BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, APRIL 18, 2023 – 6:00 PM
120 108TH AVENUE
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

F. COMMISSIONER REPORTS

Commissioner Toth
Commissioner Doctor
Commissioner Partridge
Commissioner Wetzel
Mayor Payne

G. APPROVAL OF MINUTES

G.1 Approval of the Commission Regular and Workshop Minutes
01 17 2023 board-of-commissioners_regular minutes_summary.docx
01 17 2023 board-of-commissioners_workshop minutes_summary.docx

H. PRESENTATIONS

H.1 Sons of the American Legion Spring Salute Benefit Car & Truck Show Award

H.2 Pinellas County Public Works Department Update on Beach Renourishment

H.3 Presentation on the "Trash Pirate" program by Keep Pinellas Beautiful Executive Director, Patricia Deplasco
2023.03 All About KPB Treasure Island.pptx

I. CONSENT AGENDA

J. ITEMS OF BUSINESS

J.1 Accept Net Profits from the Gulf Beaches Rotary Club's 24th Annual Golf and Tennis Challenge
2023 Rotary Golf Tennis Challenge Final Report.pdf

J.2 Treasure Island Comprehensive Plan 2nd Reading and Adoption of Ordinance 2022-07
Ord 22-07 CC Comp Plan.pdf
Data and Analysis - 1 Future Land Use.pdf
Data and Analysis - 2 Transportation.pdf
Data and Analysis - 3 Housing Element.pdf
Data and Analysis - 4 Infrastructure Element.pdf
Data and Analysis - 5 Coastal Management.pdf
Data and Analysis - 6 PROS.pdf
Element - 1 Future Land Use.pdf
Element - 2 Transportation.pdf
Element - 3 Housing.pdf
Element - 4 Infrastructure - As Modified at CC.pdf
Element - 5 Coastal Management and Conservation.pdf
Element - 6 Parks Recreation and Open Space.pdf
Element - 7 Intergovernmental Coordination.pdf
Element - 8 Capital Improvements.pdf
Element - 9 Property Rights.pdf
MAP - LU-1 - Existing Land Use.pdf
MAP - LU-2 - Flood Zones, Flood Plans and CHHA.pdf
Map - LU-3 Soil Associations.pdf
Map - LU-4 Future Land Use.pdf
Map - LU-5 Historic Resources.pdf
Map - T-1 - Existing Roadway Classifications & Number of Lanes.pdf
Map - T-2 Existing & Future Public Transit & Truck Routes.pdf
Map - T-3 Existing Bicycle and Sidewalk Facilities.pdf
Map - T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES.pdf
Map - T-5 EXISTING TRAFFIC VOLUMES.pdf
Map - T-6 Existing Roadway Levels of Service.pdf
Map - T-9 FUTURE TRAFFIC.pdf
Map - T-10 Future Roadway Levels of Service.pdf
Map - CM-1 - VEGETATIVE COVER & MARINE RESOURCES.pdf
Map - PROS-1 Public and Recreational Facilities.pdf
ORD2023-07 0000280998-01 Legal Notice Affidavitt 04 05 2023.pdf

J.3 Resolution 2023-03, Amending Resolution 2022-01, Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations
Res 22-01.pdf
Res 2023-03, Parks and Recreation Facilities Rental Policy for Not-for-Profy Volunteer Groups and Organizations.pdf

J.4 Authorize the City Manager for the Execution of a "Piggy-Back" Contract to Vortex

Services, LLC for Pipeline Rehabilitation Services in the total amount of $180,000.
23-017-PB-condensed for CC mtg.pdf

J.5 Interlocal Agreement with City of Gulfport to provide CPR Training
Interlocal Agreement CPR Training with Gulfport (02512427).docx

J.6
Hold Harmless Agreement for Use of City of Clearwater Fire Rescue Training Facility

Updated Use of FD Facilties User Agreement 04.04.2023.docx
FIRE OPS 101 FLYER 2023.pdf

J.7 Alternate Member Appointment to Gulf Beaches Public Library Board
Interlocal Agreement Gulf Beaches Public LIbrary (10-13-2021) - Legally Recorded.pdf

J.8 Nominations of Appointment to the Forward Pinellas Board
Forward Pinellas Board Membership Appointment 03 24 2023.pdf

J.9 Update 2023 City Commission Meeting Schedule
Amended_2023_City_Commission_Meeting_Schedule.docx

K. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 120 108th Avenue, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. G.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Celine Kidwell, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the Commission Regular and Workshop Minutes
BACKGROUND:	.
POLICY/PURPOSE:	.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	I move to approve the Commission Regular and Workshop Minutes of January 17, 2023 as written.

ATTACHMENTS:
01 17 2023 board-of-commissioners_regular minutes_summary.docx
01 17 2023 board-of-commissioners_workshop minutes_summary.docx

City of Treasure Island
Meeting Minutes
City Commission Regular Meeting

Tuesday, January 17, 2023 – 6:00 p.m.
City Hall Auditorium
120 108th Avenue
Treasure Island, Fl 33706

CALL TO ORDER

Mayor J. Tyler Payne called the meeting to order at 6:00 p.m.

A. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Payne.

B. ROLL CALL

Present: 5 – Mayor J. Tyler Payne, Vice Mayor Saleene Partridge, Commissioner Deb Toth, Commissioner John Doctor, and Commissioner Beth Wetzel

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

There was consensus to approve the regular and workshop agendas as presented.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D1. 2022 Employees of the Year for Field Services Category: Ground Maintenance Crew Chief Troy Palmer, Office Category: Community Relations Liaison Renee Tarsitano, and Public Safety Category: Firefighter/Paramedic Sawyer Keller

Human Resources Director Tiffany Makras announced and introduced the winners of the 2022 Employees of the Year:

- Troy Palmer, Grounds Maintenance Crew Chief – Field category
- Renee Tarsitano, Community Relations Liaison – Office category
- Sawyer Keller, Firefighter/Paramedic – Public Safety category

The City Commission congratulated and expressed gratitude to Ms. Tarsitano, Mr. Palmer, and Mr. Keller.

D2. Fire Department Awards Presentation

Deputy Fire Chief Tom Brennan awarded Lt. Steven Rowland, Lt. Joe White, Firefighter Logan Conklin Firefighter and Jordan Dahlstrom with the EMS Meritorious Service Awards for their actions on December 7, 2022. This fire crew arrived at the scene of a vehicle crash on Gulf Blvd. to find Sunstar doing an emergency removal of an unconscious person from a badly damaged pick-up truck. They immediately jumped into action to assist the Sunstar crew and realized the patient was in cardiac arrest. It is believed the patient had a medical episode, went unconscious and ran the truck off the road and into another parked vehicle. The Treasure Island Fire Rescue crew, along with the Sunstar crew, worked to provide high-quality care for the patient who was delivered alive to the hospital.

Deputy Fire Chief Brennan awarded Lt./Paramedic Matt Altman with his 5-years of service award.

The City Commission and audience applauded and thanked the Treasure Island Fire Rescue team.

D3. Police Department Badge Presentation and Sergeant Promotion

Police Chief John Barkley presented Sergeant bars for Zac Dorman. Sergeant Zak Dorman has been with the Treasure Island Police Department since 2011. Sgt. Dorman, is bicycle patrol certified, has served as an acting supervisor, a field training officer, and served as the department's recruiter in the past.

The City Commission congratulated Sergeant Dorman.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

The following Sunset Beach Residents spoke to the poisoning of cats in Sunset Beach.

- Bill Buel spoke to installing laminated signs warning that animal cruelty is unlawful under Florida Law.
- Jade Caswell spoke to that her mom, Kim Caswell, is the President of Skyway Cats Inc., a non-profit that helps care for cat colonies in several areas, including Sunset Beach.

F. COMMISSIONER REPORT

Commissioner Toth reported on upcoming events in Isle of Capri.
Commissioner Doctor reported on attended meetings and upcoming events Isle of Palms.
Commissioner Partridge reported on upcoming events in Paradise Island.
Commissioner Wetzel reported on important topics and upcoming events in Sunset Beach.
Mayor Payne reported on important topics and upcoming events throughout the city.
Commission expressed concerns regarding tonight's public comments. There was consensus from the Commission to bring this item forward to the next Workshop for questions and discussion.

G. APPROVAL OF MINUTES

There were no minutes to approve.

H. CONSENT AGENDA

There were no consent agenda items.

I. PRESENTATIONS

There were no presentations.

J. ITEMS OF BUSINESS

J1. Motion to Accept Donation from the Isle of Capri Civic Association (ICCA) to the City of Treasure Island

Parks & Recreation Director Cathy Hayduke introduced the item.

Race Director Carol Braddy and ICCA Treasurer Charlie Rossi presented a check to the city in the amount of $3,228.05.

There was no public comment.

Motion: A motion was made by Vice Mayor Partridge, seconded by Commissioner Toth, to accept the generous donation of $3,228.05 from proceeds from the Isle of Capri Civic Association's 2nd Annual Run for the Beaches 5K & Fun Run/Walk to be utilized for dune planting events. The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by Deb Toth to Approve
Motion Passed: 5-0.
Voting For: Vice Mayor Partridge, Commissioner Wetzel, Commissioner Toth, Commissioner Doctor, and Mayor Payne
Voting Against: None

The Commission congratulated to a successful event and thanked ICCA for their generous donation to dune planting events.

J2. First Reading - Ordinance 2022-16, Adding Article V “Micromobility” to Chapter 50 “Traffic and Vehicles”

Mayor Payne announced the item and called on the City Attorney Jennifer Cowan to read by title only.

Public Works Co-Director Stacy Boyles provided an overview of the Ordinance and Florida Statute requirements.

Commission questions and discussion took place regarding age restrictions, speed limits, public rental micromobility devices versus privately owned regulations, and allowed use on pedestrian sidewalks and the beach trail.

Public Comment:

John Kurzman, a St Pete Beach Resident, spoke to the proposed ordinance and safety concerns.

Commission questions and discussion took place regarding the need for Sect.50-107(a)2. Operation of such devices is prohibited on sidewalks.

Mayor Payne requested a motion.

Motion: A motion was made by Commissioner Wetzel, seconded by Vice Mayor Partridge to approve Ordinance 2022-16, Amending Chapter 50 – Traffic and Vehicles – by Article V" Micromobility to allow operation on the beach trail with a posted speed limit of 10 mph or less and remove section (a).2. Upon a second by Vice Mayor Partridge, the motion failed. The motion failed on the following roll call vote:

Moved by Beth Wetzel seconded by Saleene Partridge to Approve
Motion Failed: 2-3.
Voting For: Vice Mayor Partridge, Commissioner Wetzel
Voting Against: Commissioner Toth, Commissioner Doctor, and Mayor Payne

Motion: A motion was made by Commissioner Toth, seconded by Commissioner Doctor to approve Ordinance 2022-16, Amending Chapter 50 – Traffic and Vehicles – by Article V" Micromobility to allow operation on the beach trail 1with a posted speed limit of 10 mph or less and exempt West Gulf Blvd and check in six months for a review. The motion carried on the following roll call vote:

Motion Passed: 3-2.
Voting For: Commissioner Toth, Commissioner Doctor and Mayor Payne
Voting Against: Vice Mayor Partridge, and Commissioner Wetzel

Commissioner Toth spoke to the ordinance can be changed and this is an opportunity to start and move forward.

J3. Resolution 2023-02 Advantage Pinellas Housing Compact

Mayor Payne announced the item.

City Manager Amy Davis introduced the item.

Ms. Linda Fisher, AICP, Principal Planner, of Forward Pinellas provided a presentation including the vision to create a Countywide Compact to unite the County and Municipalities in a common and coordinated approach to increase and preserve affordable housing which is linked to transportation, jobs, schools, workforce development, and other services throughout the county. and requested support of the City. Commission.

There was no public comment.

Motion: A motion was made by Commissioner Toth, seconded by Commissioner Doctor, to approve Resolution 2023-02 supporting the Advantage Pinellas Housing Compact and directing the City Clerk to forward this resolution to the Advantage Pinellas Housing Compact. The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by John Doctor to Approve
Motion Passed: 5-0.
Voting For: Commissioner Toth, Commissioner Doctor, Vice Mayor Partridge, Commissioner Wetzel and Mayor Payne
Voting Against: None

J4. Resolution 2023-01 Updating the signature authority for the City of Treasure Island

Mayor Payne announced the item.

Finance Director Mike Munger introduced the item.

There was no public comment.

Motion: A motion was made by Vice Mayor Partridge, seconded by Commissioner Toth to approve Resolution 2023-01 to update the signature authority for the City of Treasure Island. The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by Deb Toth to Approve
Motion Passed: 5-0.
Voting For: Vice Mayor Partridge, Commissioner Wetzel, Commissioner Toth, Commissioner Doctor, and Mayor Payne
Voting Against: None

J5. Sunshine State Outdoor Volleyball Association (SSOVA) 2023 Dates

Assistant Parks & Recreation Director Holden Hamm introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Motion: A motion was made by Vice Mayor Partridge, seconded by Commissioner Toth to approve the request from the Sunshine State Outdoor Volleyball Association (SSOVA) to host three (3) volleyball tournaments on the public beach between approximately 104th Avenue and 107th Avenue and authorize the City Manager to enter into a Non-Exclusive License Agreement with Sunshine State Outdoor Volleyball Association (SSOVA). The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by Deb Toth to Approve

Motion Passed: 5-0.
Voting For: Vice Mayor Partridge, Commissioner Wetzel, Commissioner Toth, Commissioner Doctor, and Mayor Payne
Voting Against: None

J6. Authorization to Purchase As-Needed Engineering Services from Michael Baker International for a total of $107,500.66 in FY 2023

Public Works Director Mike Helfrich introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Motion: A motion was made by Vice Mayor Partridge, seconded by Commissioner Toth, to approve the execution of the attached work authorization and authorize the purchase of as needed engineering services from Michael Baker International for total amount not to exceed $107,500.66 in FY 2023. The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by Deb Toth to Approve
Motion Passed: 5-0.
Voting For: Vice Mayor Partridge, Commissioner Wetzel, Commissioner Toth, Commissioner Doctor, and Mayor Payne
Voting Against: None

J7. Authorize the City Manager for the Execution of Purchase Authority to Hyfab Corp. for Garbage Truck Repairs in the total amount of $60,000.00 for Fiscal Year 2023

Public Works Director Mike Helfrich introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Motion: A motion was made by Vice Mayor Partridge, seconded by Commissioner Toth, to approve and execute purchase orders up to $60,000 for Heil repair and replacement services for maintenance of the garbage trucks with Hyfab Corp. The motion carried on the following roll call vote:

Moved by Saleene Partridge, seconded by Deb Toth to Approve
Motion Passed: 5-0.
Voting For: Vice Mayor Partridge, Commissioner Wetzel, Commissioner Toth, Commissioner Doctor, and Mayor Payne
Voting Against: None

K. ADJOURNMENT

Mayor Payne adjourned the meeting at 8:22 p.m.

City of Treasure Island, Florida

By: _____
J. Tyler Payne, Mayor

Attest: _____
Celine Kidwell, City Clerk

The minutes were approved on the _____ day of _____2023.

City of Treasure Island
Meeting Minutes
City Commission Regular Workshop

Tuesday, January 17, 2023 – 6:00 p.m.
City Hall Auditorium
120 108th Avenue
Treasure Island, Fl 33706

- THIS MEETING WILL IMMEDIATELY FOLLOW THE 6 PM CITY COMMISSION MEETING -

Reconvening at 8:02 p.m.

A. CITY MANAGER AND CITY ATTORNEY REPORT

City Attorney Jennifer Cowan introduced Stetson Law student Ms. Elizabeth Murray.

The City Commission welcomed Ms. Murray as the legal intern under the guidance of City Attorney Cowan.

City Manager Amy Davis spoke about important topics and past and upcoming city events.

B. DISCUSSION

B.1 Location Alternatives for a New Public Safety Facility

Co-Public Works Director Stacy Boyles, Fire Chief Trip Barrs and Police Chief John Barkley introduced the item.

Ms. Boyles spoke of the several advantages to placing the facility adjacent to the new City Hall.

Chief Barrs and Chief Barkley spoke to the reduced emergency response times by approximately 15% as most calls require trips to the commercial district and it would enhance Public Safety's connection to the community by being more accessible towards the center of town.

Commission questions and discussion took place regarding preferred site location for a new Public Safety Facility. The site location will be north of the new City Hall at 105th Avenue and Gulf Boulevard.

C. PUBLIC COMMENT

There were no public comments.

D. ADJOURNMENT

The Workshop adjourned at 8:11 p.m.

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Gabriel Colon, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	Sons of the American Legion Spring Salute Benefit Car & Truck Show Award
BACKGROUND:	The Sons of the American Legion Spring Salute Car and Truck Show - award of the Best of Show in Class to the City of Treasure Island Police Department
POLICY/PURPOSE:	.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	.

ATTACHMENTS:

AGENDA ITEM NO. H.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Gabriel Colon, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	Pinellas County Public Works Department Update on Beach Renourishment
BACKGROUND:	.
POLICY/PURPOSE:	.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	.

ATTACHMENTS:

AGENDA ITEM NO. H.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Gabriel Colon, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	Presentation on the "Trash Pirate" program by Keep Pinellas Beautiful Executive Director, Patricia Deplasco
BACKGROUND:	.
POLICY/PURPOSE:	How to create such program within the City of Treasure Island.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	

ATTACHMENTS:
2023.03 All About KPB Treasure Island.pptx

All About Keep Pinellas Beautiful

Patricia DePlasco, Executive Director
pdeplasco@kpbcares.org
(727) 533-0402

KEEP PINELLAS Beautiful
KEEP AMERICA BEAUTIFUL AFFILIATE



Working together to create a culture of environmentally responsible citizens.

We are your Keep America Beautiful Affiliate

KEEP AMERICA BEAUTIFUL

Keep America Beautiful envisions a country where every community is a clean, green and beautiful place to live.

GREAT AMERICAN CLEANUP®

KEEP AMERICA BEAUTIFUL®

CIGARETTE LITTER PREVENTION

KEEP AMERICA BEAUTIFUL®

I ♻ AMERICA RECYCLES DAY®

KEEP AMERICA BEAUTIFUL®







Keep Pinellas Beautiful 2022 Impact

The mission of Keep Pinellas Beautiful is to conserve and beautify our natural environment by means of community engagement and education.

