOVISUAL (AV)

AV infrastructure shall be provided for locations such as conference rooms, training rooms, and fitness rooms as deemed appropriate by the Owner's IT representatives. These locations shall be included in the building for future AV installation of devices such as speakers, microphones, and outlets designed and installed by Others.

DISTRIBUTED ANTENNA SYSTEM (DAS) AND BI-DIRECTIONAL AMPLIFIER (BDA)

Distributed antennas shall be located throughout the facility and a BDA shall be included in the ER as part of the Contract Documents for the Contractor to include in their bid. This requirement is set forth by the latest edition of the NFPA and BDA system testing shall be performed at the time of the shell's construction to confirm the requirements for the building. In the event the BDA is needed, a BDA vendor shall be required to provide a set of documents with final locations for the needed antennas for full coverage. If the Owner deems it as necessary, modules can be added to the BDA headend for additional cell phone coverage separate of the required first responder coverage.

SAFETY & SECURITY

VIDEO SURVEILLANCE SYSTEM (VCS)

The building shall have security cameras located around the exterior of the building, lobby entry, and apparatus bay and shall provide full coverage for incoming/outgoing civilians/staff. The security cameras shall be capable of being integrated in an all-encompassing software with access control for ease of access and to confirm incoming/outgoing civilians/staff at the time of authorized/unauthorized access. The security cameras shall feed back to a DVR which shall record and provide time lapse capabilities. The number of cameras, focal lengths, and type shall be determined by the Engineer and confirmed by the Owner prior to the final set of Construction Documents.

ACCESS CONTROL SYSTEM (ACS)

The building shall be equipped with a complete proximity access-based access control system which shall be capable of monitoring all doors via door position switches. All exterior doors shall be provided with card readers and some interior doors (such as the lobby) or other doors deemed necessary by the Owner's IT representative during the design development stage of the project. The system shall be capable of being integrated with the video surveillance system and shall also provide status reports with card access ID, date of access, and time of authorized entries, as well as unauthorized entries.

STATION ALERTING SYSTEM

The alerting system shall automatically control the range (trip the circuit breaker "off" with manual reset), start the alert lighting, start the "red" in color LED lighting in the bunk rooms and provide emergency information to the printer in the Reports Room. The plans will include a simplified control system diagram with component locations. As the design of this system is not in the scope of work, the Owner will provide details on the system through the Owner's preferred system provider.

B. PERMITTING / CODE SUMMARIES

B. PERMITTING / CODE SUMMARIES

PERMIT REQUIREMENTS

The following permits have been identified for this Project.

1. Pinellas County Building and Zoning – Site Plan
2. Pinellas County Utility Approval
3. DEP Wastewater Permit
4. DEP-DOH Potable (Drinking) Water Permit
5. FDEP NPDES Permit
6. Pinellas County Building and Zoning

FEES

County Site Plan Fees: \$3,960.00 + \$360.00 acre+ \$20.00 for Sewer = **\$11,180.00**

County Pre-Application Meeting = **\$2,135.00**

County Engineering Revision Fees = See below for fee breakdown

\$525.00 Site Plan (Land Development) + \$200.00 (Zoning) + \$360.00 (Natural Resources) + \$50 (Addressing) + \$480.00 (Landscaping/Land Clearing + \$300.00 (Public Works Engineering) + \$100.00 (Public Works Traffic Engineering)

County Inspection Fees: 1% of the cost over \$1,000,001

FDEP Wastewater permit = **\$500.00**

FDEP/DOH Potable Water = **\$650.00**, plus **\$50** for County Review

CODE REQUIREMENTS

The following is a list of Codes that will have jurisdiction over the Project. Please note that regulations marked with an asterisk (*) will be used as guidelines but are not mandated for use.

1. Pinellas County Comprehensive Plan (Planning & Zoning), April 4, 2024
2. Code of Ordinances County of Pinellas
3. FDOT Road & Bridge Specifications
4. FDEP Wastewater Guidelines
5. FDEP Drinking Water Regulations
6. Florida Building Code, 8th Edition (2023) - Building
7. Florida Building Code, 8th Edition (2023) - Accessibility
8. Florida Building Code, 8th Edition (2023) - Energy Conservation, Mechanical, Plumbing
9. Florida Fire Prevention Code, 8th Edition (2020) (NFPA 1, 2020., and NFPA 101, 2020)
10. NFPA 70, National Electric Code (2017)

C. SUSTAINABLE INTEGRATION REQUIREMENTS

C. SUSTAINABLE INTEGRATION REQUIREMENTS

SUSTAINABLE DESIGN

Although the project will not pursue third party certificate through an accredited and certified organization, the project will pursue and practice available sustainable opportunities. City of Treasure Island Public Safety Complex will meet sustainability standards, where available. The design will seek Sustainability actions that are fiscally responsible such as reducing the entire project's EUI (Energy Usage Intensity) from the local median and understanding what it would take to become solar ready. An ability to meet the AIA 2030 Challenge, which is 80% reduction currently or Net Zero in the future (by being solar ready), aligns with the Federal emphasis on climate policy as well as reducing operations costs. This gives a plan on where to add solar effectively, so the County is able to have the data, locations(s) and estimated output to pursue a grant. We also advocate lowering water consumption and designing for health and wellness strategies for this project.

WJA does employ sustainability guidelines for our projects to help frame a projects primary and secondary goals and support the LEED Integrative process credit which helps project teams explore synergies and trade-offs to bring about unique cost-effective solutions into the design. Our definition of sustainability focuses on energy reduction, water reduction, increasing daylight and incorporating healthy materials, including designing for health, wellness and safety procedures and waste reduction in both construction and in operations. For energy reduction, we focus on passive strategies such as the building massing, orientation, envelope choices, continuous insulation and reducing air infiltration (tight envelop details). For water reduction, it is reducing the need and then selecting high efficiency fixtures. For healthy materials, it is selecting materials that share their material ingredients and processes, avoiding toxins and choosing low-emitting products that meet the latest testing standards. Again, all of these align with the principals and credits in a LEED certification.