- **Conservation**
- **Beautification**
- **Litter Prevention**
- **Waste Reduction**



KEEP PINELLAS Beautiful

KEEP AMERICA BEAUTIFUL AFFILIATE

Adoption Program

Adoption	Community Projects	Litter Hotline
56,906.05 lbs	120,438.29 lbs	38,776 lbs

Community Projects









Great American Cleanup

7,510 Volunteers	99,548.78 LBS of Litter	41,915 LBS of Invasive Plants Removed	1,678 Trees/Flowers Planted	540.46 Miles Improved

International Coastal Cleanup

2,710 Volunteers	21,479.87 LBS of Litter	543.71 LBS of Invasive Plants Removed	42 Trees/Flowers Planted	201.25 Miles Improved

Education Program

791

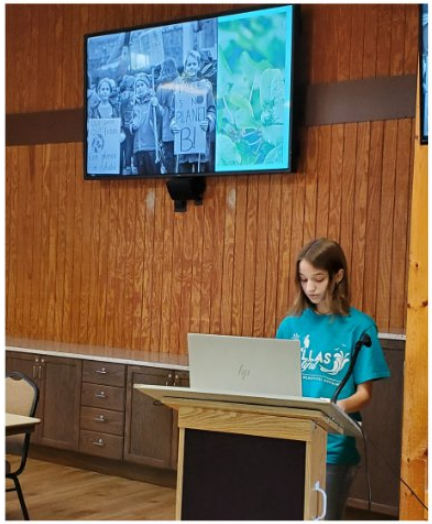
Educational Events

31,074

Citizens Educated













BeBot Beach Tour











Total Impact

January 1, 2022 through December 31, 2022

KPB educated **31,074** individuals through **733** educational presentations and **58** outreach events

When $28.54 is multiplied by **49,854.13** volunteer hours, we see that we saved taxpayers **$1,422,836.98** (of labor) in community improvement services.



KPB removed **71,216** pounds of invasive species.



We planted **28** gardens and in total planted **3,023** trees and native plants.



We coordinated **1,206** community projects.



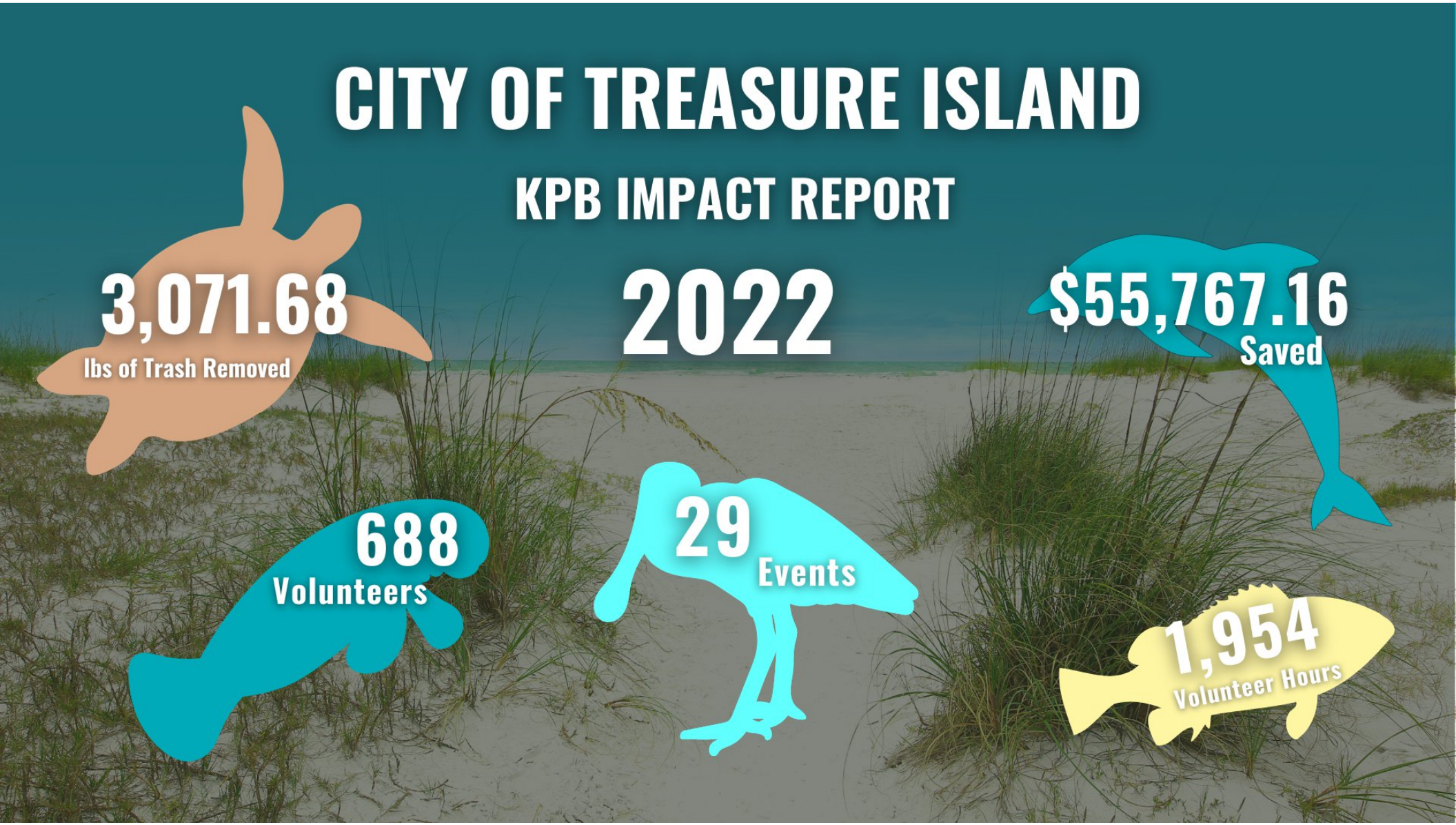
KPB recovered **13,022** pounds of recyclables.

We engaged **18,999** volunteers.



In total, we abated **218,057.74** pounds of litter.




CITY OF TREASURE ISLAND
KPB IMPACT REPORT
2022
3,071.68
lbs of Trash Removed
$55,767.16
Saved
688
Volunteers
29
Events
1,954
Volunteer Hours

What Can You Do To Help?

- Call us to report illegal dumping or excessive trash on public lands
- Join us by adopting an area of Pinellas (Adopt-A-Road, Trail or Community)
- Become a KPB Member
- Tell us about your community needs and let's schedule a project!

KPB Litter Hotline

727-210-4663

KPBcares.org





AGENDA ITEM NO. J.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Accept Net Profits from the Gulf Beaches Rotary Club's 24th Annual Golf and Tennis Challenge
BACKGROUND:	The Annual Golf and Tennis Challenge is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island. Funds from the event are used for scholarships to assist parents unable to afford the registration fees for summer and winter camps, and junior tennis camps.
POLICY/PURPOSE:	Commission approval is required to accept the City's share of the net profits from th.e Gulf Beaches Rotary Club's 24th Annual Golf and Tennis Challenge
STRATEGIC PLAN RELEVANCE:	GOAL 1, Promote a socially connected community through the implementation of the Master Park Plan. OBJECTIVE 2, Expand programming opportunities and unique community events. BOLD ACTION 2, Highlight family-friendly and sustainability-focused events.
ANALYSIS/DISCUSSION:	The Annual Golf and Tennis Challenge is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island. The 24th annual fundraising event was held on February 24-25, 2023 at Treasure Bay. The net profits from this year's event is $13,180 as outlined in the attached financial details. The Gulf Beaches Rotary Club and the City of Treasure Island share the net profits equally to provide funds for children's programs throughout the community.
FUNDING:	The City established a Recreation Program Scholarship Fund

(account 001-202200) to assist families otherwise unable to afford the registration fees for summer and winter camps.

The City's portion of the net profits is $6,018. Activities fee were collected through credit cards payments made in advance to the city. The city collected $6,929 in credit card charges, of which $911 is owed to the Gulf Beaches Rotary Club.

The City's percentage of the net profits will be divided equally to be used for scholarships for both the Recreation Department's summer and winter camps and for TI Tennis juniors' programs at Treasure Bay.

MOTION: I move to approve payment of $6,018 from the Gulf Beaches Rotary Club for the City's percentage of the net profits from the 24th annual Golf Beaches Rotary Club's Golf and Tennis Challenge to be used for the Recreation Department children's camps and Treasure Island Tennis juniors' programs.

ATTACHMENTS:
2023 Rotary Golf Tennis Challenge Final Report.pdf

ROTARY CLUB of the GULF BEACHES

Service Above Self

April, 2023

Tyler Payne, Mayor
Members of the City Commission
City of Treasure Island
120 – 108th Avenue
Treasure Island, FL 33706

Dear Mayor & Commissioners:

It is with great pleasure that the Gulf Beaches Rotary Club announces another successful golf and tennis event. The 2023 Rotary Golf & Tennis Challenge, which is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island, held its 24st annual fundraising event on February 24-25, 2023. The net profit from this year's event is $13,180. (see financial details attached). Per our agreement, Rotary and the City share these profits equally. Therefore, enclosed please find a check made payable to the City of Treasure Island for your share of the net profits.

It was again a pleasure for Rotarians to work with the City and its staff to provide funds for children's programs throughout the community. Gulf Beaches Rotary would like to specifically recognize Recreation Director Cathy Hayduke and Tennis Professional Phil Girardi for their superior efforts in making this event such a success. Their energy and willing participation is invaluable.

Sincerely,

Rosemary Thompson

Rosemary Thompson
Event Chair

ROTARY GOLF & TENNIS CHALLENGE

Cumulative Financial Report

Categories	2020	2021	2022	2023
REVENUE				
Players: Tennis	(35)875	(48)1200	(34)850	(36)900
Golf	(5)125			(13)325
Court Sponsors				
Each @ $100	(36)3600	(42)4200	(46)4600	(45)4500
Food & Drink	509	444	7739	178
Preview Party				
Each @ $25	(59)1475	(41)1025	(53)1325	(68)1700
Silent Auction	2840	2726	7014	5570
Contributions etc.	3868	2508	4250	3186
TOTAL REVENUE	$13,292	$12,108	$18,783	$16,358.
EXPENSES				
Food & Drink	1438	1130	2068	3178
Tent & supplies	934	--	--	--
TOTAL EXPENSES	$2,374	$1,130	$2,068	$3,178
NET PROFIT	$10,920	$10,978	$16,710	$13,180
City of T.I.	5,460	5,489	8,355	6,590
Gulf Beaches Rotary	5,460	5,489	8,355	6,580

Golf & Tennis COST ALLOCATION 2023

	Total	Paid By	50 % Rotary	50% CTI	Due to Rotary	Due to CTI
Revenue	$ 16,358		$ 8,179.	$ 8,179.		
Expenses						
Tent	-0-					
Simply Maggie Catering	$2,156	GBR	1078.	1078	1078	-0-
ABC Liquor	450	GBR	225	225	225	-0-
Supplies	572	CTI	286	286	-0-	286
Supplies	-0-	GBR	-0-	-0-	-0-	
Total	$ 3178.		$ 1,589	$1,589	$ 1303	$286
Due to Rotary			(1303)	1303	1303	
Due to City of TI			286	(286)		286
Expense Adjustment			(1017)	1017		
Net Expenses	$3,178.		$1017.	$2161.		
Net Profit	$ 13,180.		$7,162.	$6,018.		
City Revenue				$6929.		
Due Rotary				$911.		

AGENDA ITEM NO. J.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 18, 2023

SUBMITTED BY: Kathryn Younkin, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Treasure Island Comprehensive Plan 2nd Reading and Adoption of Ordinance 2022-07

BACKGROUND:

Comprehensive Plans and Land Development Regulations are the fundamental policy tools of municipalities. The current Comprehensive Plan was primarily adopted in 1999, some changes to the Plan have occurred to implement other specific strategies, such as to incorporate the Downtown Special Area Plan into the Future Land Use Element in 2012.

The City notified the state that we would be updating our Comprehensive Plan through an Evaluation and Appraisal (EAR) letter on 10/15/2019. The City subsequently notified the State of the intent to change our Comprehensive Plan through our EAR letter and report, recommended by the LPA on 7/8/2021, approved by the City Commission on 8/17/21 and transmitted to the State on 8/18/2021. On 8/16/22 the City Commission approved transmittal of the Comprehensive Plan and the plan was submitted to the state and designated state and local agencies for review on 8/17/23.

The City received comments on 10/24/22. The only requirement was from the Southwest Florida Water Management District (SWFWMD), a request that the city update their ten-year water supply plan. The City has completed and submitted this water supply plan to SWFWMD.

The City's goal is to complete the update to the Comprehensive Plan by obtaining City Commission approval of its adoption on 4/18/23 and sending the final plan to the State Department of Economic Opportunity by 4/19/23. This begins the process outlined here:

- Within 45 days after receipt of a complete adopted plan amendment package, the State Land Planning Agency issues a Notice of Intent to find plan amendment either in compliance or not in compliance.
- The State Land Planning Agency must post a copy of the Notice of Intent on its web site.
- The plan amendment will go into effect pursuant to the State Land Planning Agency's Notice of Intent if DEO finds the plan amendment in compliance and no challenge is filed by an affected party when the Notice of Intent is posted to the State Land Planning Agency's web site.

POLICY/PURPOSE:

To bring the Comprehensive Plan into compliance with State Laws (legally required minimum) and to amend the Comprehensive Plan Goals, Objectives and Policies based on changes to local conditions and the City's vision for the future.

STRATEGIC PLAN RELEVANCE:

Environmental Sustainability Road Map
Goal 1: Become an environmentally sustainable and resilient community.
Objective 2: Rise above sea-level challenges
Bold Action 1: update seawall and shoreline development codes
Objective 4: Encourage the use of alternative transportation.
Bold Action 5: Assess the feasibility of a bike/scooter share program in conjunction with downtown redevelopment.
Financial and Economic Development Road Map
Goal 1: Foster a vibrant business community
Objective 2: Implement the Economic Development Vision
Bold Action 1: Perform a review of local ordinances and Land Development Regulations
Bold Action 2: Update the City's Comprehensive Plan, local ordinances, and Land Development Regulations

ANALYSIS/DISCUSSION:

There are no changes from first reading.

To summarize process: Input from the City's public visioning meetings held in December 2021 and the joint workshops of the City Commission and Local Planning Agency held in

January and February 2022 are included as new or updated policies. These elements have been reviewed in detail and revised by the City's Local Planning Agency in numerous Public Hearings held March through June of 2022. These items have then been brought to three workshops with the City Commission in June and July of 2022, and first reading/transmittal hearing on 8//16/22.

The elements are in the strike-through/underline format required by the State. The nine elements and the highlights of the changes are shown below, Also included are maps as required for each element. For all elements, where no changes were needed from a technical standpoint, the goals, objectives and policies were reviewed for simplicity and clarity.

Future Land Use Element

The Future Land Use Element was revised based on an understanding of existing designations, population growth data, and knowledge of historical needs of the City. Clarity of language in the goals, objectives, and policies, as well as revising language to ensure consistency with state statutes and Pinellas County plan updates (PlanPinellas) were needed. Considerations of perils of flood policies, generally relating to resiliency under current best practices, included to advance the needs of the City in meeting regulatory standards on perils of flood matters stemming from legislation at the state level from 2015 onwards. Objective 1.15 is a new section with policies on resiliency planning. Review of existing goals, objectives, and policy language also revealed outdated references to state statutes which no longer existed; the same applies to certain regional plans. Where needed, the original policy intent of these policies was utilized as the core basis for the revised policy's wording. Completed policies were also removed. Policy was added to address resiliency and low impact development when updating the land development regulations.

Future Land Use Maps

Five future land use maps have been updated. No changes have been made to the Future Land Use designations in Map LU-4. These five maps include Land Use categories: LU-1 - Existing Land Uses; LU-2 - Flood Zones, Floodplains, & CHHA; LU-3 - Soil Associations; LU-4 - Future Land Use Map; LU-5 -

Historic Resources.

Two maps have been removed from the Future Land Use series, B-1 Business District and B-2 John's Pass Redevelopment Area. The study area for B-1 has been addressed with the adoption of 2011 Future Land Use Planned Redevelopment Mixed-Use Category, 2014 Zoning changes and the 2014 Special Area Plan. The revised Comprehensive Plan instructs staff to create a new study area for B-2 for approval.

Multimodal Transportation Element

Revisions to this element include renaming the element, drafting a new background and introduction and an entire new Goal to address a multimodal transportation network. The City may seek to partner with other agencies to set multimodal LOS standards. Multimodal impact fees will be utilized to fund improvements, and impacts to development will be managed through the site plan review process. The City will coordinate construction projects to avoid impacts to new roads to the greatest extent possible. The County-wide Multimodal Impact Fee Ordinance is incorporated and includes improvements to mid-County Beaches Area District 13. Pedestrian and non-motorized vehicle facilities are addressed, without being specific to the types of vehicles for future flexibility. Provisions for parking alternatives, such as shared parking and "Smart Parking" are included. Safety is encouraged, through supporting Vision Zero and through improving design for pedestrians, especially through improvement for ADA compliance. Intergovernmental coordination with the State and Forward Pinellas and neighboring jurisdictions is addressed. A new objective with policies were included to support the new Connectivity Master Plan, including seeking funding sources through partner agencies. As noted at visioning meetings, connectivity is a priority, and those policies are shown under Objective 1.7. Policies were revised to support multimodal transportation throughout the element.

Multimodal Transportation Maps

The following maps have been updated, T-1 - Existing Roadway Classifications & Number of Lanes; T-2 - Existing & Future Public Transit & Truck Routes; T-3 - Existing Bicycle & Sidewalk Facilities; T-4 - Existing & Future Hurricane

Evacuation Routes, T-5 - Existing Traffic Volumes; T-6 - Existing Roadway Levels Of Service; T-9 - Future Traffic Volumes; T-10 - Future Roadway Levels of Service.

Housing Element

Revisions include a new background and introduction and an update to the Goal. While the City has always had policies to support affordable housing, the proposed amendments have added additional policies, including fostering public/private partnerships, seeking grants and encouraging developers to provide flexible housing types. This element also addresses ADA compliance and equality as well as opportunities to assist the homeless population with housing and support services. Policies on displacement due to natural disasters were included. In relation to historic preservation, additional policies were added to address structures in addition to houses, and to provide further coordination efforts with partner agencies. A new objective with policies is proposed to address energy savings and design with residential construction. This could include green building regulation or incentives, education and addressing sea level rise scenarios and flooding potential.