With the goal of establishing a baseline criteria that achieves the benefits of sustainability while not adding significant additional costs to the project, we offer the baseline criteria below:

- Utilizing an integrative process
- Providing bicycle/changing and showering facilities for staff
- LEV (Low-emitting vehicle) and EV (Electric Vehicle) preferred parking (charging stations per grant, if applicable)
- Protecting existing site habitat
- Installing roofing materials to reduce heat island affect.
- Proper lighting fixtures/ to eliminate light pollution to surrounding sites.
- Water Sense label or Low-flow fixtures and EPA's Energy Star Label Appliances
- Native plantings require no irrigation.
- LED light fixtures
- Efficient HVAC systems that optimize energy performance.
- Incorporating natural daylight sensors
- Construction Waste Management (CWM)
- Re-use of materials
- No smoking or designated smoking areas located away from places of business.
- Green cleaning programs including minimizing touchpoints, proper sink depth (designing for Procedure/Policy)
- Recycling programs (designing for Procedure/Policy)
- Low/No-VOC building materials
- BAS (Building Automation Systems) integration and appropriate metering strategies
- Photovoltaics
- Ice-Storage

The true test of a sustainable building is whether a project achieves its goals of a healthy, safe and energy efficient environment. Employing and integrative process- deciding the projects primary goals (non-negotiables) and secondary goals (those that are high priority) allows the design team to find unique solutions that best fit the project site, building type and the budget together as well as incorporating the "low hanging fruit" strategies listed above will result in a sustainable facility/campus.

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Biltmore Construction
Travis Parker
President
1055 Ponce de Leon Blvd.
Belleair, FL 33756

Exhibit "A"

May 12, 2026

Architectural and Engineering Design Services Agreement for Treasure Island Public Safety

Wannemacher Jensen Architects, LLC (Architect) is pleased to submit this proposal to provide design services for Biltmore Construction (Client). This proposal is based upon the following assumptions.

Project Description/Information

Address:

120 108th Ave, Treasure Island, FL 33706

Project information, Program and Physical Characteristics:

New construction of a 3-story public safety complex including a ground floor apparatus bay (3-bays), second story living and admin for the Fire Department, and a third floor Police offices. Building is expected to be pre-cast concrete panels with all MEP elevated above base flood elevation (BFE). Design services are to include Mechanical, Electrical, Plumbing, Structural, Fire Protection, and Full Site Development including Civil and Landscape Architecture.

Client's Budget for Construction Cost:

Construction Delivery Method:

Scope of Basic Services

The Basic Services below consist of the usual and customary Schematic Design, Design Development, Construction Documents, Permitting/Bidding, and Construction Administration for architectural, basic interior design, structural, mechanical, electrical, and plumbing engineering services. Services not set forth in the Scope of Basic Services are considered Supplemental Services.

Task 1: Schematic Design

Based upon a Client provided approved program of spaces, the Architect will prepare Schematic Design Documents for review and approval. The documents will consist of items necessary to convey the nature of the schematic approach, including an architectural site plan, preliminary building plans and other drawings as needed by Architect for Client review and feedback.

The Architect will:

1. Coordinate and attend a kick-off meeting to discuss and reach an understanding of the Client's Project requirements.

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2. Review the program and other information provided by the Client, review laws, codes, and regulations applicable to the Project.
3. Evaluate the Client provided program, schedule, budget for the Cost of Work, Project site, and other information pertinent to the requirements of the Project.
4. Coordinate and attend up to 5 in-person progress meeting(s).
5. Coordinate and attend up to 5 virtual progress meeting(s).
6. Prepare one Schematic concept consisting of a site plan, preliminary building plan, sections and elevations required to develop and coordinate the schematic scope of work.
7. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.
8. Provide up to 2 conceptual exterior renderings.
9. Submit Schematic Design Documents for Client's review and approval.

Task 2: Design Development

Based upon the Client's approval of the Schematic Design Documents, the Architect will prepare Design Development Documents for review and approval. The Design Development Documents will consist of items necessary to illustrate and describe the development of the schematic design, including building plans, sections, elevations, and diagrammatic layouts of building systems necessary to convey the character of the project.

The Architect will:

1. Coordinate structural, mechanical and electrical systems with engineering design consultants as needed to meet the project requirements.
2. Prepare developed plans, sections, elevations, typical construction details, and diagrammatical layouts of building systems.
3. Coordinate and attend up to 5 in-person progress meeting(s).
4. Coordinate and attend up to 5 virtual progress meeting(s).
5. Outline specifications that identify the major materials and systems.
6. Submit Design Development Documents for Client's approval.

Task 3: Construction Documents

Based upon the Client's approval of the Design Development Documents, the Architect will prepare Construction Documents for review and approval. The Construction Documents will illustrate and describe the further development of the approved Design Development Drawings and will consist of detailed Drawings and Specifications that describe requirements for the construction of the work. The Construction Documents will be used for the purpose of bidding, permitting, and construction.

The Architect will:

1. Meet and coordinate systems with engineering design consultants.
2. Coordinate and attend up to 5 in-person progress meeting(s).
3. Coordinate and attend up to 5 virtual progress meeting(s).
4. Incorporate the design requirements of governmental authorities having jurisdiction over the Project.
5. Provide interior finish selections (color/material) and specifications for room finishes including paint, flooring, ceiling materials, light fixtures, and wall base.
6. Provide finish selection and specification for millwork including elevations.
7. Interiors Construction Documentation: Prepare finish plans, required life safety signage, reflected ceiling plan, interior elevations, and detailing.

8. Prepare a set of Construction Documents including detailed design plans, detailed building system plans, specifications identifying materials, systems and their respective standard of quality.
9. Submit Final Construction Documents to Client.

Task 4: Assistance with Permitting/Bidding

Following the submission of the Construction Documents for Client's approval, the Architect will assist the Client/Contractor with permitting and obtaining bids from Contractors/subcontractors.

The Architect will:

1. Provide Signed and Sealed document sets for the building permit.
2. Respond to questions, provide clarifications, and modify documents as required in response to Permit Review comments.
3. Assist the Client/Contractor with preparation and distribution of bid documents.
4. Respond to questions and provide clarifications and interpretations of the Construction Documents to Client/Contractor and prospective subcontractors.

The Architect is not responsible for reviewing or approving the contractor's agreements or bid packages and is not liable for the identification or verification of any quantities, exclusions, or omissions therein. The Architect does not make any recommendations or endorsements regarding the selection of contractors, subcontractors, or consultants. Selection of the contractor, subcontractors, and consultants is the sole responsibility of the Client. While the Architect may assist in evaluating contractor bids, the Architect does not warrant the outcome of such evaluations or guarantee that the selected contractor will meet the Client's expectations or project requirements. The Architect is not a party to the construction contract and does not assume any responsibility for the performance, delivery, or quality of work provided by the contractor. The Architect's contract is directly with the Client. The Architect shall not be liable for any terms or conditions set forth in the agreement between the Contractor and Client. The Architect is not liable for any costs, delays, or damages incurred as a result of contractor bids, the contractor's performance, or any unforeseen circumstances that affect the project's timeline, budget, or quality. The Architect shall not be liable for permitting agency delays.

Supplemental Services

The following services are supplemental to the Basic Architectural Services listed above.

Task 5: Civil Engineering

Schematic Design

- I.1 The Consultant will assist the architect in the preparation of one (1) schematic design plan to include the building on the site. VES will review and provide comments and input to the architect for the site plan, to get the necessary approval from zoning.
- I.2 Assist in rezoning application by providing a site plan, as needed.

Preliminary Design

- 2.1 Meetings with Client

The Consultant will attend meetings with the client to review the preliminary design phase documents prepared by the team.

- 2.2 City Pre-Application Meeting

The Consultant will arrange and attend a pre-application meeting with City staff to determine the design & permitting criteria for the project and the requirements for approval of the preliminary site plan.

- 2.3 SWFWMD Pre-Application Meeting

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The Consultant will arrange and attend a pre-application meeting with SWFWMD staff to determine the design & permitting criteria for the project and the requirements for approval of the preliminary site plan.

I.3 Preliminary Site Plan

Upon receipt of an approved conceptual site plan, The Consultant will prepare a preliminary site plan containing the following:

- name of project, project engineer and architect, name of owner
- date, north arrow and scale
- exterior boundaries for the property as derived from a boundary survey
- street names, building designations, easements, and section lines derived from a boundary survey
- location of all proposed buildings, structures, access drives, traffic flow areas, and refuse collection areas
- site summary showing project site area, percentage of building coverage, percentage impervious, parking required and parking provided

I.4 Preliminary Stormwater Management Plan

The project is located in FEMA zone AE. It is assumed that no floodplain compensation would be required.

We will prepare a preliminary on-site stormwater management plan containing the following:

- location of proposed master stormwater management facilities and conveyance to master pond
- preliminary stormwater calculations and design storm evaluation for owner review.

I.5 Preliminary Grading and Paving Plan

We will prepare a preliminary on-site grading and paving plan containing the following:

- surface flow arrows showing general direction of surface run-off
- location of inlets, storm drainage pipes, and discharge point
- typical pavement section

I.6 Preliminary Wastewater Collection Plan

We will prepare a preliminary on-site wastewater collection plan connecting to the County's sewer system, showing:

- wastewater main gravity collection system including manhole(s)
- lot/building lateral location(s)

I.7 Preliminary Water Distribution Plan (less irrigation plan)

We will prepare a preliminary water distribution plan connecting to the County's water system, showing:

- potable water service & meter and fire service connection locations
- hydrant location(s); existing, and proposed

Final Design

I.8 Meetings with Client

Attend four (4) meetings with the client to review the final design phase documents prepared by the engineer, and discuss regulatory comments received during the approval process as they relate to site design. Meetings beyond these would be charged on an hourly basis.

I.9 Regulatory Agency Meetings

Attend regulatory agency meetings required to obtain final agency action on all permit applications related to the final design phase. This includes meetings with the City, County and SWFWMD.

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I.10 Final Site Plan

Upon receipt of an approved preliminary site plan from the architect, the Engineer shall prepare a site plan containing the following:

- name of project, project's engineer and architect, name of owner
- date, north arrow and scale
- exterior boundaries for the property as derived from a boundary survey
- street names, building designations, easements, and section lines derived from a boundary survey
- location of all proposed buildings, structures, access drives, traffic flow areas, and refuse collection areas
- site summary showing project site area, percentage of building coverage, percentage impervious, parking required and parking provided
- site related details site dimensions additional site information required by governmental review agencies

1.11 Final Stormwater Management Plan

To address stormwater management, VES will prepare a minor modification to the existing SWFWMD stormwater permit. To modify the SWFWMD permit, we shall prepare an on-site stormwater management plan containing the following:

- location of proposed on-site stormwater management facilities
- stormwater calculations and design storm evaluation
- the direction, flow, and volume of flow of surface water runoff under pre-development conditions
- groundwater levels including seasonal fluctuations using U.S. Soils Conservation Service (SCS) methodology or other appropriate means
- a map or description of a designated flood plain
- stormwater system components
- the direction, flow rate, and volume of surface water that will be conveyed from the site, with a comparison to the pre-development condition
- master stormwater pond (by others)
- sediment and erosion control plan
- all required Water Management District stormwater calculations
- analysis to determine nutrient removal requirements and design of required treatment analysis (using BMP Trains), if required.

1.12 Final Grading and Paving Plan

The Engineer shall prepare an on-site grading and paving plan containing the following:

- surface flow arrows showing general direction of surface run-off
- location of inlets, storm drainage pipes, and discharge point
- type of pavement
- typical pavement section
- pavement markings
- traffic signs
- elevations
- first floor slabs
- sidewalks

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- streets and top of curbs
- catch basins and inlets
- proposed grade elevations with spot elevations and percentage grades

1.13 Final Wastewater Collection Plan

The final on-site wastewater connection plan shall show the building service connection, the gravity sewer system, and associated details. It is assumed that adequate gravity sewer service exists in the area and no lift station is required. If a lift station is required, this would be an additional service.

1.14 Final Water Distribution Plan

The Engineer shall prepare a water distribution plan showing building water service connection locations, meters and backflow prevention

Permitting

1.15 Development Review Application

Assist the client with the preparation and submission of the Site Plan Application to the City and County. Address comments related to the site construction in order to obtain approvals.

1.16 Water Management District Application (ERP)

Prepare and submit the necessary applications, construction plans and design reports to SWFWMD to obtain a modification to the existing ERP.

Task 6 - Landscape Architectural Services

Landscape Construction Documents

1.17 Code Compliant Landscape Plan

The Consultant shall provide a landscape plan that meets the minimum landscape code requirements per the City of Treasure Island Land Development Code. This plan will be drawn at a relevant scale in AutoCAD indicating the location, botanical names, common names for proposed plant material. The Planting Plan will include a detailed plant schedule indicating sizes, quantities, and specifications of all proposed plant material as well as relevant notes and details for bidding and construction purposes.