Infrastructure Element

The Infrastructure Element was revised to enhance clarity, remove language inconsistent with evolving practices, and to ensure consistency with both statutory updates under state law as well as provide for consistency with plan updates for Pinellas County (PlanPinellas). Additionally, based on historical data on usage, the level of service criteria for potable water, stormwater, and waste generation were updated to reflect the City's needs. The goals and objectives were reviewed and, where needed, adjusted to reflect the City's evolving needs. Policies include implementing a water conservation program and the creation of water efficient design regulations. Solid waste and stormwater policies were updated to enhance resiliency. Completed policies were also removed.

Coastal Management, Conservation, and Resiliency Element

The Coastal Management, Conservation and Resiliency Element was revised, renamed and expanded to include subjects related to conservation and resiliency, these changes affect numerous policies. Review of existing goals, objectives,

and policy language also revealed outdated references to state statutes which no longer existed; the same applies to certain regional plans. Where needed, the original policy intent of these policies was utilized as the core basis for the revised policy's wording. Goal 4 and the following objectives implement sustainability and resiliency policies in accordance with the City's visioning exercise and prior adopted plans. Completed policies were also removed.

Coastal Management, Conservation, and Resiliency Maps

Map CM-1 - Vegetative Cover & Marine Resources has been updated with current data.

Parks, Recreation and Open Space Element

The Parks, Recreation and Open Space Element was revised to enhance clarity, remove language inconsistent with evolving practices, and to ensure consistency with statutory updates under state law and industry accepted standards. Level of service standards were removed, and the element now references the Master Park Plan. New policies were added to enhance connectivity, encourage public art, address sea level rise through adaptation strategies and enhance accessibility. New policies also encourage renewable energy, integrate green design strategies, and encourage Florida Friendly landscaping.

Parks, Recreation and Open Space Element

Map PROS-1 Public and Recreational Facilities has been updated with current data.

Intergovernmental Coordination Element

Revisions to this element include updates to include partner agencies and governments that the City has ongoing interlocal and other contractual agreements covering an array of services across all departments. Agency names were updated, such as the re-branded "Forward Pinellas". Policies on coordinating regional resiliency planning were added, as well a new objective on coordinating regionally to support the homeless population, with supporting policies. Objectives and policies to

address water supply and resiliency planning were added.

Capital Improvement Element

Most of the suggested changes remove language that would be found in the annual Capital Budget and now references the budget. Level of Service numbers are part of an on-going discussion as we move through the other elements and were deleted from this element. The schedule of capital projects (CIP) is now referenced, as it is updated on an annual basis, like the annual budget. New objectives and policies were added related to asset management programs. Some redundancies on concurrency policies were cleaned-up and deleted. Objectives and policies to address water supply planning and multi-modal transportation were added.

Property Rights Element

In 2021, the State required a Property Rights Element be a component of each comprehensive plan. This new property rights element is to incorporate a set of model private property rights statements that are provided for in the state law.

FUNDING: N/A

MOTION: I move to approve Ordinance 22-07, adopting the Comprehensive Plan for the City of Treasure Island, including elements and maps be transmitted to the Department of Economic Opportunity in accordance with sections 163.3191 and 163,3184, Florida Statutes; and providing for an effective date.

ATTACHMENTS:
Ord 22-07 CC Comp Plan.pdf
Data and Analysis - 1 Future Land Use.pdf
Data and Analysis - 2 Transportation.pdf
Data and Analysis - 3 Housing Element.pdf
Data and Analysis - 4 Infrastructure Element.pdf
Data and Analysis - 5 Coastal Management.pdf
Data and Analysis - 6 PROS.pdf
Element - 1 Future Land Use.pdf
Element - 2 Transportation.pdf
Element - 3 Housing.pdf
Element - 4 Infrastructure - As Modified at CC.pdf
Element - 5 Coastal Management and Conservation.pdf

Element - 6 Parks Recreation and Open Space.pdf
Element - 7 Intergovernmental Coordination.pdf
Element - 8 Capital Improvements.pdf
Element - 9 Property Rights.pdf
MAP - LU-1 - Existing Land Use.pdf
MAP - LU-2 - Flood Zones, Flood Plans and CHHA.pdf
Map - LU-3 Soil Associations.pdf
Map - LU-4 Future Land Use.pdf
Map - LU-5 Historic Resources.pdf
Map - T-1 - Existing Roadway Classifications & Number of Lanes.pdf
Map - T-2 Existing & Future Public Transit & Truck Routes.pdf
Map - T-3 Existing Bicycle and Sidewalk Facilities.pdf
Map - T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES.pdf
Map - T-5 EXISTING TRAFFIC VOLUMES.pdf
Map - T-6 Existing Roadway Levels of Service.pdf
Map - T-9 FUTURE TRAFFIC.pdf
Map - T-10 Future Roadway Levels of Service.pdf
Map - CM-1 - VEGETATIVE COVER & MARINE RESOURCES.pdf
Map - PROS-1 Public and Recreational Facilities.pdf
ORD2023-07 0000280998-01 Legal Notice Affidavitt 04 05 2023.pdf

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TEXT AND MAPS OF THE ADOPTED COMPREHENSIVE PLAN TO REFLECT CHANGES IN THE STATE REQUIREMENTS CONSISTENT WITH SEC. 163.3191 FLORIDA STATUTES AND THE CHANGES IN CURRENT CONDITIONS AND COMMUNITY VISION; AMENDING EIGHT EXISTING ELEMENTS INCLUDING FUTURE LAND USE; TRANSPORTATION; HOUSING; INFRASTRUCTURE; COASTAL MANAGEMENT, CONSERVATION AND RESILIENCY; PARKS, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; ADDING ONE NEW ELEMENT, PROPERTY RIGHTS; AMENDING OR UPDATING FOURTEEN MAPS INCLUDING LU-1 - EXISTING LAND USES; LU-2 - FLOOD ZONES, FLOODPLAINS, & CHHA; LU-3 - SOIL ASSOCIATIONS; LU-4 - FUTURE LAND USE MAP; LU-5 - HISTORIC RESOURCES; CM-1 - VEGETATIVE COVER & MARINE RESOURCES; T-1 - EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-2 - EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES; T-3 - EXISTING BICYCLE & SIDEWALK FACILITIES; T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES, T-5 - EXISTING TRAFFIC VOLUMES; T-6 - EXISTING ROADWAY LEVELS OF SERVICE; T-9 - FUTURE TRAFFIC VOLUMES; T-10 - FUTURE ROADWAY LEVELS OF SERVICE; REVISING AND RENAMING ONE MAP, PROS-1 PUBLIC AND RECREATIONAL FACILITIES; REMOVING FOUR MAPS INCLUDING B-1 – BUSINESS DISTRICT; B-2 - JOHN'S PASS REDEVELOPMENT AREA; T-7 – FUTURE ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-8 - FUTURE BICYCLE & SIDEWALK FACILITIES; REMOVING THE DATA AND ANALYSIS FROM THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; the “Act”, and

WHEREAS, the City of Treasure Island ("City") has previously enacted its Comprehensive Plan pursuant to the Act, and

WHEREAS, the City completed its Evaluation and Appraisal of its Comprehensive Plan and notified the State that amendments are necessary to reflect changes in state regulations; and

WHEREAS, the Comprehensive Plan text and maps have been amended to reflect the changes in state regulations, and

WHEREAS, the City participated in a visioning process in two meetings with the public in December of 2021 and a joint visioning process between the Local Planning Agency and the City Commission in two public meetings in January of 2022, and

WHEREAS, the Comprehensive Plan text and maps have been updated to reflect this visioning process and the change in local conditions, and

WHEREAS, the City analyzed the relevant and appropriate data and desires to update its Comprehensive Plan based on such relevant and appropriate data and analysis, and

WHEREAS, the City's Comprehensive Plan is required by law to be consistent with the Countywide Plan Rules; and

WHEREAS, on May 12, 2022, May 19, 2022, June 9, 2022 and June 16, 2022 the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the Comprehensive Plan text and map Amendments; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency found Ordinance 2022-07, the Comprehensive Plan text and map Amendments; consistent with the corresponding Countywide Rules and in character and scale with the Treasure Island community; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, evaluated Ordinance 2022-07, the Comprehensive Plan text and map Amendments; using the following criteria:

a. Evaluating whether the proposed amendments meet the acceptable level of service standards established in the Treasure Island Comprehensive Plan.

b. Determining whether the proposed amendments are in harmony with the general intent of the Treasure Island Comprehensive Plan; and

WHEREAS, on June 16, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency held a public hearing on Ordinance 2022-07 amending the Comprehensive Plan text and map amendments, considered the information received at that public hearing, and found the Comprehensive Plan text and map amendments to be appropriate, and

WHEREAS, on August 16, 2022 and April 18, 2023 the City Commission held public hearings on Ordinance 2022-07, the proposed Comprehensive Plan text and map amendments, and has considered the information received at those public hearings and reviewed Ordinance 2022-07, the proposed Comprehensive Plan text and map amendments, and

WHEREAS, the City Commission concurs with the findings and recommendations of the Planning and Zoning Board, sitting as the Local Planning Agency regarding Ordinance 2022-07, the proposed text and map amendments to the Comprehensive Plan, as provided herein and desires to adopt these text and map amendments.

NOW, THEREFORE THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA DOES ORDAIN:

SECTION 1
The above recitals are true, correct, and incorporated by reference as the finding of the City.

SECTION 2.
Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the text and maps of the City of Treasure Island's Comprehensive Plan is amended, as found in Exhibit A.

SECTION 3.
This amendment shall be transmitted to reviewing agencies in accordance with Sec. 163.3184, Florida Statutes.

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 4: EFFECTIVE DATE
That the effective date of these amendments shall be 45 days after the State Land Planning Agency determines the amendment package is complete and no timely petition is filed by an affected party. If an affected party petition is filed timely, then these amendments shall become effective on the date the state

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

LOCAL PLANNING AGENCY PUBLIC HEARING: June 16, 2022, PUBLISHED: June 5, 2022, in the Tampa Bay Times

FIRST READING AND PUBLIC HEARING: August 16, 2022, PUBLISHED: August 3, 2022, in the Tampa Bay Times

SECOND READING AND PUBLIC HEARING: April 18, 2023, PUBLISHED: April 5, 2023, in the Tampa Bay Times

_____
J. Tyler Payne, Mayor

ATTEST:

_____

_____, City Clerk

Approved as to form:

_____
Jennifer Cowan, City Attorney

Future Land Use Element
Data and Analysis

The purpose of the Future Land Use Element is that it provides specific goals, objectives, and policies governing future development and revitalization, establishes the physical framework and appearance of the city while establishing the classification, spatial distribution, relationship, balance, and intensity/density of land uses. Specifically, it establishes the proposed future general distribution, location, and extent of planned uses of land within the City of Treasure Island based on analysis of existing land uses, natural characteristics, future population trends and needs, vacant land and required level of services.

I. INTRODUCTION

In 1975, the Florida Legislature adopted the *Local Government Comprehensive Planning Act.* With passage of this act, local governments were expected to begin the growth management process and systematically plan for the needs of future residents. The 1975 legislation strengthened local governments' ability to establish and implement comprehensive planning programs. The Florida Legislature required each local government to document these programs in a comprehensive plan. Once adopted by a local government, all future public and private development was required to be consistent with the adopted plan.

In 1985, the Florida Legislature reinforced the *Local Government Comprehensive Planning Act* with the adoption of the *Growth Management Act*. To ensure that local governments adhered to the previous requirements set forth in 1975, the Legislature designated the state as the overseer of the process. All comprehensive plans are now required to follow rules established by state land planning agency and are subject to a compliance review. This element of the comprehensive plan provides the framework of growth management in the City of Treasure Island.

In May 1955, the towns of Boca Ciega, Sunset, and Sunshine Beach and the City of Treasure Island, all located on the same land mass, merged to become one local government, the City of Treasure Island. The merger resulted in a population increase from 75 to 3,506 residents.

Treasure Island is located on a barrier island on the western coast of Pinellas County. Being a barrier island community, the municipality is surrounded by obstacles to territorial expansion. The city is bordered to the north by John's Pass Village and the City of Madeira Beach; on the south by Blind Pass and the City of St. Pete Beach; on the east by Boca Ciega Bay and the City of St. Petersburg; and on the west by the Gulf of Mexico. As a built-out community, Treasure Island has less opportunity for short-range benefit from land use planning than does a younger, growing suburb or municipality. Effective land use planning has its greatest importance in shaping redevelopment and protecting valuable natural resources. Without judicious planning and enforceable constraints, urbanization and development will continue to place excessive stresses on the natural and man-made elements of the city's environment.

To create a comprehensive plan that reflects the needs of the city, the social characteristics that define the community must be considered. Using information obtained from the 2000, 2010 and 2020 U.S. Census, and

the *2019/2020 5-year American Community Survey* data, the following section lists several socio-economic facts regarding Treasure Island.

- The decennial population decreased between 2010 (6,705) and 2020 (6,584). Thirteen percent of the population was between the ages of 15 and 44, as compared to 23.6 percent in 2010. The under 15 age group continued to be the smallest (3.4 percent) as it was in previous years. Residents aged 45 and over increased by 21.1 percent in the 2010s to total 5755 in 2020. The population in 2020 was composed of 52 to 55 percent female and 44 to 48 percent male. The median age increased from 52.4 in 2000 to 54.5 in 2010 and increased again in 2020 to 62.1. In 2020, the city remained predominantly white (91 percent).

- The city had a higher percentage of residents over the age of 25 with a high school diploma (96.8 percent) or four or more years of college (44.1 percent) than the county (91.6 percent and 32.5 percent respectively).

- In 2010, 21.2 percent of the city's population was foreign born and decreased to 11.3 percent by 2020.

- In 2010, 31.9 percent of the number of households earned between $10,000 and $34,999 annually, but this number has decreased to 14.7 percent by 2020. Eighty-one percent of the population earns $35,000 or more per year.

- In 2020, Treasure Island had a per capita income of $64,204 and the median household income of $68,292 was greater than that of the county ($56,419) or state ($57,703).

- In 2020, the City had a lower percentage of persons living below the poverty level (5.5 percent) than either the county (11.1 percent) or state (12.4 percent).

II. EXISTING LAND USES

Excluding public rights-of way, Treasure Island encompasses 749 upland acres, as shown in Table 1. The majority of the city is dominated by residential uses, primarily single-family homes. Large-scale multifamily development and commercial uses are found primarily along Gulf Boulevard. These uses, as well as the other types of land use classifications located within the city, are described in the following section. There are no industrial or agricultural uses.

A map of existing land uses was prepared for Treasure Island with data from the Florida Geographic Data Library (FGDL), sourced from the Pinellas County Property Appraiser's Office (PAO). The basis for *Map LU-2: Existing Land Use Map* is the property use/land type codes used by the PAO, grouped according to the existing land use categories. The information contained on the map is from the most current computer records maintained by the county.

Table 1
Existing Land Use Acreage, 2020*

LAND USE	ACREAGE	% OF TOTAL
Single Family	307	41%
Duplex-Triplex/ Multifamily	196	26%
Commercial-Office	59	8%
Vacant	28	4%
Public/Semi-Public	112	15%
Recreation/Open Space	24	3%
Conservation/Preservation	24	3%
Total	749	100%

* Excludes right-of-way acreage
Source: Pinellas County Property Appraiser's Office

A. Residential Land Use

The character of the city is residential. Single-family detached housing constitutes the predominant residential type by acreage while multifamily residences are the most predominant residential type by number. Of the 749 acres that comprise the upland portion of the city (excluding rights-of-way), 503 acres or 67 percent are devoted to residential land uses. Single-family homes account for 307 acres while duplex and multifamily units account for 196 acres. As reported by the U.S. Census, Treasure Island contained 5,694 housing units in 2020. Single-family homes accounted for 41 percent, while multifamily homes comprised 26 percent. The existing residential uses in the Treasure Island are concentrated in the following six distinct neighborhoods:

- *Sunshine Beach (Coney Island):* This is an older section of the city located at the northern end of the island adjacent to John's Pass. The area contains a mixture of land uses, including a mixture of single-family detached, duplex, and multifamily dwellings, and commercial tourist accommodations.

- *Isle of Capri:* This is an exclusively residential area. The eastern portion is an established single- family. The western portion is primarily a multifamily area.

- *Isle of Palms:* This area is developed with residential uses and the character of the entire neighborhood is well established. As with Isle of Capri, two distinct development areas exist here. The eastern portion is totally developed in single-family residential uses on finger canals. The western portion is developed with a mixture of single-family, duplex, and multifamily dwellings.

- *Central Gulf Area*: Although this area represents the commercial and tourist center of the city, there are several areas of multifamily residential development located south of the Treasure Island Causeway and east of Gulf Boulevard adjacent to Boca Ciega Bay. The area south of 103rd Avenue to the Blind Pass Bridge contains a mixture of residential types, tourist accommodations, and commercial uses of a varying nature.

- *Paradise Island:* This area is similar to both Isle of Capri and the Isle of Palms, in that it contains two distinct residential areas. The area adjacent to the Treasure Island Causeway contains multifamily

development with a few single-family detached dwellings scattered along the Causeway. South of this area are finger fills developed with single-family residential houses.

- *Sunset Beach:* Sunset Beach can be characterized as representing the old Florida beach community. Here can be found undersized lots, beach bungalows, single-family detached houses, duplexes, and multifamily dwellings, containing a mixture of old and new development, interspersed with commercial retail and tourist accommodation establishments.

B. Commercial Land Use

Sixty-one acres, or 8 percent of the city, have a commercial land use designation. As a tourist-oriented community, most commercial activity within Treasure Island is geared towards providing services to visitors. The majority of commercial tourist facilities can be found along Gulf Boulevard, from Blind Pass to John's Pass. The more intense commercial tourist development has taken place west of Gulf Boulevard. Moderate commercial tourist development has been concentrated east of Gulf Boulevard.