1.18 Code Compliant Irrigation Plan

The Consultant shall provide an irrigation plan that meets the minimum irrigation code requirements per the City of Treasure Island Land Development Code. The design will be schematic in nature and used for permitting purposes only. The irrigation contractor will be required to provide the final irrigation design and layout.

Landscape Permitting

1.19 Development Review Application

Assist the client with the preparation and submission of the Site Plan Application to City of Treasure Island. Address comments related to the landscape, irrigation, and tree mitigation construction in order to obtain City of Treasure Island approvals.

Client responsibilities -----

Approval of Services

The client shall communicate decisions, approvals, reviews, and responses to VES in a timely manner so as not to delay the performance of the listed Scope of Services. If applicable, the Client will consolidate comments from multiple interested entities, in order to provide clear direction to VES and to avoid delays.

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Surveyed Base Data and Client Data

The client shall provide program data, budgets, and up-to-date survey information. The survey information shall be in an AutoCAD based format (NAVD88 datum) and include site property lines, easements, existing structures, and existing tree documentation.

The client shall provide a geotechnical report and seasonal high water determination. We will coordinate with the geotechnical engineer on the location of the SHW determination and other testing requirements (DRI).

Task 7 - Emergency Generator Design

Design and coordination for emergency generator and associated switchgear.

Task 8 – Site Lighting Design

Electrical/Lighting design and photometric calculations for site elements such as parking areas.

Task 9 – Audio Visual / Information Technology Design

Design and Coordination with Cities Fire District IT Staff, Design Specifications and Equipment Selection for implementation of Cities Fire District's Low Voltage Design/Systems Requirements for Low Voltage Systems such as Phone/Data, Fire Alarm, Alert System, Security and Accessibility, for Owner Selected/Specified Systems.

Task 10 – FEMA Consulting

I. Floodplain Management and Flood Resistant Design Consultation

1. To support the design of the project, provide guidance and assistance with floodplain management regulations and guidelines, including the Federal, State and Local (City Ordinance) criteria.
2. Provide expertise in overall floodplain management, Flood Resistant Construction, National Flood Insurance Program (NFIP) regulations, FEMA guidance and regulations, and Chapter 44 of Federal Regulations.
3. Conduct evaluation of proposed design and work with project team on updates to ensure compliance with FEMA, FDEP, and FBC regulations. Review proposed project plans (including conceptual or architectural) and provide memorandum summarizing findings and recommendations.
4. Participate in conference calls, meetings, video conferences, as requested by Client and/or Client's legal representative.

II. Support with Permitting (If Needed)

1. Coordinate with the team during the development of the design and provide consultation review relative to the permitting criteria.
2. Provide support services during the permitting process as needed to address comments related to flood resistant construction, design flood elevation, etc.

III. Grant Opportunities Evaluation and Support

1. Conduct evaluation of available grant and funding opportunities for the project.

2. Per identified grant opportunities, prepare a list of requirements and criteria, conditions, and critical timelines for each.
3. Prepare and provide written summary of available grant opportunities and recommendations on which would be best fitted for the project.
4. Discuss opportunities with Project Team and Client.

IV. Site-Specific Coastal Analysis for Design Criteria

1. Conduct one (1) site visit, as necessary, and obtain available topographic information for coastal transect which affect the subject Property and align with the transect locations within the FEMA coastal model.
2. Utilizing the FEMA new surge data and site-specific parameters, execute the models to determine the maximum 1%-annual-chance (100-year) and 0.2%-annual-chance (500-year) wave conditions, and coastal floodplain wave conditions to be used for improvements design purposes. Conditions include:
 - Total flood elevation (considering wave height and surge);
 - Anticipated wave heights across Property;
 - Wave Forces;
 - Local design Stillwater flood elevation; and
 - Anticipated localized scour elevations.

Task 11: Photorealistic Renderings

Architect will provide up to three (3) photorealistic renderings for the City's use.

Task 12: Interior Design and Furniture Selection

Interior design applies creative and technical solutions within a structure to achieve a built interior environment. Designs are coordinated with the building shell and acknowledge the physical location and social context of the project finishes. The interior design process follows a systematic and coordinated methodology, including research, analysis and integration of knowledge into the specification process.

The Interior Designer will:

- Formulate preliminary space plans, design concept studies and sketches that integrate the Owner's program needs.
- Attend up to four (4) meetings with the Architect and Owner
- Survey existing furniture and equipment if needed
- Prepare furniture plans and drawings to assist with placement and installation.
- Research materials applicable to the Project.
- Provide interior finish selections (color/material) and specifications
- Design and documentation of custom casework/millwork to include elevations, sections, detailing and selection of decorative hardware.
- Select specialty lighting fixtures
- Formulation of a reflected ceiling plan to illustrate specialty ceiling materials, finishes and lighting selections.
- Select and document interior signage.
- Present design vision inclusive of material selections and color palettes.
- Construction Documentation: Prepare finish plans, interior elevations, detailing, finish schedules and legends to illustrate specialty materials and finishes.
- Provide specifications and select all room finishes, including flooring, paint, wallcovering, wall base, millwork, furniture, window blinds, etc.
- Observe and report on the construction of the project, while in progress and upon completion, as it pertains to the interior scope listed within this task.

Task 13 – Early Release Packages

The Consultant shall prepare Early Release Package(s) (ERP) to facilitate phased permitting and accelerated construction activities prior to completion of the full Construction Documents package. The intent of the ERP process is to allow select site, foundation, structural, utility, or long-lead construction activities to commence in advance of the complete building permit issuance.

Services associated with the Early Release Package(s) shall include the following:

- Coordination with OWNER, applicable consultants, and Authorities Having Jurisdiction (AHJ) to determine appropriate scope, sequencing, and permitting strategy for phased release packages.
- Identification of project components suitable for early release, which may include, but are not limited to:
 - Site clearing and demolition
 - Earthwork and grading
 - Underground utilities
 - Foundations
 - Structural systems
 - Site infrastructure
 - Long-lead procurement packages
- Preparation of drawings, specifications, and supporting documentation necessary for submission of the identified ERP scope.
- Coordination of architectural documents with civil, structural, MEP, fire protection, and specialty consultant disciplines required to support the ERP submission.
- Incorporation of applicable code requirements and permit-related information necessary for AHJ review.
- Participation in coordination meetings with OWNER, CONSTRUCTION MANAGER/CONTRACTOR, and AHJ related to phased permitting and ERP implementation.
- Response to AHJ review comments associated with the ERP submission and preparation of revised documents as required for permit approval.
- Coordination of ERP scope with the ongoing development of the full Construction Documents package to maintain continuity and minimize conflicts between phased releases and final permit documents.
- Issuance of finalized ERP documents suitable for permitting and construction of the identified early release scope.

The Early Release Package(s) shall be prepared as a partial submission and are intended only for the specifically identified scope of work included within each release package. Subsequent construction document submissions shall incorporate and coordinate all ERP work into the final comprehensive permit set.

Construction and Post Construction Services

Task 14: Architectural, MEP and Structural Construction Administration

The Architect will provide construction oversight to review if the project is being performed in accordance with the Construction Documents. The Architect will assist the Contractor when conflicts or clarifications are needed. The Architect will make periodic site visits to observe construction and follow the progress.

The Architect will:

1. Review and certify Contractor's pay applications based on the Architect's best knowledge of the information and data available to Architect.

2. Attend 15 in-person site visits/meetings at the project site to evaluate the progress of Construction.
 - a. It is anticipated that all site visits and meetings will be completed concurrently.
3. Attend 15 virtual meetings during Construction.
4. Review and respond to the contractor's submittals and shop drawings.
5. Review and respond to the contractor's requests for information (RFIs).
6. Provide telephone and email correspondence as necessary.
7. Attend one Substantial Completion walk-through.
 - a. Preparation of one punch list is included.
8. Attend one Final Completion Walk-Through to verify punch list items.
9. Review and respond to the Contractor's prepared as-built drawings.

A construction duration not exceeding 15 months is anticipated based on the project information. Up to 15 in-person site visits/meetings at the Project site are included.

Task 15 – Civil Construction Administration

The Consultant will attend construction meeting with the Owner, Architect and Contractor as needed, over the course of the 15-month construction duration. It is assumed there will be 2 meetings per month.

I.1 Construction Observations

The Consultant shall visit the project site to observe the status of work, as they deem necessary, to allow them to certify substantial completion. It is estimated that the site inspections would involve 2 hours per visit for 6 visits.

I.2 Shop Drawing Review and Approval

The Consultant shall review site-work shop drawings submitted by the contractor.

Task 16 – Landscape and Irrigation Construction Administration

Landscape Construction Administration

The Landscape Architect will attend construction meeting with the Owner, Architect and Contractor as needed, over the course of the 15-month construction duration. It is assumed there will be 2 meetings per month.

9.1 Construction Observations

The Landscape Architect shall visit the project site to observe the status of work, as they deem necessary, to allow them to certify substantial completion. It is estimated that the site inspections would involve 2 hours per visit for 4 visits.

9.2 Shop Drawing Review and Approval

The Landscape Architect shall review site-work shop drawings submitted by the contractor.

Task 17 – Post Construction Services

I.1 Punch List Preparation

The Consultant shall coordinate with the appropriate regulatory agencies, contractor, and owner's representative the preparation of a punch list of construction deficiencies for correction prior to the preparation of substantial completion certifications.

I.2 Site Plan Record Drawing

Prepare a record drawing from the P.S.M.-Certified as-built survey provided by the contractor of constructed site improvements.

I.3 Substantial Completion Certification

Prepare local certification upon substantial completion of the required project facilities.

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Proposed Fees

The following is a summary of the total fees for all services listed above.

Task	Basic Services	Total
Task 1	Schematic Design	\$ 83,475
Task 2	Design Development	\$ 139,125
Task 3	Construction Documents	\$ 211,470
Task 4	Assistance with Permitting/Bidding	\$ 11,130
	Subtotal Basic	\$ 445,200
Task	Supplemental Services	Total
Task 5	Civil Engineering	\$ 81,190
Task 6	Landscape Architecture & Irrigation Design	\$ 17,250
Task 7	Emergency Generator Design	\$ 8,625
Task 8	Site Lighting Design	\$ 5,175
Task 9	AV / IT Design	\$ 22,425
Task 10	FEMA Consulting	\$ 27,425
Task 11	Renderings (3)	\$ 6,000
Task 12	Advanced Interior Design – Furniture, Finishes and Equipment (FF&E)	\$ 16,000
Task 13	Early Release Packages	\$ 40,000
	Subtotal Supplemental	\$ 224,090
	Allowances	Total
	Estimated Reimbursable Expenses (Allowance)	\$ 5,000
	Design Contingency	\$ 20,000
	Subtotal Allowances	\$ 25,000
	Total Design Services	\$ 694,290
Task	Construction and Post Construction Services	Total
Task 14	Architectural, MEP and Structural Construction Admin	\$ 111,300
Task 15	Civil Engineering Construction Admin	\$ 12,420
Task 16	Landscape and Irrigation Construction Admin	\$ 3,680
Task 17	Post Construction Civil Services	\$ 1,725
	Subtotal Construction / Post Construction Services	\$ 129,125

The Basic Services fee is based on the complexity of design and the amount of effort required for a Project with a Construction Budget of \$7,500,000 or less. If the Client's Construction Budget is increased, the Architect's Basic Services shall be recalculated based on the most recent budget amount.

If the Client's Construction Budget is increased at the completion of a design phase and Client directs Architect to continue to the next design phase without value engineering program revisions, the

Architect's Basic Services shall be recalculated for the completed phase and all phases going forward based on the new budget amount.

Reimbursable Expenses

Reimbursable expenses are in addition to compensation for Basic and Supplemental, and Additional Services and include expenses incurred by the design team directly related to the Project. Compensation for reimbursable expenses shall be the cost of expenses incurred plus 10%. Reimbursable expenses include but are not limited to:

1. Printing and Plotting costs incurred by the A/E Design Team for review, team distribution, and Bid & Permit Documents.
2. Courier, Mail and Delivery.
3. Transportation and travel.
4. Presentation materials.
5. Other similar Project-related expenditures.

The Reimbursable Expenses amount is an estimate and may not cover all reimbursable expenses necessary to either meet the Client's or Project's needs. Contrarily, the full estimated amount may not be required. Unused reimbursable expense allowance will not be billed to the Client.