The primary commercial "downtown" for the city can be found around the intersection of the Treasure Island Causeway and Gulf Boulevard. Most of the commercial establishments found in this area are aimed at satisfying the needs of the tourist economy. The largest non-tourist commercial center is a strip shopping center located at Gulf Boulevard and 107th Avenue. A small neighborhood commercial area can be found on Gulf Boulevard near the Blind Pass Bridge. The most intense commercial center in the city is a small area located east of Gulf Boulevard at John's Pass which contains a marina and restaurant.

C. Public/Semi-Public Land Use

One hundred twelve acres, or fifteen percent of the land area, is identified as containing public or semi-public uses. The majority of this land is devoted to the beach area, City Hall, the Public Works Complex, a church, and a fraternal club.

D. Recreation/Open Space Land Use

Treasure Island has designated 24 acres of land as recreation/open space, accounting for 3 percent of all upland area, excluding rights-of-way. The largest facilities include: the Treasure Bay Golf and Tennis Facility, Treasure Island Park and Community Center; Rosselli Park; seven mini-parks; a municipal marina; John's Pass Bridge Catwalk; Treasure Island Beach Pavilion; Gulf Front Park and 32 beach access points and parking facilities. In addition to these facilities, City of St. Petersburg maintains a recreational area, St. Pete Municipal Beach at Treasure Island, located along Gulf Boulevard.

E. Conservation and Preservation Land Use

As a result of extensive urbanization, much of the natural vegetation on the island has been replaced by ornamental vegetation. Consequently, the natural habitat for avian and terrestrial species has been destroyed. Only scattered, isolated areas of marine vegetation can be found on the upland areas of the community. Due to their small size and location on private property, no attempt was made at calculating their acreage.

The most significant undisturbed habitat is found on Elnor Island located north of Isle of Capri in Boca Ciega Bay, between the cities of Treasure Island and Madeira Beach. Elnor Island contributes to the city land area by a total of 14.2 acres and represents approximately 2% of the city land area. The island is preserved due to the ecological assets afforded by such natural systems.

Finally, the largest conservation/preservation areas within Treasure Island are the approximately 82 acres of public beaches lining the Gulf of Mexico. These beaches provide passive recreation for thousands of residents, seasonal visitors, and tourists each year, and are a significant economic asset to the city.

F. Vacant/Undeveloped Land

Approximately twenty-eight acres of vacant/undeveloped land remain in Treasure Island, accounting for four percent of the total land area. Approximately 11.4 acres are designated as residential, 15 acres are designated as commercial, and 0.2 acre are designated as vacant governmental or institutional. This vacant land includes developed parking lots.

G. Historic Resources

The Florida Department of State has indicated that a prehistoric archaeological site is listed in the *Florida Master Site File* as being within Treasure Island. As described by the Department, "The site is 8PI4 (John's Pass Mound) which is listed as a Safety Harbor period burial mound now covered with fill." The site is located in a cul-de-sac at the south end of 6th Street East on Isle of Capri.

III. NATURAL RESOURCES

Included is MAP LU-1 Existing Land Use, illustrating natural resources located within Treasure Island. The following section lists each required natural resource, describes the status and importance of each feature, and identifies on which map the resource is illustrated.

Beginning around 1920, dredge-and-fill development began to permanently alter the coastline of Pinellas County, in order to provide additional waterfront land for commercial and residential real estate. Approximately 25 percent of Boca Ciega Bay has been filled in this manner.

The city is comprised primarily of Made Land soil, and only scattered, isolated remnant marine wetland systems remain in the community. A number of mangroves have reestablished themselves in the rubble and rip-rap fronting the seawalls along Boca Ciega Bay. The urbanized character of the community has displaced most of the indigenous species of wildlife through either direct habitat destruction or ecosystem alteration. The only true natural areas remaining in the city is Elnor Island, which is protected by way of the *Future Land Use Map* (Map LU-4). On other vacant parcels available for future uses, development will occur in accordance with designated uses and in areas which are already ecologically disturbed. Therefore, it is anticipated that future uses will not adversely impact natural resources.

A. Existing and Planned Public Potable Water Wells and Wellhead Protection Areas

Because of the proximity of large bodies of salt water, freshwater storage in the deep aquifer is relatively insignificant in this area. Some shallow wells may supply water for secondary purposes such as irrigation. The sources of potable water for the city are located in northeast Pinellas County, Pasco County, and Hillsborough County. Tampa Bay Water and the Southwest Florida Water Management District have determined the area around Treasure Island has very low to no recharge to the Floridian Aquifer, and therefore no wellhead protection areas are located within the city's jurisdictional boundaries.

B. Beaches and Shores

Treasure Island is a long, narrow, low island, bounded on the north by John's Pass and on the south by Blind Pass, which is about 3.5 miles in length and averages 1,500 feet in width. Natural elevations along the island are generally below eight feet. As a result of several renourishment projects conducted by the Army Corps of Engineers, and the installation of protective structures such as seawalls, Treasure Island and other areas of the Sand Key barrier island have remained relatively intact against erosion.

Boca Ciega Bay lies adjacent to the city on the east. The shoreline is quite extensive due to the number of fill areas and inlets lining the Bay. Generally, the properties abutting Boca Ciega Bay have a residential land use designation and are separated from the water by concrete seawalls.

C. Topography

The city is located on the Treasure Island barrier island, which runs from John's Pass to Blind Pass. Being located on a barrier island, the city falls entirely within the 100-year floodplain and within the Coastal High Hazard Area, as shown on Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area. Areas within these designations are typically subject to hurricane flood surge. The elevation of the city varies between sea level and 7.5 feet above mean sea level. At the southern end of the city is an area with an average elevation of 5.5 feet, which frequently experiences flooding during heavy storms and rains. In addition, Flood Insurance Rate Maps have identified a hurricane velocity zone along the west side of Gulf Boulevard. The base flood elevation for the 100-year flood zone was determined to be 12 feet, while the velocity zone was 16 feet. In accordance with the National Flood Insurance Program, all new construction is required to meet minimum floor elevations above the base flood level.

D. Wetlands

No expansive wetlands are located within the upland portions of Treasure Island. Existing isolated pockets of wetland environment are found on properties that line Boca Ciega Bay. Elnor Island in the Bay comprises approximately 14 acres of wetland area. This island is described in the *Coastal Management, Conservation, and Resiliency Element*, and is illustrated on *Map CM-1: Vegetative Cover and Marine Resources*.

E. Soils

As shown on *Map LU-3: Soils Associations* Natural Resources Conservation Service has identified Matlacha and St. Augustine soils and Urban land are the primary soil types found within Treasure Island. Typically, this association is characterized by nearly level land extensively altered by man created through diking, dredging,

and transporting of fill material. The association is found mostly on keys and in coastal areas and lacks any surface drainage pattern.

Table 2 identifies the soil types found in the city. Except for beaches, these soil types generally do not present a significant limitation on future development and the use of vacant land.

Table 2
Soil Types

TYPE	ACRES	CHARACTERISTICS
Beaches	135.2	The Beach soil series comprises very shallow and shallow, well drained, moderately permeable soils that formed in residuum from hard, very fine grained, metamorphic sandstone. These sloping to steep soils are located on sandstone hills and in valleys. Slopes range from 1 to about 70 percent.
Kesson fine sand, very frequently flooded	14.2	The Kesson soils series consists of deep, very poorly drained, rapid to moderately rapid permeable soils that formed in thick marine deposits of sand and shell fragments in tidal swamps and marshes along the Gulf Coast of Peninsular Florida. Slopes range from 0 to 1 percent.
Matlacha and St. Augustine soils and Urban land	651	The Matlacha soil series consists of sandy, siliceous soil and is somewhat poorly draining with moderately rapid to rapid permeability. The dominant vegetation is slash pine and various scattered understory. The major use of this series is urban development. The St. Augustine series consists of very deep, somewhat poorly drained, moderately rapid to very slowly permeable soils on broad to narrow flats and slight ridges and knolls bordering tidal marshes and estuaries of Peninsular Florida. They formed in fill material. The fill is the result of dredging and filling operations along peninsular Florida. They are composed of sandy materials containing loamy or clayey fragments and fragments of shell.
Palm Beach fine sand, 0 to 8 percent slopes	90.1	The Palm Beach soil series consists of very deep, well to excessively drained, rapidly permeable soils on dune-like ridges that are generally parallel to the coast. They form in thick deposits of sand and shell fragments. Slopes range from 0 to 17 percent.
Urban land, 0 to 2 percent slopes	28.2	The term urban soil refers to soils in areas of high population density in the largely built environment. Human-transported materials, human-altered materials, or minimally altered or intact "native" soils can significantly change this soil type. Soils in urban areas exhibit a wide variety of conditions and properties and may have impervious surfaces, such as buildings and pavement.

Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions, 2022

IV. PROJECTED POPULATION

Treasure Island is virtually built-out, with only small parcels of vacant residential land currently available. As such, population projections will remain fairly consistent with the size of the existing population. Additionally, due to the numerous seasonal residents Treasure Island continues to attract, seasonal projections will be forecasted in the following analysis.

A. Historical Population Trends

The May 1955, merger between the towns of Boca Ciega, Sunset, and Sunshine Beach and the city of Treasure Island brought the combined city population from 75 residents to over 3,500. The city experienced rapid growth

through the 1960s, which tapered at the end of the decade. Once again, the city experienced a moderate increase in population during the 1980s, with the completion of several multifamily developments located on the last large vacant sites within the community.

Table 3
Permanent Population Trends, 1950-2020

Year	Population	% Change
1950	75	--
1960	3,506	+4574.7%
1970	6,120	+74.6%
1980	6,316	+3.2%
1990	7,266	+15 %
2000	7,377	+2.50%
2010	6,705	-9.1%
2020	6,584	-1.8%

Source: U.S. Bureau of the Census, 1950, 1960, 1970, 1980, 1990, 2000, 2010, and 2020

B. 2040 Population Estimates

The 2040 permanent population estimate was obtained from two following sources: the Bureau of Economic and Business Research (BEBR) at the University of Florida and Shimberg Center for Housing Studies and the 2020 ACS. Seasonal population data was projected using 2020 ACS and Decennial Census Data. Tourist figures were obtained from the *Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone. 2010-2035* report completed by the Pinellas County Planning Department.

1. 2040 Permanent Population

The resident population consists of those people living within the city who consider Treasure Island their usual place of residence. According to U.S. Census data, the permanent population was 6,584 in 2020. This number represents a decrease of 121 residents, or 1.8 percent, from the 2010 decennial count.

Table 4
Permanent Residents Population Estimates, 2010-2040

Year	Population	% Change
2010	6705	---
2020	6929	+3.3%
2025	6891	+0.5%
2030	6806	-1.2%
2035	6690	-1.7%
2040	6583	-1.6%

Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

2. 2040 Seasonal Population

The number of seasonal residents living in permanent housing (excluding tourists) was based on data obtained from the U.S. Bureau of the Census. Pinellas County's tourist data was supplied by the Pinellas County Planning Department. The 2020 seasonal population living in permanent housing totaled 2,643 persons, while tourists accounted for an additional 3,166 persons, as reported in Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone, 2010 to 2035.

3. 2020 Total Population

Table 5 combines the decennial census permanent population and seasonal population data with the tourist data developed by Pinellas County.

Table 5
Total Population, 2020

		Population
Permanent Population		6584*
Seasonal Population	Seasonal Residents	2643**
	Tourists	3166***
Total Population		12,393

Sources: *2020 Decennial US Census
** Total Seasonal Residents= seasonal housing * average household size. Seasonal Housing: 1,510 (2020 ACS, B25004 Vacancy Status), Average Household Size: 1.75 (2020 ACS, Quick Facts Families and Living Arrangements)
***Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone Years 2010 to 2035

C. Population Projections

Population projection data was obtained from the University of Florida's Bureau of Economic and Business Research (BEBR). BEBR's Population Program produces Florida's official city, county, and state population estimates each year. It also develops estimates of the number of households and average household size; projections of total population; and population projections by age, sex, race and Hispanic origin for the state and each county. These estimates and projections are used for a wide variety of planning, budgeting, and analytical purposes by state and local government agencies, businesses, research analysts, the media, and members of

the general public. Two planning time frames are included in the population analysis, "one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period." In accordance with these requirements, the planning time frames of 2035 and 2040 were selected.

1. Permanent Population Projection

Treasure Island is a virtually built-out community, with only 11.4 acres of available vacant land with a residential land use designation. Table 6 below shows the projected decline in population projected through 2040.

Table 6
Permanent Population Projections

Year	Population	% Change
2020	6929	3.3%
2025	6891	0.5%
2030	6806	-1.2%
2035	6690	-1.7%
2040	6583	-1.6%

Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

2. Seasonal Population Projection

Seasonal population data was projected using findings from the 2020 ACS and Decennial Census Data. Tourist figures were obtained from the Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone, 2010 to 2035.

Table 7
Permanent and Seasonal Population Estimates and Projections, 2020 to 2040

YEAR	PERMANENT POPULATION*	SEASONAL POPULATION		TOTAL POPULATION
		SEASONAL RESIDENT**	TOURIST***	
2020	6,929	2,643	3,166	12,738
2025	6,891	2,643	3,170	12,704
2030	6,806	2,643	3,170	12,619
2035	6,690	2,643	3,173	12,506
2040	6,583	2,643	3,173	12,399

* Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

** Total Seasonal Residents= seasonal housing * average household size. Seasonal Housing: 1,510 (2020 ACS, B25004 Vacancy Status), Average Household Size: 1.75 (2020 ACS, Quick Facts Families and Living Arrangements)
***Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone Years 2010 to 2035

V. PUBLIC FACILITY AND SERVICE ANALYSIS

The premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level-of-service standard. Services subject to concurrency requirements, include transportation, sanitary sewer, potable water, solid waste, and stormwater management. However, before providing public facilities and services for new development, a city must prove that these mechanisms are available for existing land uses. The following section addresses the availability of facilities and services within Treasure Island.

A. Traffic Circulation

There are three minor arterial facilities which serve Treasure Island, including state-controlled Gulf Boulevard and Blind Pass Bridge, and locally controlled Treasure Island Causeway. In 2021, the roadway segments were operating at the level-of-service standard (LOS) "D". In 2040, the major roadways in Treasure Island are projected to operate at a LOS "B".

B. Sanitary Sewer

The City of Treasure Island owns and maintains 25 miles of sanitary sewer lines; 11 satellite lift stations, and one master pump station located within its municipal boundaries. There are no septic tanks in Treasure Island. All sewage is treated at the Northwest Wastewater Reclamation Facility, which is owned and operated by the City of St. Petersburg Utilities Department and has a permitted capacity of 20 million gallons per day. In 2020, the Northwest Facility was operating at an average daily flow of approximately 10 mgd, or 50 percent of capacity (City of St. Petersburg Public Meeting #2 Presentation, May 2021). Currently, the Northwest Facility serves 84,725 people and maintains a level of service of 152 gallons per capita a day (gpcd). Based on this data, the plant is operating at an acceptable level of service and the facility continues to serve the demand of existing land uses. The city is exploring alternative disposal and treatment methods with Pinellas County to replace or supplement treatment capacity.

C. Solid Waste

With the exception of three locations, the City of Treasure Island collects all commercial and residential refuse generated within its boundaries. The city does not collect construction and demolition debris or recyclables. The City maintains recycling contracts to provide collection of residential and multi-family recycling for dwellings with units of six or more. All solid waste is sent to the Pinellas County Refuse-to-Energy Plant, the Bridgeway Acres Sanitary Landfill, or is recycled. According to city collection figures, Treasure Island produced 7,393 tons of solid waste in Fiscal Year 19/20. Of this amount, 10 percent was recycled using single-stream collection and 90 percent was delivered to the waste-to-Energy plant and landfill. With a total population of 12,393 the city generates an estimated 3.27 pound per capita a day (ppcd) of solid waste, with 2.9 ppcd sent to the incinerator or buried in the landfill. Due to the high proportion of seasonal residents included within these estimations, the average generation rate is approximately 50 percent lower than the countywide average. For the last six-year period, the Refuse-to-Energy Plant has been incinerating solid waste at 71 percent of capacity, and the landfill

is not expected to reach capacity until 2025. Based on these data, the plant and landfill are operating at an acceptable level of service, and the facilities continue to serve the demands of existing land uses. Pinellas County's Technical Management Committee is recommending expansion of the WTE and considering constructing a Municipal Recycling Facility

D. Stormwater Management

As part of the Pinellas County barrier island system, Treasure Island is subject to the effects of heavy rains, storm surges, and high tides. Currently, the City requires that stormwater management systems be designed to accommodate a 25-year, 24-hour storm event. Until recently, the City has relied heavily on new development and redevelopment to improve existing conditions. Realizing the difficulty in adhering to these requirements and continued flooding problems, the city commissioned Tampa Bay Engineering, Inc. to develop the 1996 *Treasure Island Master Drainage Plan*. The plan brought forth several recommendations to improve the storm-water management system and recommended a series of modifications to existing design requirements. The city received funding through the Southwest Florida Water Management District's Cooperative Funding Initiative program to perform a City-wide evaluation of the City's stormwater system through the development and utilization of a stormwater model. The evaluation identified where stormwater capital improvements are needed to improve the level of service and the quality of water discharged to the Gulf of Mexico and Boca Ciega Bay. The resulting Watershed Management Plan (WMP) was adopted early 2021 to replace the City's former 1996 Master Drainage Plan and provide planning and management strategies to enhance the City's resilience to sea level rise. For a further discussion of the storm-water management system, see the *Infrastructure Element*.

E. Potable Water

Tampa Bay Water provides potable water to Treasure Island residents and maintains the water distribution system up to individual property lines. Tampa Bay Water has an aggregate permitted supply capacity of 270 million gallons per day, with a current average demand of 156 million gallons per day. Tampa Bay Water has projected demands to be 212 million gallons per day by the year 2040. In 2016, the recorded average daily water demand for Treasure Island was at 1.37 million gallons per day.

F. Natural Groundwater Aquifer Recharge

As explained in the *Infrastructure Element*, the land beneath coastal communities and adjacent mainland areas in southern Pinellas County yields groundwater that is highly mineralized and saline. Therefore, in the area surrounding Treasure Island, groundwater recharge rates are negligible and have very low to no effect on the Floridan Aquifer.

VI. VACANT LAND ANALYSIS

As shown on *Map LU-1: Existing Land Use Map*, Treasure Island offers little area for future growth. Of the 749 developable acres, only 28 acres or 4 percent is vacant/undeveloped. Table 8 lists the number of vacant acres available in the various land use categories.