Design Contingency

During the course of the project, the Client or Architect may identify Additional Services required which are necessary to either complete or enhance the overall project. If Additional Services are identified during the course of this project, the Architect will prepare a detailed work scope and fee to perform the Additional Services. Once the Client and the Architect have agreed on the scope and fee, the Architect will submit a Request for the Client's approval for the Additional Services under Design Contingency.

The Design Contingency is an estimate and may not cover all the additional services identified throughout the project which are necessary to either complete or enhance the overall project. Also, all funds within Design Contingency may not be required. Unused Design Contingency will not be billed to the Client.

Exclusions

The following services are not included within this fee:

- Application fees and fees paid to secure approval from authorities with jurisdiction over the Project
- Feasibility Studies/ Analysis
- Land Survey Services
- SUE Investigations
- Geotechnical Evaluations or Reports
- Facility Programming
- Master Planning
- Multiple Preliminary Designs
- Soils Investigations/Reports
- Surveys -Topographic/Boundary/Vegetation/Improvements/Utilities
- Measured Drawings of Existing Facilities
- Existing Facilities Analysis
- Asbestos Consultation/Surveys

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- Environmental Assessments
- Historic Preservation
- Grant Assistance or Applications
- Development/Neighborhood/Board Review Applications or Presentations
- Public Meetings or Presentations
- Traffic Analysis
- Existing Site Utility Infrastructure Improvements
- Specialty Design/Consultants: AV/IT/Security; Food Service; Hazardous Material; Hospital/Laboratory; Indoor Air Quality; Theater/Acoustical
- Coordination of Client's Consultants
- Life Cycle Cost and/or Energy (FLEET) Analysis
- LEED or similar Green Design, Consultation, or Certification
- Solar/Photovoltaic Design or Consultation
- Art in Public Spaces Coordination
- Cost Estimates
- Value Analysis or Value Engineering
- Documents Prepared for: Alternate Bids Requested by Client, Change Orders, Multiple Construction Contracts, Record Documents/As-Built
- Prolonged Construction Contract Administration Services
- Construction Phasing or Multiple Bid Submissions
- Threshold Inspections
- Additional Construction Contract Administration Services for Multiple Contracts
- Building / MEP Commissioning and Training Services
- Post Occupancy Inspections/ Evaluations
- Models/Videos
- Changes to Scope, Size or Complexity
- Revisions to Previously Approved Documents
- Client requested insurance in excess of that normally carried by the Architect or Architect's Consultants

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Thanks for the opportunity to propose services for your project. Your signature below will indicate your approval of the Scope of Services, Proposed Fees, and General Stipulations. Please sign, date, and return one copy of this Agreement.

Sincerely,
Wannemacher Jensen Architects, LLC



Jason Jensen, AIA, LEED AP, Principal

Approved (Client):

Signature

Date

Printed Name

This Agreement is entered into as of the date signed above by Client.

General Stipulations

Additional Services Compensation

Additional Services may be provided after execution of this Agreement without invalidating this Agreement. Additional work outside of the scope stated herein will be billed at hourly rates below or negotiated as a lump sum at the time of the request.

- 1. If the construction budget or size of the project provided in the Project Description/Information is increased, then an additional A/E fee shall be applied for the increased budget amount.
- 2. Meetings or Site Visits exceeding the limits identified in the Scope of Work.
- 3. Construction Administration duration exceeding the limits identified in the Scope of Work.
- 4. Additional Services of the Architect's consultants shall be the amount invoiced to the Architect plus 15%.

Hourly Rate Schedule

Project Executive/CEO	\$295.00
Principal	\$265.00
Director	\$225.00
Senior Project Manager/Senior Architect	\$200.00
Project Manager/Architect	\$180.00
Senior Interior Designer	\$175.00
Project Coordinator	\$165.00
Interior Designer	\$160.00
Architectural Designer	\$145.00
Interiors Associate	\$125.00
Junior Designer	\$105.00
Administrative	\$95.00

Payment Provisions

- 1. Invoices will be prepared monthly and reflect progress to date. (15 days net).
- 2. Amounts unpaid 30 days from the invoice date are subject to 1.5% interest - 18% annually.
- 3. If payment is not received within 30 days of invoice submission, Architect may stop work on the project until payment is received. Architect shall not be responsible for any schedule delays or consequential damages due to a stop of work due to late payment.

Agreement Provisions

- 1. This agreement is valid for 90 days. If not accepted by Client within 90 days of the agreement date, fees and hourly rates may need to be adjusted.

Client's Responsibility

- 1. Unless identified and included in the Scope of Work and Proposed Fees, the Client is responsible for providing all project information and restrictions including written program requirements, surveys, utilities, geotechnical evaluations, flood elevation certificates, easements, deed restriction, local ordinances, legal issues, etc. that need to be considered for the design of the project. Program requirements shall include space requirements and relationships, special equipment, systems, and other objectives and requirements.
- 2. Client shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the progress and schedule of the Architect's services.
- 3. Client shall provide the Architect and its Consultants access to the Project site as reasonably required.

Project Construction and Construction Administration

1. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Construction, nor shall the Architect be responsible for the Contractor's failure to perform the Construction in accordance with the requirements of the Construction Documents.
2. The Architect's review of Contractor's submittals shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Copyright

The Architect and its Consultants shall be deemed the authors and owners of their respective drawings, specifications, renderings, and other documents and shall retain all common law, statutory, and other rights, including copyrights.

Promotional Materials

The Architect shall have the right to include photographic or design representations of the project as promotional and professional materials. Reasonable access to the completed project shall be given to the Architect and its consultants. Information and materials identified by the Client in writing as confidential or proprietary shall not be included in the promotional materials. The Client shall provide professional credit for the Architect in the Client's promotional materials and in all news related releases referring to the Project.

Insurance

The Architect maintains the following insurance coverages. If the Client requires coverage in addition to the types and limits set forth below, the Client shall pay the Architect the total additional cost to Architect plus 5%.

- Commercial General Liability: \$1,000,000 for each occurrence; \$2,000,000 in the aggregate.
- Automobile Liability: \$1,000,000 for each accident.
- Umbrella Liability: \$5,000,000 for each occurrence; \$5,000,000 in the aggregate.
- Workers' Compensation at statutory limits.
- Employers' Liability: \$1,000,000 for each accident, \$1,000,000 for each employee, \$1,000,000 policy limit.
- Professional Liability: \$5,000,000 per claim; \$5,000,000 in the aggregate.

Termination and Suspension

1. Architect or Client may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this agreement through no fault of the party initiating the termination.
2. If the Client fails to make payments to the Architect in accordance with this agreement, such failure shall be considered substantial failure and cause for termination or suspension of services.
3. If the Client suspends the Project for more than 90 cumulative days, the Architect shall be compensated for all services performed prior suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

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Applicable Law

This Agreement shall be governed by the law of the State of Florida.

Dispute Resolution

The Client and Architect will attempt, in good faith, to resolve any question, dispute, misunderstanding, controversy or claim arising out of or relating to this Agreement promptly by negotiation between designated executives of the respective parties with authority to agree to a resolution. If the Dispute has not been resolved within thirty (30) days of the initial meeting of the executives (which may be extended by mutual written agreement) then all claims, counterclaims, disputes, and other matters in question arising out of or related to this Agreement or the breach thereof shall be resolved by mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

Limitation of Liability

In recognition of the relative risks, rewards and benefits of the project to Wannemacher Jensen Architects, LLC and their consultants, the risks have been allocated such that Client agrees that, to the fullest extent permitted by law, Wannemacher Jensen Architects, LLC total liability to Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from cause shall not exceed the said fees for the individual project. Such causes include Wannemacher Jensen Architects, LLC negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Electronic Signatures

The Client and Architect agree that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

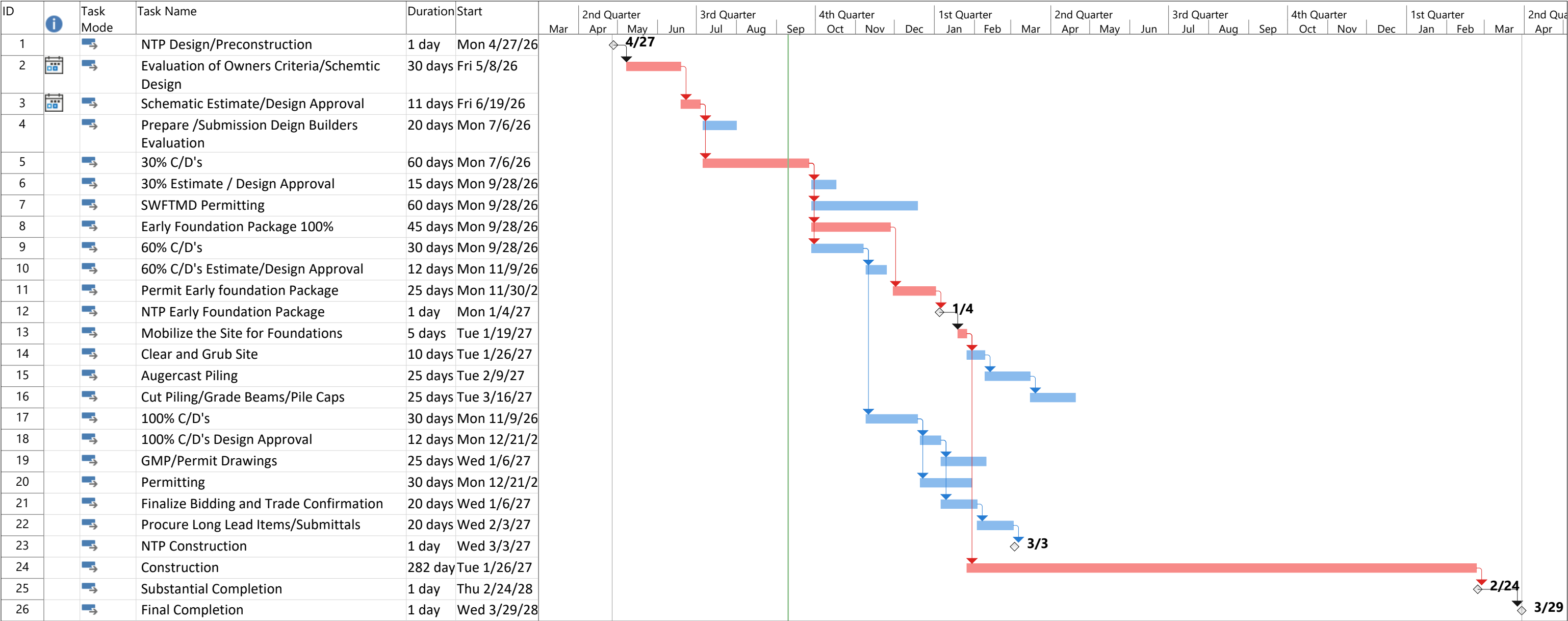
Entire Agreement

This Agreement along with any exhibits constitutes the entire agreement between the Architect and Client and supersede all representations or previous communications, negotiations, proposals, representations, conditions, promises, or agreement, either written or oral.

Pursuant to Florida State Statute 558.0035, an individual employee or agent of the Design Professional may not be held individually liable for negligence.