Table 8
Vacant Land by Future Land Use, 2020

Future Land Use Category	Acreage
Planned Development	.2
Commercial	15
Institutional	.2
Recreation	.9
Residential	11.4
Total	**28**

Source: FGDL, Pinellas County Property Appraiser

VII. LAND NEEDED TO SUPPORT PROJECTED POPULATION

A. Land Required for Total Housing Need

To accommodate the expected number of future residents, the city must ensure that land is available for future development. The permanent population (including seasonal residents, excluding tourist) in 2040 is estimated to be 9,236. In 2020, the American Community Survey (ACS) for Treasure Island estimated 1.75 persons per household. The city estimates that approximately 5,278 household units will be needed for the 2040 population projections. The 2020 Census documented 5,694 housing units in Treasure Island. There is an adequate number of housing units for the projected 2040 population.

VIII. REDEVELOPMENT

In 2000, the Downtown Central Business District was designated as a Community Development Block Grant (CDBG) area, and the city was the recipient of a $300,000 matching CDBG federal grant for streetscape and pedestrian improvements. Several businesses also participated in the CDBG building facade grant program.

In 2005, the City of Treasure Island initiated the development of a Downtown Redevelopment Plan, which was adopted in November 2006. During the same time period the Pinellas Planning Council (PPC) adopted new rule changes that require all municipalities to develop a Special Area Plan (SAP) for those areas in which they wish to promote redevelopment. Thus, the city began to initiate the development of a Downtown Special Area Plan upon approval of those changes with the Countywide Plan Rules. This document culminated into the development and future implementation of a Special Area Plan, which reflects the City's vision for the downtown core.

The purpose of the Downtown Special Area Plan is to bring about and encourage mixed-use redevelopment within the downtown core and make this area more compatible with the wishes of the community.

The City adopted land development regulations to implement the Downtown Special Area Plan by designating a Planned Redevelopment-Mixed Use Land Use Category. The new regulations established two subcategories under the PR-MU, as Planned Redevelopment Mixed Use-Core (PR-MU-Core) and Planned Redevelopment Mixed Use-Gulf Boulevard (PR-MU-Gulf Boulevard). These regulations define the requirements for mixed use

development addressing building placement and configuration, building heights and form, ground floor and upper story uses, parking, and conditions addressing design of ground level facades along streets and public spaces.

Multimodal Transportation Element
Data and Analysis

I. PURPOSE AND FORMAT

The purpose of the Multimodal Transportation Element is to establish the desired future transportation system within the local government's jurisdiction, and particularly to plan for future motorized and non-motorized traffic movement that places emphasis on multimodal transportation systems.

To determine the status of a community's transportation system, a criterion must be established. The criterion utilized is the determination of level of service (LOS). With this information a community can determine if improvements are necessary for its current roadway network and can develop possible solutions based upon an acceptable standard which it establishes for comparison.

II. INTRODUCTION

This document presents the data for the Multimodal Transportation Element of the City of Treasure Island comprehensive Plan. As indicated in the previous section, the Multimodal Transportation Element reviews the performance of the existing transportation system, as well as the future system. Needs, issues, and opportunities are identified, along with specific goals, objectives, and policies as they relate to the transportation system.

III. INVENTORY OF EXISTING SYSTEM

A. Existing Roadway Network

As shown in Table 1 and Map T-1: Functional Classification and Number of Lanes, the city's existing transportation network has remained essentially unchanged since the adoption of the 1989 Treasure Island Comprehensive Plan. Minor arterial facilities serving Treasure Island include Gulf Boulevard, Blind Pass Bridge, and the Treasure Island Causeway, while major local roads include West Gulf Boulevard, Capri Blvd. and Paradise Blvd., I 15th Avenue, and Bayshore Drive.

B. Significant Parking Facilities

Significant parking facilities are defined as public parking facilities with greater than 100 spaces. According to the Transportation Element of the Pinellas County Comprehensive Plan, no significant parking facilities exist within Treasure Island.

C. Mass Transit

Currently, the area is served by a seven day-a week Suncoast Beach trolley system. It has thirty-minute headways. The route runs along Gulf Boulevard and connects the barrier island cities from St. Pete Beach up to Clearwater Beach. There

are currently 16 southbound and 15 northbound stops in Treasure Island. The major generators and attractors of transit service include the hotels and beaches along the coast. The city contains no transit terminals, transfer stations, or exclusive transit corridors.

In December 2021, the Pinellas Suncoast Transit Authority (PSTA) unveiled the first completed SunRunner station in downtown St. Petersburg. The SunRunner is the region's first Bus Rapid Transit (BRT) system intended to connect mainland Pinellas County with the beaches and barrier islands. The BRT system is expected to be completed in the summer of 2022. The SunRunner route includes a station at Boca Ciega Drive, near the southern terminus of the Suncoast Beach Trolley system serving Treasure Island.

D. Bicycle and Sidewalk Facilities

Sidewalks are available along Gulf Boulevard, and the major facilities are illustrated (for arterial and collector roadways) in Map T-3: 1996 Bicycle and Sidewalk Facilities; however, many sidewalks exist along local streets. According to Pinellas County, a bike lane approximately 1.25 miles long runs along Gulf Boulevard from 112th Ave down to 1st St East. A shared bike path approximately .84 miles in length covers Gulf Boulevard from 127th Ave down to 112th Ave E. Gulf Boulevard is also equipped with sidewalk facilities running the entire length of the Boulevard from St. John's Pass to Blind Pass.

E. Port, Airport, Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the city.

F. Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people and goods, e.g., airports and rail stations. As of 2021, the city has no intermodal facilities. Truck routes have been delineated by Pinellas County. Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route.

G. Waterway Connectivity

Waterway Connectivity is a form of mobility that allows water crafts, specifically kayaks, to connect through various waterway passages in the city. Within the City there is one municipal marina at 120 108th Avenue. The marina is equipped with a saltwater dock with 14 slips. The city occupies 3 slips on the east of the marina. Smaller member-only marinas are also available throughout the island. The city also has three public boat ramps with access to the bay and 31 beach access points.

H. Hurricane Evacuation Routes

The Tampa Bay Regional Planning Council prepared the Tampa Bay Region Hurricane Evacuation Study, Technical Data Report Update in December of 1992. This extensive study is the basis for the delineation of evacuation zones and the computation of clear zone response times in Pinellas County, as well as the designation of regional evacuation routes. In the 2007 2008 Pinellas County Comprehensive Plan, the evacuation route for the city directs residents across the Treasure

Island Causeway to Central Avenue and First Avenue South. The First Avenue South corridor is taken to Interstate 275, then across Tampa Bay via Interstate 275 or U.S. 92 (Gandy Boulevard). The portion of the evacuation route lying within city limits is illustrated on Figure 4 in the Coastal Management Element

Table 1
2020 Roadway Inventory and Level of Service

Facility	Jurisdiction	Facility Type	Road Type	Treasure Island LOS Standard	LOS Year	Length (Mi)	Signals Per Mile	LOS Method	Average Annual Daily Traffic	Volume	Physical Capacity	Vol/Cap Ratio	Facility Los
Blind Pass Rd: (75th Ave | Corey Ave -To- W Gulf Bl)	State Road	Signalized Arterial	4D	D	2020	1.392	1.705	Generalized Tables	15000	762	1960	0.389	D
Gulf Blvd: (W Gulf Bl -To- Treasure Island Cswy)	State Road	Signalized Arterial	4U	D	2020	0.959	3.678	Generalized Tables	15800	825	1776	0.465	D
Gulf Blvd: (Treasure Island Cswy -To- Madeira Beach Cswy)	State Road	Signalized Arterial	4D	D	2020	2.95	1.758	Generalized Tables	21500	940	1960	0.48	D
Treasure Island Cswy: (Park St -To- Gulf Blvd)	County Road	SA Signalized Arterial	4D	D	2020	1.739	3.274	Generalized Tables	19659	1027	1764	0.582	D

Source: Forward Pinellas Year 2021 Level of Service / Existing Conditions Analysis Report table.

IV. ANALYSIS OF EXISTING DEFICIENCIES

A. Level-of-Service Methodology

The Forward Pinellas Annual Level of Service Report was first published in 1994, and since then it has been utilized by local governments in Pinellas County as a data source to identify roads within their jurisdictions operating under

substandard level of service conditions. Local concurrency systems applied by local governments require development projects impacting these roads to address their impacts as part of their site plan approval.

The 2011 Community Planning Act eliminated State mandated transportation concurrency in Florida. In response to this legislation, the Pinellas County metropolitan planning organization (MPO) endorsed the Pinellas County Mobility Plan in 2013. The Mobility Plan provided a framework for a coordinated multi-modal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems. The Plan called for establishing a tiered development review approach requiring larger scale projects adding new trips to the surrounding road network to implement transportation management plans (TMPs) as credit toward their impact fee assessment.

In 2020, Forward Pinellas, (MPO), the transportation and land use agency for the county, developed a new countywide Bicycle and Pedestrian Master Plan branded as Advantage Pinellas: Active Transportation Plan. The plan offers actional, multimodal strategies to achieve improved bicycle and pedestrian mobility in Pinellas County. The planning effort was undertaken to identify current conditions, gaps, and opportunities for increasing active transportation options through the county.

Forward Pinellas prepares a Level of Service Report each year. Roadways included in the inventory are defined by their facility type (e.g., freeway, signalized arterial, signalized collector, signalized major collector, non-signalized arterial, non-signalized collector and non-signalized major collector). These roadways are categorized by characteristics used to measure their performance, such as exclusive use of uninterrupted traffic (freeways), primarily services through traffic and secondarily services abutting property (arterials) and collector roads (providing land access & traffic circulation from local roads to arterial roads.

B. The Level of Service Report identifies “deficient roads” as facilities operating at peak hour level of service E or F and/or volume to capacity ratios of 0.9 or greater. In order to identify deficient facilities, Forward Pinellas will rely on the Level of Service Report for its implementation.

C. The city adopted a LOS "D" on all collector and arterial roadways. Table 1 demonstrates all roadways are operating at the City’s adopted LOS Characteristics of Major Trip Generators and Attractors.

As indicated previously, the primary trip generators and attractors are the hotels and beaches along the coast within Treasure Island. As a result, the major generators and attractors involve recreation and/or tourism.

D. Adequacy of Transportation System for Coastal Population Evacuation

The hurricane evacuation route described previously and shown on Figure 4 from the Pinellas County Comprehensive Plan Coastal Management Element.

E. Analysis of Intermodal Deficiencies

Because there are no intermodal facilities, this requirement is not applicable.

V. ANALYSIS OF PROJECTED NEEDS

Projections were prepared of the future traffic circulation levels of service and system needs based upon the future land use patterns of Pinellas County. These projections serve as a basis for determining the need for new roadway facilities

and expansions to support planned development and maintain adopted LOS standards.

Treasure Island is located within an urbanized area and is, therefore, within the Metropolitan Planning Organization (MPO) jurisdiction. Since no major development is planned for this community, and the population is expected to remain relatively constant (as indicated in the Future Land Use Element of this plan), it is assumed that many of these future automobile trips will be the result of trips from other parts of Pinellas County, which are included in the traffic modeling process. The forecast of future traffic volumes for Treasure Island is consistent with reasonable expectations for future countywide traffic volumes.

A. Future Roadway Network

With the exception of the improvement on Blind Pass Bridge from a two-lane undivided to a four-lane divided roadway, the network is the same. The system continues to include three minor arterials (Gulf Boulevard, Treasure Island Causeway, and Blind Pass Bridge) and three minor collectors (West Gulf Boulevard, 115th Avenue, and Bayshore Drive).

B. Future Significant Parking Facilities

As indicated previously in the existing conditions inventory, no significant parking facilities exist within Treasure Island. Significant parking facilities today and in the future are not possible given the built-out nature of the city.

C. Future Mass Transit

The city anticipates continuing to operate a one-bus system with one-hour headways until such time as expanded transit services are deemed appropriate. Periodic evaluations will be performed to determine the need for additional public transportation. Map T-2: Transit Service and Truck Routes illustrates future transit service, which is currently identical to existing transit service. It is also anticipated that the major generators and attractors will continue to include the hotels and beaches along the coast.

D. Bicycle and Sidewalk Facilities

Connecting bicycle lanes along Gulf Boulevard are delineated in the Advantage Pinellas: Active Transportation Plan, and local bicycle lanes exist along Paradise Boulevard. Sidewalks will continue to be maintained as they currently exist. The inventory of major facilities is illustrated in Map T-8: Bicycle and Sidewalk Facilities.

E. Port, Airport, and Freight Rail Line Facilities

There are no existing or planned port, airport, or freight rail line facilities, making this requirement nonapplicable.

F. Intermodal Facilities and Truck Routes

No intermodal facilities exist within the city today, and none are expected by the year 2040. Truck routes have been delineated by Pinellas County. As such, Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge has been designated as an unrestricted truck route. It is anticipated that this will continue to be a truck route in the future, as illustrated in Map T-2: Existing and Future Public Transit and Truck Routes.

G. Hurricane Evacuation Routes

The city will continue to direct residents along regional hurricane evacuation routes, which are delineated in the Map T-4: Existing and Future Hurricane Evacuation Routes. The future hurricane evacuation route for Treasure Island is assumed to be the same as the current route until such time as the region adopts a different route

H. Transportation Concurrency Management and Exception Areas

There are no transportation concurrency management or concurrency exception areas, making this requirement nonapplicable.

I. Projected Roadway Level of Service

The procedure used for analyzing projected system needs was the same method utilized for analyzing the existing roadway deficiencies, assuming a desired LOS "D" at peak hour for all collector and arterial roadways within the city and taking into account the improvements included in the adopted MPO 2015 Cost Feasible Transportation Plan.

J. Integration and Coordination

The review of existing and projected conditions for each of the modes available in the city suggests a commitment to the integration and coordination of transportation alternatives. The city is committed to the provision of a safe and efficient transportation network that provides for quality highways, public transportation, goods movement, bicycle facilities, and sidewalks.

Table 2
2040 Roadway Inventory and Projected Level of Service

	Jurisdiction	Facility Type	Road Type	City LOS	Length (mi)	Signals Per Mile	LOS Meth.	Avg. Annual Daily Traffic	Vol.	Phy. Cap.	V:Cap Ratio	Facility LOS
BLIND PASS RD: (75TH AVE | COREY AVE -To- W GULF BL)	State Road	Signalized Arterial	4 Lane Divided	D	1.414	1.41	General Tables	18,242	953	1,960	0.486	B
GULF BLVD: (W GULF BL -To- TREASURE ISLAND CSWY)	State Road	Signalized Arterial	4 Lane Undivided	D	0.968	2.07	General Tables	19,300	1,008	1,776	0.568	C
GULF BLVD: (TREASURE ISLAND CSWY -To- MADEIRA BEACH CSWY)	State Road	Signalized Arterial	4 Lane Divided	D	2.992	1.34	General Tables	30,694	1,604	1,960	0.818	C

TREASURE ISLAND CSWY: (PARK ST - To- GULF BLVD)	Treasure Island	Signalized Arterial	4 Lane Divided	D	1.754	1.71	General Tables	30,495	1,593	1,764	0.903	C

Source: 2040 LOS Analysis with Cost Feasible Improv. DEC. 2015 - AADT40AD

Housing Element
Data and Analysis

The purpose of the Housing Element is to provide guidance to local governments to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate, low, and very low-income households, group homes, foster care facilities, and households with special needs.

I. INTRODUCTION

Treasure Island is a predominately residential community, containing a mixture of seasonal and permanent residents, and is one of the few Pinellas County communities that can boast a neighborhood community atmosphere. As discussed in the *Future Land Use Element*, the city is divided into several distinct neighborhoods, including Sunshine Beach, Isle of Capri, Isle of Palms, Central Gulf Area, Paradise Island, and Sunset Beach. Because the city is virtually built out, there is minimal opportunity for large-scale growth other than through redevelopment.

As detailed throughout this element, a lack of vacant land combined with a high demand for coastal property have escalated housing values within Treasure Island. The median value of an owner-occupied home was $382,000 in 2019, nearly double the countywide median of $201,200. During the same year, the median cost of a rental unit within the city ($936) was also higher than the countywide average ($545). Consequently, most residents who can afford to live in Treasure Island are within the middle to upper income brackets. Affordable housing for very-low-income households is virtually nonexistent, and the shortage is expected to continue throughout the planning horizon.

II. EXISTING CONDITIONS

A. Housing Stock Data

1. Number and Type of Housing Units

According to the U.S. Census Bureau, the city contained 6,156 housing units in 2019. Of these, 3804 units (61.8 percent) were classified as occupied and 2352 (38.2 percent) as vacant, as shown in Table 1. Although a vacancy rate of 38.2 percent is considered high, as discussed below, the majority of these "vacant" units are actually held for seasonal, recreational, or occasional use by households with a primary residence elsewhere. By comparison, 20 percent of countywide housing was classified as vacant.

Like many other Florida beach communities, Treasure Island is considered home for thousands of seasonal residents. Generally, these residents have purchased second homes in Florida, live in them during the winter months, and leave them unoccupied during the summer season. However, the U.S. Census Bureau classifies a housing unit as "vacant" if it is not the primary residence of its occupants. The 2020 census noted that of the 2,352 "vacant" units in the city,1,540 were held for seasonal, recreational, or occasional use. Table 2 provides a comparison of vacant units for the city and Pinellas County.

Table 1
Total Housing Inventory in 2020

	OCCUPIED	% OF TOTAL	VACANT	% OF TOTAL	TOTAL
Treasure Island	3,795	67%	1,899	33%	5694
Pinellas County	442,789	86%	73,535	14%	516,324

Source: U.S. Bureau of the Census, 2020

2. Type of Dwelling Units

Although single-family dwellings occupy more land area, multifamily dwellings account for a larger percentage of the total housing stock. As shown in Table 2, the 2020 housing stock consisted of 31.3 percent single-family and 68.4 percent multifamily dwellings. The vast majority of multifamily residences are condominium complexes that line the Gulf of Mexico shoreline. The remaining one percent of the housing inventory consisted of 19 mobile homes and other types of dwelling units, including houseboats. Currently, the City's code prohibits the habitation of houseboats (Section 59-91). As substandard housing, mobile homes, RVs, and cars are not allowed as a permanent use in current Land Development Regulations and if in place, are non-conforming

Because the city is virtually built out, there is minimal opportunity for further large-scale residential growth other than through redevelopment.