NAME OF PERSON OR FIRM TO BE TESTED		TYPE OF WORK ORDERED (SEE FORM NO. 1)		DATE TEST MADE (MONTH-DAY-YEAR)	
1	NAME OF PERSON OR FIRM TO BE TESTED	2	TYPE OF WORK ORDERED (SEE FORM NO. 1)	3	DATE TEST MADE (MONTH-DAY-YEAR)
4	TESTER'S NAME AND ADDRESS	5	TESTER'S PHONE NUMBER	6	TESTER'S SIGNATURE
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133	TESTER'S ADDRESS	134	TESTER'S PHONE NUMBER	135	TESTER'S SIGNATURE
136	TESTER'S ADDRESS	137	TESTER'S PHONE NUMBER	138	TESTER'S SIGNATURE
139	TESTER'S ADDRESS	140	TESTER'S PHONE NUMBER	141	TESTER'S SIGNATURE
142	TESTER'S ADDRESS	143	TESTER'S PHONE NUMBER	144	TESTER'S SIGNATURE
145	TESTER'S ADDRESS	146	TESTER'S PHONE NUMBER	147	TESTER'S SIGNATURE
148	TESTER'S ADDRESS	149	TESTER'S PHONE NUMBER	150	TESTER'S SIGNATURE
151	TESTER'S ADDRESS	152	TESTER'S PHONE NUMBER	153	TESTER'S SIGNATURE
154	TESTER'S ADDRESS	155	TESTER'S PHONE NUMBER	156	TESTER'S SIGNATURE
157	TESTER'S ADDRESS	158	TESTER'S PHONE NUMBER	159	TESTER'S SIGNATURE
160	TESTER'S ADDRESS	161	TESTER'S PHONE NUMBER	162	TESTER'S SIGNATURE
163	TESTER'S ADDRESS	164	TESTER'S PHONE NUMBER	165	TESTER'S SIGNATURE
166	TESTER'S ADDRESS	167	TESTER'S PHONE NUMBER	168	TESTER'S SIGNATURE
169	TESTER'S ADDRESS	170	TESTER'S PHONE NUMBER	171	TESTER'S SIGNATURE
172	TESTER'S ADDRESS	173	TESTER'S PHONE NUMBER	174	TESTER'S SIGNATURE
175	TESTER'S ADDRESS	176	TESTER'S PHONE NUMBER	177	TESTER'S SIGNATURE
178	TESTER'S ADDRESS	179	TESTER'S PHONE NUMBER	180	TESTER'S SIGNATURE
181	TESTER'S ADDRESS	182	TESTER'S PHONE NUMBER	183	TESTER'S SIGNATURE
184	TESTER'S ADDRESS	185	TESTER'S PHONE NUMBER	186	TESTER'S SIGNATURE
187	TESTER'S ADDRESS	188	TESTER'S PHONE NUMBER	189	TESTER'S SIGNATURE
190	TESTER'S ADDRESS	191	TESTER'S PHONE NUMBER	192	TESTER'S SIGNATURE
193	TESTER'S ADDRESS	194	TESTER'S PHONE NUMBER	195	TESTER'S SIGNATURE
196	TESTER'S ADDRESS	197	TESTER'S PHONE NUMBER	198	TESTER'S SIGNATURE
199	TESTER'S ADDRESS	200	TESTER'S PHONE NUMBER	201	TESTER'S SIGNATURE
202	TESTER'S ADDRESS	203	TESTER'S PHONE NUMBER	204	TESTER'S SIGNATURE
205	TESTER'S ADDRESS	206	TESTER'S PHONE NUMBER		





Treasure Island Public Safety Complex
Date: Thu 9/10/26

Task		Inactive Milestone		Start-only		Critical Split	
Split		Inactive Summary		Finish-only		Progress	
Milestone		Manual Task		External Tasks		Manual Progress	
Summary		Duration-only		External Milestone			
Project Summary		Manual Summary Rollup		Deadline			
Inactive Task		Manual Summary		Critical			

.9 If necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's schedule;

.10 The following:

(List additional information, if any, to be included in the Design-Builder's written report.)



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	September 15, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Nomination of Mayor Anne-Marie Brooks, City of Madeira Beach, to Represent the BIG-C on the Forward Pinellas Board.
BACKGROUND:	At the end of the year the term for the seat on the Forward Pinellas Board representing the beach communities will expire. Forward Pinellas's operating procedures call for a new representative to be appointed by January 1, 2027, with the term lasting for two years. The current representative, Mayor Anne-Marie Brooks from Madeira Beach, has expressed an interest in being reappointed to serve another term. Each BIG-C municipality (excepting Clearwater) shall take formal action to either nominate one of its own elected officials, support the nomination of an elected official from another community, or support the reappointment of Mayor Brooks. The name of the individual will be transmitted to the BIG-C via Dave Gattis, President of the Big-C. After nominations are received, at its October 28th meeting, the BIG-C, by majority vote, shall recommend appointment.
POLICY/PURPOSE:	Select a BIG-C representative to serve on the Forward Pinellas Board.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	As one of the 10 barrier island communities that share a representative on the board, the City of Treasure Island is being asked to participate in the member appointment process

developed by the Barrier Islands Governmental Council to fill the vacancy.

FUNDING:

No funding is associated with the item.

MOTION:

Move to nominate Anne-Marie Brooks, Mayor of Madeira Beach, to serve on the Forward Pinellas Board as a representative of the BIG-C.

ATTACHMENTS:

[Forward Pinellas Nomination_Mayor Brooks.docx](#)

[Forward Pinellas Appointment Request](#)



September 15, 2026

Honorable Dave Gattis
Mayor, Belleair Beach
444 Causeway Boulevard
Belleair Beach, Florida 33786

Mayor Gattis ,

At its meeting on September 15, 2026, the Treasure Island City Commission unanimously voted to nominate Mayor Anne-Marie Brooks of Madeira Beach to represent the barrier island communities on the Forward Pinellas Board.

This letter serves as the City of Treasure Island's formal nomination of Mayor Brooks for this position.

Sincerely,

Mayor John Doctor



September 1, 2026

The Honorable John Doctor, Mayor
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

RE: Forward Pinellas Membership Appointment/Re-appointment

Dear Mayor Doctor:

At the end of this year the term for the seat on the Forward Pinellas Board representing the beach communities will expire. Forward Pinellas's operating procedures call for a new representative to be appointed by January 1, 2027, with the term lasting for two years. The current representative, Mayor Anne-Marie Brooks from Madeira Beach, has expressed an interest in being reappointed to serve another term.

As one of the 10 barrier island communities that are represented by the beaches seat on our board, your local government is being asked to participate in the member appointment process developed by the Barrier Islands Governmental Council (BIG-C):

- Step 1: Each BIG-C municipality (excluding Clearwater) shall take formal action to either nominate one of its own elected officials, support the nomination of an elected official from another community, or support the reappointment of Mayor Brooks. The name of that individual should then be transmitted to Dave Gattis, President of the BIG-C, 444 Causeway Blvd, Belleair Beach, FL 33786, before the October 28th BIG-C meeting;
- Step 2: After nominations are received, at its October 28th meeting, the BIG-C, by majority vote, shall recommend an appointment;
- Step 3: The municipal government board on which the recommended elected official serves shall confirm the appointment; and

- Step 4: The municipal government board on which the recommended elected official serves shall transmit the name of the appointee to Forward Pinellas.

It will be important to coordinate this Forward Pinellas appointment with the other beach communities by October 28th to allow time for the BIG-C to make its recommendation and for the local government on which the elected official serves to confirm the appointment.

Please contact myself or Tina Jablon at 727-464-5307 if more information or clarification is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Whit Blanton', with a stylized flourish at the end.

Whit Blanton, FAICP
Executive Director

cc: Dave Gattis, President, BIG-C
Lisa-Marie Kennedy, Clerk, City of Treasure Island
Mayor Anne-Marie Brooks, Forward Pinellas Representative