Table 2
Housing Units by Type in 2020

	TREASURE ISLAND		PINELLAS COUNTY	
	# OF DWELLINGS	% OF TOTAL	# OF DWELLINGS	% OF TOTAL
Single-Family	1089	31.3%	244,020	47.9%
Multifamily	5048	68.4%	160,989	42.8%
Mobile Home*	19	0.3%	47,031	9.2%
Other**	0	0	462	.1%
Total	**6,156**	**100%**	**458,341**	**100%**

Source: U.S. Bureau of the Census, 2020
** 2020 Census/ ACS 5 year. Counts for mobile homes include cars, recreational vehicles, etc.,*
*** Includes campers, vans, etc.*

3. Housing Units by Tenure

The percentage of owner-occupied housing within Treasure Island is slightly higher than the countywide average. According to the 2020 U.S. Census, of the 3,804 occupied housing units within the city (excluding seasonal units), 2,959 units or 77.8 percent were owner-occupied. Comparatively, the countywide average was 67

percent. The city percentage may be artificially high because of the large number of seasonal units, which are generally occupied by homeowners, but are not classified as "owner-occupied" by the U.S. Census Bureau.

Table 3
Housing Units by Tenure for Occupied Units in 2020

	OWNER-OCCUPIED	% OF TOTAL	RENTER-OCCUPIED	% OF TOTAL	TOTAL
Treasure Island	2,959	77.8%	845	22.2%	**3,804**
Pinellas County	273,128	67%	134,418	33%	**407,546**

Source: U.S. Bureau of the Census, 2020

4. Housing Units by Age

Home construction soared during the 1960s and 1970s, with approximately 3,200 new homes built. Combined with home construction occurring since then, approximately 89 percent of the total housing stock is less than 30 years old (see Table 4). With less of vacant land available for residential or mixed uses, new housing construction is expected to decline in upcoming years.

Table 4
Age of Housing Stock in 2020

	TREASURE ISLAND		PINELLAS COUNTY	
YEAR BUILT	# OF UNITS	% OF TOTAL	#OF UNITS	% OF TOTAL
2017 or later	500	13.1%	45,484	11.2%
2015 to 2016	607	16.0%	69,655	17.1%
2010 to 2014	985	25.9%	106,308	26.1%
2000 to 2009	697	18.3%	89,531	22%
1990 to 1999	586	15.4%	54,202	13.3%
1989 or earlier	429	11.3%	42,366	10.4%
Total	**3804**	**100%**	**407,546**	**100%**

Source: U.S. Bureau of the Census, 2020

5. Value of Owner-Occupied Housing

The median value of an owner-occupied home in Treasure Island almost doubled during the 1980s, reaching $155,400 in 1990. In 2020, the median value is $382,200. This value is nearly double the countywide median of $201,200. (see Table 5). Within the city, the value of most units ranged from $300,000 to $499,000. Countywide, the majority were valued between $200,000 to $299,000.

Table 5
Owner-Occupied Housing Units by Value Ranges in 2020

	<$149,000	$150,000 - $199,999	$200,000 - $299,000	$300,000 - $499,999	$500,000 - $999,999	>$1,000,000	MEDIAN
Treasure Island	194	336	556	835	825	212	$382,200
Pinellas County	93,366	42,420	61,222	48,043	21,761	6,316	$201,200

Source: U.S. Bureau of the Census, 2020

6. Monthly Cost of Housing

a. Owner-Occupied Mortgaged Units

The U.S. Census Bureau defines the monthly cost of owner-occupied housing to include monthly mortgage payments, real estate taxes, fire hazard and flood insurance, utilities, and fuels. In 2020, the median monthly cost of an owner-occupied *mortgaged* housing unit in the city was $1,999, as shown in Table 6. This value of the countywide median cost of $1,490.

Table 6
Monthly Costs of Owner-Occupied Mortgaged Units in 2020

	<$999	$1,000 - $1,499	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	>$3,000	MEDIAN
Treasure Island	98	200	395	137	145	410	**$1,999**
Pinellas County	27,847	45,252	32,268	16,070	9,606	13,331	**$1,490**

Source: U.S. Bureau of the Census 2020

b. Owner-Occupied Non-Mortgaged Units

The monthly cost of owner-occupied *non-mortgaged* units within the city was much lower, with a median cost of 936 per month. Similar to mortgaged units, this value is higher than the countywide median of $545 (see Table 7).

Table 7
Monthly Costs of Owner-Occupied Non-Mortgaged Units in 2020

	<$250	$250 - $399	$400 - $599	$600 - $799	$800 - $999	>$1,000	MEDIAN
Treasure Island	17	31	165	366	286	709	**$936**
Pinellas County	14,574	22,236	37,774	25,307	12,167	16,696	**$545**

Source: U.S. Bureau of the Census, 2020

c. Renter-Occupied Units

The cost of living in renter-occupied housing, called "gross rent," is considered to include mortgage/rental payments, taxes, insurance, and utilities. In 2020, the median monthly gross rent for a renter-occupied housing unit in Treasure Island was $1240 as compared to $1112 for the entire county. As suggested by these data, the greater orientation of the rental market in Treasure Island is toward medium to higher rents.

7. Housing Cost-to-Income Ratio

According to the Florida Statutes, housing that is affordable consumes no more than 30 percent of a household's income, including mortgage or rent payments, taxes, insurance, and utilities. In the following analysis, households living in owner- and renter-occupied housing considered non-affordable were enumerated.

Table 8

Owner-Occupied Households, Cost Burden by Income, 2020 Estimate (Summary)

		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
Pinellas County, Florida	30% AMI or less	2410	2644	12778
Pinellas County, Florida	30.01-50% AMI	9858	7744	9022
Pinellas County, Florida	50.01-80% AMI	24366	10835	6129
Pinellas County, Florida	80.01-100% AMI	18616	5797	1937
Pinellas County, Florida	Greater than 100% AMI	144278	12991	1854
City of Treasure Island , Florida	30% AMI or less		11	170
City of Treasure Island, Florida	30.01-50% AMI	57	45	126
City of Treasure Island, Florida	50.01-80% AMI	80	160	95
City of Treasure Island, Florida	80.01-100% AMI	80	62	11
City of Treasure Island, Florida	Greater than 100% AMI	1785	189	51

Owner-Occupied Households, Cost Burden by Income, 2020 Estimate (Summary)				
		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

It should be noted that apparent mismatches of housing and income may be linked to the large number of retirees living in Treasure Island, many of whom may have sold homes in other states to finance the purchase or rental of a home in Florida. Because this one-time sale of the home in another state is not reflected in the census definition of income, the homeowner's income would not appear to be large enough to afford the high-priced housing typical of barrier island communities. In addition, many residents purchased homes in the community prior to 1975, before housing prices began to outpace household income and before property values in coastal communities appreciated dramatically.

B. Condition of the Housing Stock

In addition to enumerating housing units, the U.S. Census Bureau publishes data regarding the structural condition of the housing stock. The survey includes the number of dwelling units lacking complete plumbing, complete kitchen facilities, and central heating, and those which are overcrowded. As shown in Table 9, only a small percentage of homes within Treasure Island lack these facilities or are considered overcrowded.

Table 9
Condition of the Housing Stock in 2020

	# HOMES LACKING COMPLETE PLUMBING*	% OF TOTAL	# HOMES LACKING COMPLETE KITCHEN*	% OF TOTAL
Treasure Island	0	0.0%	0	0.0%
Pinellas County	1,320	0.3%	3,686	0.9%

Source: U.S. Bureau of the Census, 2020 ACS

C. Subsidized Renter-Occupied Housing Developments

There are no public housing units located within the corporate limits of Treasure Island.

D. Group Homes

There are no group homes (community residential homes) licensed by the Florida Department of Children and Families within the corporate limits of the city.

E. Mobile Home Parks

The City of Treasure Island land development regulations do not allow mobile homes in the city, in accordance with Federal Emergency Management Agency (FEMA) regulations. However, it should be noted that an estimated 19 mobile home were counted in the 2020 census. If these structures are grandfathered in, they should be considered substandard housing, and should be replaced when feasible.

F. Historically Significant Housing

Thirty-two properties are listed in the *National Register of Historic Places* or on the *Florida Master Site File*. Of those 32 properties, 29 are housing structures., but all the structures listed are considered non-contributing.

Site ID	Site Name	Year	Additional Information
PI09685	12616 Gulf Blvd	1939 (1949)	Frame Vernacular
PI09686	12717 Sunshine Lane	1944*	Frame Vernacular
PI09687	12714 Gulf Blvd	1949*	Masonry Vernacular
PI09688	12725 Sunshine Lane	1942*	Masonry Vernacular
PI09689	110 127th Ave	1947*	Masonry Vernacular
PI09690	12725 Kingfish Dr	1946*	Masonry Vernacular
PI10576	10699 Gulf Blvd	1950*	Masonry Vernacular
PI10577	102 Central Ave (107th Ave)	1950*	Masonry Vernacular
PI10578	118-146 Central Ave (107th Ave)	1948 (1956)	Masonry Vernacular
PI10580	1 Treasure Lane	1952 (2003)	Masonry Vernacular
PI10581	1 Paradise Lane	1949	Masonry Vernacular
PI10582	2 Treasure Lane	1951	Masonry Vernacular
PI10583	2 Paradise Lane	1948	Masonry Vernacular
PI10584	3 Paradise Lane	1948	Other
PI10585	4 Treasure Lane	1951	Other
PI10586	6 Treasure Lane	1950	Ranch
PI10587	7 Paradise Lane	1951	Other
PI10588	8 Treasure Lane	1952 (2003)	Other
PI10589	10 Treasure Lane	1951 (2017)	Other
PI10590	11 Paradise Lane	1952	Other
PI10591	11 Treasure Lane	1950	Frame Vernacular
PI10592	12 Treasure Lane	1951	Ranch
PI10593	13 Treasure Lane	1950 (2018)	Masonry Vernacular
PI10594	15 Treasure Lane	1950 (1952)	Ranch
PI10595	16 Paradise Lane	1951 (1972)	Other
PI10596	31 Paradise Lane	1951 (2005)	Other
PI10597	32 Paradise Lane	1949	Ranch
PI10598	33 Paradise Lane	1949	Other

Source: Florida Master Sile File, 2021

III. HOUSING ANALYSIS

Chapter 163, Florida Statutes, an affordable housing needs assessment for local jurisdictions. All communities, including Treasure Island, are required to use available data and incorporate it into their comprehensive plan. Under contract with the Department of Economic Opportunity, the Shimberg Center for Affordable Housing at the University of Florida prepared the *Affordable Housing Needs Assessment Study*, which is the basis for the following housing analysis. All projections developed by the Shimberg Center were based on data collected by the Pinellas County Planning Department. 2010 to 2040 data is utilized to better understand 2010 to 2020 historical trend, as well as 2020 to 2040 horizon.

Table 10
Household Projections by Tenure, Income (%AMI) and Cost Burden 2010-2040

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2010	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2177
Pinellas County, Florida	2010	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2388
Pinellas County, Florida	2010	Owner occupied	less than or equal to 30% of AMI	greater than 50%	11541
Pinellas County, Florida	2010	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4227
Pinellas County, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	8905
Pinellas County, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	6995
Pinellas County, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	8149
Pinellas County, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	22008

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	9787
Pinellas County, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	5536
Pinellas County, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	16815
Pinellas County, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	5236
Pinellas County, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	1750
Pinellas County, Florida	2010	Owner occupied	greater than 100% of AMI	less than or equal to 30%	130319
Pinellas County, Florida	2010	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	11734
Pinellas County, Florida	2010	Owner occupied	greater than 100% of AMI	greater than 50%	1675
Pinellas County, Florida	2010	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2062
Pinellas County, Florida	2010	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1275
Pinellas County, Florida	2010	Renter occupied	less than or equal to 30% of AMI	greater than 50%	14632
Pinellas County, Florida	2010	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4241

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2366
Pinellas County, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	6397
Pinellas County, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	11228
Pinellas County, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	8240
Pinellas County, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	14395
Pinellas County, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	3869
Pinellas County, Florida	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	8759
Pinellas County, Florida	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4384
Pinellas County, Florida	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	528
Pinellas County, Florida	2010	Renter occupied	greater than 100% of AMI	less than or equal to 30%	39710
Pinellas County, Florida	2010	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	3762

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2010	Renter occupied	greater than 100% of AMI	greater than 50%	497
Pinellas County, Florida	2020	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2446
Pinellas County, Florida	2020	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2683
Pinellas County, Florida	2020	Owner occupied	less than or equal to 30% of AMI	greater than 50%	12966
Pinellas County, Florida	2020	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4749
Pinellas County, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	10004
Pinellas County, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	7859
Pinellas County, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	9156
Pinellas County, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	24726
Pinellas County, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	10995
Pinellas County, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	6220

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	18891
Pinellas County, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	5882
Pinellas County, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	1966
Pinellas County, Florida	2020	Owner occupied	greater than 100% of AMI	less than or equal to 30%	146409
Pinellas County, Florida	2020	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	13182
Pinellas County, Florida	2020	Owner occupied	greater than 100% of AMI	greater than 50%	1882
Pinellas County, Florida	2020	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2205
Pinellas County, Florida	2020	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1363
Pinellas County, Florida	2020	Renter occupied	less than or equal to 30% of AMI	greater than 50%	15646
Pinellas County, Florida	2020	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4535
Pinellas County, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2530
Pinellas County, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	6840

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	12006
Pinellas County, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	8811
Pinellas County, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	15393
Pinellas County, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	4138
Pinellas County, Florida	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	9366
Pinellas County, Florida	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4688
Pinellas County, Florida	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	564
Pinellas County, Florida	2020	Renter occupied	greater than 100% of AMI	less than or equal to 30%	42462
Pinellas County, Florida	2020	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	4023
Pinellas County, Florida	2020	Renter occupied	greater than 100% of AMI	greater than 50%	531
Pinellas County, Florida	2025	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2552

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2025	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2800
Pinellas County, Florida	2025	Owner occupied	less than or equal to 30% of AMI	greater than 50%	13530
Pinellas County, Florida	2025	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4956
Pinellas County, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	10439
Pinellas County, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	8201
Pinellas County, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	9554
Pinellas County, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	25801
Pinellas County, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	11473
Pinellas County, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	6490
Pinellas County, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	19712
Pinellas County, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	6138

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	2052
Pinellas County, Florida	2025	Owner occupied	greater than 100% of AMI	less than or equal to 30%	152775
Pinellas County, Florida	2025	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	13756
Pinellas County, Florida	2025	Owner occupied	greater than 100% of AMI	greater than 50%	1964
Pinellas County, Florida	2025	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2253
Pinellas County, Florida	2025	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1393
Pinellas County, Florida	2025	Renter occupied	less than or equal to 30% of AMI	greater than 50%	15984
Pinellas County, Florida	2025	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4632
Pinellas County, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2585
Pinellas County, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	6988
Pinellas County, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	12265
Pinellas County, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	9001

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	15725
Pinellas County, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	4227
Pinellas County, Florida	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	9568
Pinellas County, Florida	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4789
Pinellas County, Florida	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	577
Pinellas County, Florida	2025	Renter occupied	greater than 100% of AMI	less than or equal to 30%	43378
Pinellas County, Florida	2025	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	4110
Pinellas County, Florida	2025	Renter occupied	greater than 100% of AMI	greater than 50%	542
Pinellas County, Florida	2030	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2638
Pinellas County, Florida	2030	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2894
Pinellas County, Florida	2030	Owner occupied	less than or equal to 30% of AMI	greater than 50%	13988
Pinellas County, Florida	2030	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	5123

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	10792
Pinellas County, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	8478
Pinellas County, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	9877
Pinellas County, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	26673
Pinellas County, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	11861
Pinellas County, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	6710
Pinellas County, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	20379
Pinellas County, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	6346
Pinellas County, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	2121
Pinellas County, Florida	2030	Owner occupied	greater than 100% of AMI	less than or equal to 30%	157942
Pinellas County, Florida	2030	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	14221

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2030	Owner occupied	greater than 100% of AMI	greater than 50%	2030
Pinellas County, Florida	2030	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2271
Pinellas County, Florida	2030	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1404
Pinellas County, Florida	2030	Renter occupied	less than or equal to 30% of AMI	greater than 50%	16114
Pinellas County, Florida	2030	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4670
Pinellas County, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2606
Pinellas County, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	7045
Pinellas County, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	12365
Pinellas County, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	9074
Pinellas County, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	15853
Pinellas County, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	4261

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	9646
Pinellas County, Florida	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4828
Pinellas County, Florida	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	581
Pinellas County, Florida	2030	Renter occupied	greater than 100% of AMI	less than or equal to 30%	43731
Pinellas County, Florida	2030	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	4143
Pinellas County, Florida	2030	Renter occupied	greater than 100% of AMI	greater than 50%	547
Pinellas County, Florida	2035	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2687
Pinellas County, Florida	2035	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2947
Pinellas County, Florida	2035	Owner occupied	less than or equal to 30% of AMI	greater than 50%	14245
Pinellas County, Florida	2035	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	5217
Pinellas County, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	10990
Pinellas County, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	8634

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	10058
Pinellas County, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	27163
Pinellas County, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	12079
Pinellas County, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	6833
Pinellas County, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	20753
Pinellas County, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	6462
Pinellas County, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	2160
Pinellas County, Florida	2035	Owner occupied	greater than 100% of AMI	less than or equal to 30%	160842
Pinellas County, Florida	2035	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	14482
Pinellas County, Florida	2035	Owner occupied	greater than 100% of AMI	greater than 50%	2067
Pinellas County, Florida	2035	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2289

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2035	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1415
Pinellas County, Florida	2035	Renter occupied	less than or equal to 30% of AMI	greater than 50%	16243
Pinellas County, Florida	2035	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4708
Pinellas County, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2627
Pinellas County, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	7101
Pinellas County, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	12464
Pinellas County, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	9147
Pinellas County, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	15980
Pinellas County, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	4295
Pinellas County, Florida	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	9723
Pinellas County, Florida	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4867

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	586
Pinellas County, Florida	2035	Renter occupied	greater than 100% of AMI	less than or equal to 30%	44082
Pinellas County, Florida	2035	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	4176
Pinellas County, Florida	2035	Renter occupied	greater than 100% of AMI	greater than 50%	551
Pinellas County, Florida	2040	Owner occupied	less than or equal to 30% of AMI	less than or equal to 30%	2732
Pinellas County, Florida	2040	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	2997
Pinellas County, Florida	2040	Owner occupied	less than or equal to 30% of AMI	greater than 50%	14484
Pinellas County, Florida	2040	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	5305
Pinellas County, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	11175
Pinellas County, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	8779
Pinellas County, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	10227
Pinellas County, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	27619

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	12282
Pinellas County, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	6948
Pinellas County, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	21102
Pinellas County, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	6571
Pinellas County, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	2196
Pinellas County, Florida	2040	Owner occupied	greater than 100% of AMI	less than or equal to 30%	163543
Pinellas County, Florida	2040	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	14725
Pinellas County, Florida	2040	Owner occupied	greater than 100% of AMI	greater than 50%	2102
Pinellas County, Florida	2040	Renter occupied	less than or equal to 30% of AMI	less than or equal to 30%	2307
Pinellas County, Florida	2040	Renter occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	1426
Pinellas County, Florida	2040	Renter occupied	less than or equal to 30% of AMI	greater than 50%	16372
Pinellas County, Florida	2040	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	4745

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	2648
Pinellas County, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	7157
Pinellas County, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	12563
Pinellas County, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	9219
Pinellas County, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	16106
Pinellas County, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	4329
Pinellas County, Florida	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	9800
Pinellas County, Florida	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	4905
Pinellas County, Florida	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	591
Pinellas County, Florida	2040	Renter occupied	greater than 100% of AMI	less than or equal to 30%	44430
Pinellas County, Florida	2040	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	4209

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
Pinellas County, Florida	2040	Renter occupied	greater than 100% of AMI	greater than 50%	556
City of Treasure Island, Florida	2010	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	10
City of Treasure Island, Florida	2010	Owner occupied	less than or equal to 30% of AMI	greater than 50%	148
City of Treasure Island, Florida	2010	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	39
City of Treasure Island, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	50
City of Treasure Island, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	39
City of Treasure Island, Florida	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	109
City of Treasure Island, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	69
City of Treasure Island, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	139
City of Treasure Island, Florida	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	82
City of Treasure Island, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	69

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	54
City of Treasure Island, Florida	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	10
City of Treasure Island, Florida	2010	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1546
City of Treasure Island, Florida	2010	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	163
City of Treasure Island, Florida	2010	Owner occupied	greater than 100% of AMI	greater than 50%	45
City of Treasure Island, Florida	2010	Renter occupied	less than or equal to 30% of AMI	greater than 50%	72
City of Treasure Island, Florida	2010	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	11
City of Treasure Island, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	8
City of Treasure Island, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	16
City of Treasure Island, Florida	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	104
City of Treasure Island, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	16

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	36
City of Treasure Island, Florida	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	73
City of Treasure Island, Florida	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	69
City of Treasure Island, Florida	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	48
City of Treasure Island, Florida	2010	Renter occupied	greater than 100% of AMI	less than or equal to 30%	319
City of Treasure Island, Florida	2010	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	72
City of Treasure Island, Florida	2020	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	11
City of Treasure Island, Florida	2020	Owner occupied	less than or equal to 30% of AMI	greater than 50%	160
City of Treasure Island, Florida	2020	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	42
City of Treasure Island, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	54
City of Treasure Island, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	42

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	118
City of Treasure Island, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	150
City of Treasure Island, Florida	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	89
City of Treasure Island, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	58
City of Treasure Island, Florida	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	11
City of Treasure Island, Florida	2020	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1675
City of Treasure Island, Florida	2020	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	177
City of Treasure Island, Florida	2020	Owner occupied	greater than 100% of AMI	greater than 50%	48
City of Treasure Island, Florida	2020	Renter occupied	less than or equal to 30% of AMI	greater than 50%	71

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2020	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	11
City of Treasure Island, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	8
City of Treasure Island, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	16
City of Treasure Island, Florida	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	102
City of Treasure Island, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	16
City of Treasure Island, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	35
City of Treasure Island, Florida	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	71
City of Treasure Island, Florida	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	68
City of Treasure Island, Florida	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	48
City of Treasure Island, Florida	2020	Renter occupied	greater than 100% of AMI	less than or equal to 30%	314
City of Treasure Island, Florida	2020	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	71

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2025	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	11
City of Treasure Island, Florida	2025	Owner occupied	less than or equal to 30% of AMI	greater than 50%	161
City of Treasure Island, Florida	2025	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	42
City of Treasure Island, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	54
City of Treasure Island, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	42
City of Treasure Island, Florida	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	119
City of Treasure Island, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	151
City of Treasure Island, Florida	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	89
City of Treasure Island, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	58

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	11
City of Treasure Island, Florida	2025	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1682
City of Treasure Island, Florida	2025	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	178
City of Treasure Island, Florida	2025	Owner occupied	greater than 100% of AMI	greater than 50%	49
City of Treasure Island, Florida	2025	Renter occupied	less than or equal to 30% of AMI	greater than 50%	69
City of Treasure Island, Florida	2025	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	11
City of Treasure Island, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	8
City of Treasure Island, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	16
City of Treasure Island, Florida	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	100
City of Treasure Island, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	16
City of Treasure Island, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	34

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	70
City of Treasure Island, Florida	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	66
City of Treasure Island, Florida	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	47
City of Treasure Island, Florida	2025	Renter occupied	greater than 100% of AMI	less than or equal to 30%	307
City of Treasure Island, Florida	2025	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	69
City of Treasure Island, Florida	2030	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	11
City of Treasure Island, Florida	2030	Owner occupied	less than or equal to 30% of AMI	greater than 50%	161
City of Treasure Island, Florida	2030	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	42
City of Treasure Island, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	54
City of Treasure Island, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	42
City of Treasure Island, Florida	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	119

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	151
City of Treasure Island, Florida	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	89
City of Treasure Island, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	75
City of Treasure Island, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	58
City of Treasure Island, Florida	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	11
City of Treasure Island, Florida	2030	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1681
City of Treasure Island, Florida	2030	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	178
City of Treasure Island, Florida	2030	Owner occupied	greater than 100% of AMI	greater than 50%	48
City of Treasure Island, Florida	2030	Renter occupied	less than or equal to 30% of AMI	greater than 50%	67
City of Treasure Island, Florida	2030	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	10

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	7
City of Treasure Island, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	15
City of Treasure Island, Florida	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	96
City of Treasure Island, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	15
City of Treasure Island, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	33
City of Treasure Island, Florida	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	67
City of Treasure Island, Florida	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	64
City of Treasure Island, Florida	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	45
City of Treasure Island, Florida	2030	Renter occupied	greater than 100% of AMI	less than or equal to 30%	295
City of Treasure Island, Florida	2030	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	67
City of Treasure Island, Florida	2035	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	10

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2035	Owner occupied	less than or equal to 30% of AMI	greater than 50%	156
City of Treasure Island, Florida	2035	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	41
City of Treasure Island, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	52
City of Treasure Island, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	41
City of Treasure Island, Florida	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	115
City of Treasure Island, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	73
City of Treasure Island, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	147
City of Treasure Island, Florida	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	87
City of Treasure Island, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	73
City of Treasure Island, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	57
City of Treasure Island, Florida	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	10

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2035	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1638
City of Treasure Island, Florida	2035	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	173
City of Treasure Island, Florida	2035	Owner occupied	greater than 100% of AMI	greater than 50%	47
City of Treasure Island, Florida	2035	Renter occupied	less than or equal to 30% of AMI	greater than 50%	65
City of Treasure Island, Florida	2035	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	10
City of Treasure Island, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	7
City of Treasure Island, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	15
City of Treasure Island, Florida	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	95
City of Treasure Island, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	15
City of Treasure Island, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	32
City of Treasure Island, Florida	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	66

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	62
City of Treasure Island, Florida	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	44
City of Treasure Island, Florida	2035	Renter occupied	greater than 100% of AMI	less than or equal to 30%	290
City of Treasure Island, Florida	2035	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	65
City of Treasure Island, Florida	2040	Owner occupied	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	10
City of Treasure Island, Florida	2040	Owner occupied	less than or equal to 30% of AMI	greater than 50%	152
City of Treasure Island, Florida	2040	Owner occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	40
City of Treasure Island, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	51
City of Treasure Island, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	40
City of Treasure Island, Florida	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	113
City of Treasure Island, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	72

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)					
Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	143
City of Treasure Island, Florida	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	85
City of Treasure Island, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	72
City of Treasure Island, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	55
City of Treasure Island, Florida	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	greater than 50%	10
City of Treasure Island, Florida	2040	Owner occupied	greater than 100% of AMI	less than or equal to 30%	1596
City of Treasure Island, Florida	2040	Owner occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	169
City of Treasure Island, Florida	2040	Owner occupied	greater than 100% of AMI	greater than 50%	46
City of Treasure Island, Florida	2040	Renter occupied	less than or equal to 30% of AMI	greater than 50%	64
City of Treasure Island, Florida	2040	Renter occupied	less than or equal to 30% of AMI	not computed (household has no/negative income)	10
City of Treasure Island, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	7

Household Projections by Tenure, Income (%AMI) and Cost Burden, 2000-2040 (Detail)

Geography	Year	Tenure	Household Income	Housing Cost Burden	Household Count
City of Treasure Island, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	14
City of Treasure Island, Florida	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	greater than 50%	93
City of Treasure Island, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	14
City of Treasure Island, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	32
City of Treasure Island, Florida	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	greater than 50%	65
City of Treasure Island, Florida	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	62
City of Treasure Island, Florida	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	43
City of Treasure Island, Florida	2040	Renter occupied	greater than 100% of AMI	less than or equal to 30%	286
City of Treasure Island, Florida	2040	Renter occupied	greater than 100% of AMI	greater than 30% but less than or equal to 50%	64

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

2. Projected Number of Households by Income Range

As shown in Table 10, the projected number of households in each income range is expected to remain relatively unchanged throughout the planning timeframes. However, the city population includes a large number of retirees, many of whom have modest annual incomes but are able to finance higher priced homes through accumulated savings.

B. Estimated Housing Demand and Need

The final phase in the needs assessment process is to prepare housing demand and need estimates for 2020 and the projected years of 2025, 2030, 2035. Housing demand and need is presented by the total number of housing units needed by type, tenure, and value. Furthermore, only units which are considered inhabited by permanent (non-seasonal) residents are considered within this analysis. The following formula is used to calculate future housing demand:

Future housing demand = (future # of households)
Future # Households = Future population/Population per household.

1. Estimated Demand for Housing, 2020

In 2020, the total number of housing units within Treasure Island equaled 5,694 with a total vacancy rate of 33 percent (see Table 11). Typically, a jurisdiction's vacancy rate averages around 5 percent. However, the high rate is partially explained by the Census Bureau's definition of a "vacant unit", which includes homes where the respondent claimed their usual place of residence as "elsewhere."

Table 11
Total Number of Housing Units in 2020

	NUMBER OF UNITS
Total Housing Units	5,694
Vacant Units	1,899
Vacancy Rate	33%

Source: U.S. Bureau of the Census, 2020

2. Projected Demand and Need, 2020-2040

Table 12
Total Number of Housing Units Needed in 2020-2040

	NUMBER OF UNITS
Total Housing Units	5,273
Units for Permanent Population	3,763
Units for Seasonal Population	1,510

3. Projected Need for Rental Housing Units by Value Ranges

According to the Shimberg Center, a rental payment is considered affordable if the amount is less than 30 percent of the household's monthly income. Similar to the analysis for ownership housing, households are classified according to their income and a range of affordability is calculated. For example, a household earning between $50,000 and $55,000 can afford a rental payment that is 30 percent of the monthly income, or between $1250 and $1375.

4. Need for Housing by Affordability Groups

Chapter 420, State Housing Initiatives Partnership, Florida Statutes, defines various affordability groups according to their annual income level (see Table 13). Although statutory requirements stipulate that "affordability" be based on the median income of a metropolitan statistical area, the Shimberg Center has based their calculations on Pinellas County's median income figure, which was reported at $54,090 in 2020.

Table 13
Income Ranges, Defined

Affordability Group	Definition
Very-low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a very-low-income household's annual income may increase to 140 percent of the 50 percent of the median income adjusted for family size.
Low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statical area...While occupying a rental unit, a low-income household's annual income may increase to 140 percent of the 80 percent of the median income adjusted for family size.
Moderate income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a moderate-income household's annual income may increase to 140 percent of the 120 percent of the median income adjusted for family size.

Very-low, low, and moderate income households are not adequately served by the existing and projected ownership housing supply. As a result, affordable housing for those households earning less than median income is virtually non-existent.

With rental payments more in line with countywide averages, a deficit of affordable rental housing exists for only very-low income households. Low income and moderate income households seem to be adequately served by the existing rental housing supply and future supply projections.

Table 14
HUD Fair Market Rent, 2021- Pinellas

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
$989	$1040	$1271	$1651	$2028

** Source: Shimberg Center for Affordable Housing, 2021*

C. Land Required for Total Housing Need

To accommodate the anticipated population of future residents, the city must ensure that land is available for residential development. The permanent population in 2020 is estimated to be 6,584. 3,763 units will be needed to accommodate this population. The City should be maintaining its existing housing stock to provide for this permanent population. Seasonal population is estimated to be 2,859. Seasonal population is expected to need approximately 1,634 units to accommodate demand. While seasonal populations may utilize timeshare and other techniques that will reduce the overall demand, for the purposes of long-range planning it is assumed that the seasonal population will have their own individual units.

Infrastructure Element
Data and Analysis

The purpose of the Infrastructure Element is to provide for necessary public facilities and services correlated to future land use projections.

I. INTRODUCTION

The following section discusses the condition of public services and facilities in Treasure Island, including potable water, sanitary sewer, solid waste, and stormwater management. The following analysis includes a description of the current condition and level of service for each service and facility, and anticipates future demand based on projected population growth. As discussed in the *Future Land Use Element*, the total city population includes permanent residents, seasonal residents, and tourists (see Table 1).

Table 1
Permanent and Seasonal Population Estimates and Projections,
2020-2040

YEAR	PERMANENT POPULATION*	SEASONAL POPULATION		TOTAL POPULATION
		SEASONAL RESIDENT**	TOURIST***	
2020	6,929	2,643	3,166	12,738
2025	6,891	2,643	3,170	12,704
2030	6,806	2,643	3,170	12,619
2035	6,690	2,643	3,173	12,506
2040	6,583	2,643	3,173	12,399

** Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*
*** Total Seasonal Residents= seasonal housing * average household size. Seasonal Housing: 1,510 (2020 ACS, B25004 Vacancy Status), Average Household Size: 1.75 (2020 ACS, Quick Facts Families and Living Arrangements)*
****Pinellas County Tourist/Visitor Population Projections by Census Tract and by Traffic Analysis Zone Years 2010 to 2035*

In addition to the public services and facilities described above, statutory requirements mandate that local governments examine the effect of urban development on natural groundwater aquifer recharge areas. Because Tampa Bay Water has determined that Treasure Island and the immediate surrounding area has very low to no recharge to any groundwater aquifer, this analysis will be limited in scope.

Both St. Petersburg and Treasure Island have ongoing preventive maintenance programs that ensure the sanitary sewer system is operating efficiently. The City has also been investing in the rehabilitation of the wastewater collection system to reduce inflow and infiltration throughout the system. As a measure of system-wide performance rainfall events with precipitation close to the 10-year storm system design criteria are resulting in more frequent sanitary system

overflows. In 2016, Hurricanes Matthew and Hermine resulted in more than three times the usual influent volume causing the Northwest Wastewater Treatment Facility to be overloaded to failure. In 2017, an FDEP report found the primary cause of this failure was hydraulic overloading from I&I and inundation associated with saturated soils, elevated groundwater levels, and above-average rainfall

I. POTABLE WATER

A. Potable Water Facilities

1. Service Area and Predominant Land Uses

Treasure Island receives potable water from the Pinellas County Utilities System (PCUS). The PCUS service area includes over 697,735 people, and encompasses most of the unincorporated county, as well as the cities of Largo, Seminole, Treasure Island, and the other beach communities. PCUS also supplements other water distribution systems, supplying water on a wholesale basis. The dominant land use classification within the service area is residential, although commercial, industrial, recreational, and public facility uses are also served.

2. Design Capacity

Treasure Island is a retail customer of Pinellas County Utilities which receives drinking water from sources managed by the regional water supplier, Tampa Bay Water, which is a unique and complex water supply system that is reliable and sustainable.

The 11 permitted regional wellfields were brought under a unitary Southwest Florida Water Management District (SWFWMD) permit issued to Tampa Bay Water which allows for the rotation of pumping throughout the wellfields. The flexibility of wellfield rotation may allow for better management of environmental impacts. In addition, Tampa Bay Water diversified its water supply portfolio with surface water components. Tampa Bay Water has been issued a permit to withdraw water from the Alafia River and Hillsborough River.

Currently, the permitted average daily capacity available to the PCUS, through the regional water supplier, Tampa Bay Water is an aggregate permitted supply capacity of approximately 270 million gallons per day (mgd). To calculate existing and future demand, the Pinellas County Planning Department has divided the county into four water demand planning areas (WDPA). Treasure Island is considered part of the Pinellas County WDPA which also includes the cities of Clearwater and Tarpon Springs water departments.

B. Proportional Capacity

No proportional capacity agreement exists between Pinellas County and Treasure Island. To estimate potable water consumed by the city, its total population is multiplied by the per capita consumption for the overall service area.

C. Demand: Existing Level of Service (2020)

The total population, including permanent residents, seasonal residents, and tourists, amounted to 12,738 persons in 2020. Based on this estimate and a level-of-service standard of 115 gpcd, the City of Treasure Island has an

approximately 1.13mgd of potable water daily use, thereby accounting for approximately 1.41 percent of the WDPA average daily flow (see Table 3).

Table 3
Potable Water Demand in 2020

	PINELLAS COUNTY WDPA*	TREASURE ISLAND**
Total Population**	697,735	12,738
Level of Service	115 gpcd	115 gpcd
Average Daily Demand	80.23 mgd	1.13 mgd
% of Total Average Daily Demand	100 %	1.41%

** Includes: Pinellas County Water Demand Planning Area (WDPA) includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.*
*** Includes permanent residents, seasonal residents, and tourists.*
Source: Pinellas County 2021 10 Year Water Supply Facilities Work Plan

D. Projected Demand: Level of Service (2020 to 2030)

The water demands of the Pinellas WDPA can be satisfied by existing supply facilities through the year 2030, assuming that there are no reductions in permitted capacity. Since full permitted capacity may not be available throughout the planning horizon, development of alternative potable water supplies will continue to be the future of water supply planning.

Table 4
Water Supply Needs, 2020-2030
Pinellas County Water Demand Planning Area*

	2020	2025	2030
Service Area Population**	697,735	702,832	708,308
Level-of-Service Standard	115 gpcd	115 gpcd	115 gpcd
Average Daily Demand	53 mgd	51 mgd	51 mgd
Average Daily Capacity	270 mgd	270 mgd	270 mgd
Surplus	**217 mgd**	**219 mgd**	219 **mgd**

** The Pinellas County Water Demand Planning Area includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.*
*** Includes permanent residents, seasonal residents, and tourists.*
Source: Pinellas County, Florida. Pinellas County Comprehensive Plan; 2021 10 Year Water Supply Facilities Work Plan

E. Performance, Problems, and Opportunities

To ensure that potable water will be available beyond the year 2030, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies.

In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices. In addition, the county's commitment to promoting reclaimed water use for irrigation could significantly reduce potable water demand, decrease the chloride content in deep wells, and eliminate the need to discharge treated wastewater into surface waterbodies. Reclaimed water is currently being supplied to golf courses and select residential communities throughout the county, including Treasure Island

Treasure Island is committed to conserving potable water. The City is provided reclaimed water by Pinellas County and follows the County's regulations for watering.

II. SANITARY SEWER

A. Operational Responsibility and Proportional Capacity

Treasure Island and St. Petersburg have entered into an interlocal agreement whereby St. Petersburg is responsible for the City's sewage treatment. With no septic tanks located within the jurisdictional boundaries of Treasure Island, all sewage is pumped to and treated at the Northwest Wastewater Reclamation Facility, located at 7500-26th Avenue North, St. Petersburg, Florida 33710.

Because this facility serves several jurisdictions as well as areas of unincorporated Pinellas County, no proportional capacity agreement exists between St. Petersburg and Treasure Island. All data and analyses are initially based on the plant's service area population. Thereafter, Treasure Island's consumption rate is factored by its percentage share of the total population.

B. The Northwest Wastewater Reclamation Facility

The Northwest Water Reclamation Facility (NWWRF), provides essential wastewater and reclaimed water service for the Northwest Service Area and areas outside the city limits via interlocal agreements. The facility was originally constructed in 1957 and has been upgraded and expanded several times. It has a permitted capacity of 20 million gallons per day annual average daily flow. Currently, the City of St. Petersburg is updating and upgrading the NWWRF with the NWWRF Improvements Project to enhance reliability, resiliency and sustainability. This project will replace aging assets, improve wastewater service and reliability, and mitigate wet weather overflows.

All wastewater produced within the city travels along the Treasure Island Causeway in an 18-inch force main, joins sewage originating from St. Pete Beach at 79th Street and Central Avenue, moves through a 24-inch force main to a pump station located in South Pasadena, and then finally flows into the Northwest Wastewater Reclamation Facility. Treasure Island maintains the force main to 79th Street and Central Avenue. Thereafter, Treasure Island and St. Pete Beach are jointly responsible for shared pipes.

1. Background and Design Capacity

The Northwest Wastewater Reclamation Facility is a Type I complete mix activated sludge wastewater treatment plant with a capacity of 20 mgd. Treatment methods involve secondary, advanced, and activated sludge with filtration. Dewatered sludge is removed by private hauler and transported to Manatee, Hardee, and Desoto counties to be used for agricultural purposes; effluent is disposed through two methods, distribution of reclaimed water and deep well injection. Although Treasure Island is currently not a recipient of reclaimed water, city sewage treated at the Northwest Facility is pumped to reclaimed water customers residing in St. Petersburg. Recycling water yields several benefits, including reducing per capita demand for potable water, decreasing the chloride content in deep wells, and eliminating the need to discharge treated wastewater into surface water bodies. Effluent that exceeds reclaimed water demand or fails to meet reclaimed water quality standards is injected into deep wells.

2. Service Area and Predominant Land Uses

The Northwest Wastewater Reclamation Facility service area encompasses the northwest district of St. Petersburg, along with a portion of Gulfport, the cities of South Pasadena and St. Pete Beach, and the Bear Creek area of unincorporated Pinellas County. Within Treasure Island, the land uses served are predominantly residential, occupying 64 percent of the land area. Preservation areas account for 17 percent, with commercial, recreational, and public facility uses occupying another 17 percent.

C. Existing Level of Service

In 2020, the Northwest Facility was operating at an average daily flow of approximately 10 mgd, or 50 percent of capacity (City of St. Petersburg Public Meeting #2 Presentation, May 2021).

D. Projected Capacity

Projected capacity was determined using data from the Southwest Florida Water Management District 2020 Regional Water Supply Plan. The plan's reclaimed water data treat's the regional service areas of the St. Petersburg system as a whole. As a result, the data shows the St. Petersburg Wastewater Treatment Plant (WWTP) with a flow capacity of 39.26 million gallons per day and a reuse flow for the region of 14.79 million gallons per day (mgpd). The expected 2040 additional reuse expansion is 7.28 mgpd, and the Regional Water Supply Plan provides a projection of 22.07 mgd for wastewater usage for the overall system. Overall, the system will operate at 56% capacity in 2040.

The NWWRF accounts for 20 million gallons per day of the St. Petersburg Wastewater Treatment Plant. From a proportional share, it is anticipated that the NWWRF operate with a flow of up to 15.2 mgpd. That is a 76% capacity by the NWWRF, and with 4.8 mgpd surplus.

Because the City is subject to agreements of another system, it will have to adjust the LOS standards based on St. Petersburg's evolving level of service standards and any interlocal agreement with the City St. Petersburg.

E. Performance, Problems, And Opportunities

Both St. Petersburg and Treasure Island have ongoing preventive maintenance programs that ensure the sanitary sewer system is operating efficiently. The City has also been investing in the rehabilitation of the wastewater collection system to reduce inflow and infiltration throughout the system.

The City of St. Petersburg is updating and upgrading the NWWRF with the NWWRF Improvements Project to enhance reliability, resiliency and sustainability. This project will replace aging assets, improve wastewater service and reliability, and mitigate wet weather overflows. Key components of the project include:

- New influent pump station to replace aging infrastructure and maintain reliable wastewater/reclaimed water services.
- New coarse screening facility to remove large debris from wastewater influent and protect downstream pumps, gates and valves.
- Upgraded fine screens to improvement operations and reliability.
- New odor control system to minimize odors that could adversely affect facility staff and/or the surrounding community.
- Two new 7.5 million-gallon covered reject water storage tanks (200 feet wide and 50 feet high) to provide one day of storage volume for water that requires retreatment, as required by state statutes.

In addition, the City of Treasure Island is evaluating the feasibility of replacing or supplementing the existing force main with an independent or combined force main transmission system that continues to discharge to the City of St. Petersburg (St. Pete) or propose a new discharge point to Pinellas County at its Bear Creek or South Cross Bayou facilities. The Master Force Main is the only wastewater discharge for the barrier islands of Treasure Island and St. Pete Beach. An alternative route does not exist, and an efficient and logistically feasible method of bypassing is not available in the event of a force main failure. Maintaining the Master Force Main is critical for successful operation of both City's wastewater conveyance systems. Condition assessments were completed for the City's Master Force Main in 2011 by Cardno TBE titled Master Force Main Limited Condition Assessment, and in 2021 by Kimley-Horn titled City of Treasure Island Master Force Main Assessment Post Assessment Report. It was recommended that the City begin establishing a plan for the replacement of the Master Force Main due to the criticality of the infrastructure. The City's section of the force main is not expected to exceed its useful life until 2065; however, additional testing and follow-up force main assessments are recommended every 10-years to ensure the rate of degradation does not increase over time.

The City continues to fund preventive maintenance and rehabilitation through the capital budgeting process.

III. SOLID WASTE

A. The Role of Pinellas County

1. Operational Responsibility and Service Area

Along with the other twenty-three municipalities within Pinellas County, Treasure Island has entered into an interlocal agreement under which the county is responsible for the disposal of the city's solid waste. Prior to this agreement, the county enforced the Solid Waste Disposal and Resource Recovery Act, which legislatively charged the Board of County Commissioners with countywide disposal responsibility and also granted the Board flow control to direct all solid waste to one location. The U.S. Supreme Court found flow control mandates

unconstitutional in 1994. In response, Pinellas County looked toward the interlocal agreements to maintain municipal flow control authority.

Currently, a private vendor is charged with the operational responsibility of the Refuse-to-Energy Plant. Through a 20-year management agreement originally signed in 1978, the contractor designed, constructed, and continues to manage the county-owned facility. A new 17-year contract was awarded in January 2007. The adjacent Bridgeway Acres Sanitary Landfill is operated by Addington, Inc.

The city operates automated side loading and rear loading sanitation vehicles for collection of waste. When feasible, yard debris is kept separate from other household and commercial waste and taken to a vegetation reclamation facility as a best practice.

2. Proportional Capacity and Land Uses

Located at 3001-114th Avenue North, the Waste-to-Energy Plant and adjacent landfill share operational space. Currently, no proportional capacity agreement for solid waste disposal exists between Treasure Island and Pinellas County. However, the city does record the total amount of refuse received, recycled, and sent to the Waste-to-Energy Plant and Bridgeway Acres Sanitary Landfill. A wide array of land use activities is serviced by these facilities, including residential, commercial, and industrial uses. Within Treasure Island, residential remains the most predominant land use type and occupies 67 percent of all upland acreage. Commercial, recreation, and public facilities account for a combined total of 26 percent.

B. Background and Design Capacity

Countywide, the amount of solid waste collected annually surmounted the million-ton mark in the late 1980s and appeared to be on the rise (see Table 9). Fortunately, this trend was counterbalanced by the rising popularity of recycling, material reuse, increased donations to charitable organizations, and the diversion of construction and demolition debris. The amount of collected refuse has stabilized at approximately 1,215,347 tons per year.

Solid waste entering the landfill has also significantly declined since the 1980s. As reported between 1990 to 1995, the annual average tonnage of refuse entering the landfill was just over 67,000 tons per year or 166 tons per day, representing a 69 percent reduction from the amount of waste deposited during the late 1980s. Reasons for this decline can be attributed to the following: more construction and demolition debris being diverted to the Waste-to-Energy Plant and the recent expansion of this facility; construction debris being diverted to Pasco County; and massive recycling efforts. Although, as can be seen in more recent years, the trend has reversed, and more waste was deposited year over year into the landfill between years 2012 to 2020.

Table 9
Waste-to-Energy Plant Performance, 2012-2020 (tons/year)

CALENDAR YEAR	REFUSE-TO-ENERGY	LANDFILL &YARD WASTE	TOTAL
2012	762,904	176,092	938,996
2013	808,689	147,783	956,472
2014	843,304	128,244	971,548
2015	788,002	276,284	1,064,286

2016	769,257	282,742	1,051,999
2017	789,621	266,979	1,056,600
2018	641,165	525,609	1,166,774
2019	733,417	458,037	1,191,454
2020	573,381	580,607	1,153,988

Source: Pinellas County DEP MSW Annual Reports

Listed below is a description of the various types of solid waste disposal facilities used by the city and the associated design capacities.

1. Pinellas County Waste-to-Energy Plant

A state-of-the-art facility, the three-boiler Waste-to-Energy Plant disposes of waste through mass burning with waterwall incinerators, creating steam that drives turbines and generates electricity. The facility has a capacity of 3,150 tons per day or nearly 1,150,000 tons per year, and is currently operating at about 75 percent of capacity, with Treasure Island accounting for only 0.7 percent of average daily flow. PCUS is evaluating options for facility expansion

2. Landfill

Located adjacent to the Waste-to-Energy Plant, the Bridgeway Acres Sanitary Landfill is the only Class I landfill in Pinellas County. A Class I facility can accommodate a wide variety of waste products and must be lined in order to prevent groundwater contamination. Typically, non-processible or non-burnable solid waste such as large tree trunks and construction debris is buried here. As of 2020, almost 78% of tons of non-recoverable waste was entering the facility for disposal are combusted at the WTE plant and the remainder is landfilled.

Bridgeway Acres Sanitary Landfill has approximately 538 acres of remaining permitted capacity and is expected to last until approximately 2060. Due to high population densities and stringent groundwater regulations, the county has determined that Bridgeway Acres Sanitary Landfill will be the last Class I landfill within county limits.

3. Recycling

Currently, the city's single-stream recycling program provides an opportunity for residents to recycle yard waste, cardboard, paper, clear glass, metals, and plastics. By contract with the city, a hauling contractors provide curbside collection for single and multi-family residences and for residential complexes with 5 units or less. Countywide, of the 2.3 million tons of waste generated, approximately 1.2 million tons are recycled annually.

4. Yard Waste

In effort to limit mixing with household waste, the sanitation department only collects yard waste on Wednesdays throughout the city. The city maintains an agreement with a local vegetation reuse facility within Pinellas County to divert waste that would otherwise be sent to the County's Waste-to-Energy facility. Yard waste is collected more frequently from city residents ahead of approaching storms.

C. Existing Demand (2020)

Treasure Island records the amount of solid waste collected, recycled, and incinerated. To calculate the per capita generation rate, tons collected per day was divided by the total population, including seasonal populations. The city generated an average of 19 tons of solid waste daily in FY 19/20 or 3.49 pounds per capita a day (ppcd). Of this total, 90 percent of all solid waste was sent to the incinerator or landfill. Table 10 shows that the city has a significantly lower per capita generation rate than the Pinellas County service area, which has a per capita generation rate of 13.19 ppcd.

Table 10
Solid Waste Generation, 2020

	PINELLAS COUNTY SERVICE AREA	SERVICE AREA PER CAPITA RATES	TREASURE ISLAND**	TREASURE ISLAND PER CAPITA RATES
Population	984,054	--	12,738	--
Total Generation (per day)	6,491 tons	13.19 lbs.	22.2 tons	3.49 lbs.
Incinerated Solid Waste	1,590 tons (24.4%)	3.23 lbs.	10 tons***(40%)	1.57 lbs
Buried Solid Waste	1,584tons (24.4%)	3.22 lbs.	10.1 tons 40%	1.578 lbs.
Recycled	3,329 tons (51%)	6.76 lbs.	2.2 tons (10.0%)	0.16 lbs.

*Source: * Pinellas County MSW Report 2020; FDEP*
*** Based on solid waste collection & recycling figures collected for 2020 and recorded by the City of Treasure Island.*
****Estimated based on 50% rates of combustion and landfilling at WTE Plant*

D. Projected Demand: Level of Service (LOS) 2025 and 2030

Treasure Island's total population is expected to reach 12,704 persons in 2025 and 12,619 persons in 2030, as shown in Table 11. At the current generation rate of 3.49 ppcd (which excludes recycled materials), the city will send approximately 22 tons of solid waste per day to the incinerator in both 2025 and 2030.

Table 11
Projected Level of Service, 2025-2030

	2025	2030
Projected Total Population	12,704	12,619
Generation Rate of Incinerated and Buried Solid Waste	3.34 ppcd	3.34 ppcd
Incinerated and Buried Solid Waste	21.96 tons per day	21.99 tons per day

Sources: Pinellas County Planning Department, 2021

Assuming that the solid waste generation remains relatively stable through the year 2030, and that countywide recycling continues at the current rate of nearly fifty-five percent, the Waste-to-Energy Plant and adjacent landfill will be near

capacity to handle expected demand through 2030 and exceed capacity shortly thereafter. As such, Pinellas County is considering plans to expand the Waste-to-Energy Plant or construct a second facility.

E. Performance, Problems, and Opportunities

The Waste-to-Energy Plant has minimal impacts on adjacent natural resources. A bentonite slurry wall connected to an impervious clay wall is designed to prohibit the release of pollutants into adjacent soils, groundwater, or surface waters, which are extensively monitored by Pinellas County. Runoff generated by the plant is collected and recycled for use in the cooling system. Construction, design, and monitoring of the facility complies with all federal and state regulations, and air quality around the site meets acceptable levels of the Environmental Protection Agency (EPA). In addition, expansion of the usable capacity of the existing landfill and expansion of the Waste- to-Energy facility. These improvements are further detailed in the County's Solid Waste Master Plan.

IV. STORMWATER MANAGEMENT

A. Operational Responsibility and Predominant Land Uses

The city maintains an extensive system of storm drains, which extend approximately 11 miles in length throughout public rights-of-way. Additional drains, swales, and other stormwater facilities located on private property are the responsibility of individual property owners. As discussed in the *Future Land Use Element*, residentially designated property remains the most predominate land use type within the city, occupying 67-percent of all upland area. Three percent of land is held for preservation, and 8 percent is occupied by commercial uses, public facilities, and recreation/open space. The remaining 4 percent is vacant and undeveloped.

B. Background

Treasure Island is comprised of five small islands located within Florida's Gulf of Mexico barrier island system. The barrier islands were built up from sand and shell as a result of thousands of years of wave and tidal action and have evolved natural drainage patterns to accommodate storms and flooding. During the rapid urbanization of the last several decades, however, these drainage patterns were dramatically altered. Asphalt and other impervious surfaces replaced permeable soils, while dredging, filling, and grading changed the shape of the natural landscape. As a result, stormwater no longer drained efficiently, causing flooding in many areas.

In 1981, Pinellas County adopted the *Pinellas County Master Drainage Plan* along with 52 individual storm drainage basin studies. These studies represented a comprehensive approach to identifying drainage needs within the county. Unfortunately, due to the small size of the sub-basins found on the barrier islands, the beach communities were not included within the plan. Local drainage problems were left to each municipality to resolve.

The City received funding through the Southwest Florida Water Management District's Cooperative Funding Initiative program to perform a City-wide evaluation of the City's stormwater system through the development and utilization of a stormwater model. The evaluation identified where stormwater capital improvements are needed to improve the level of service and the quality of water discharged to the Gulf of Mexico and Boca Ciega Bay. The resulting Watershed Management Plan (WMP) was adopted early 2021 to replace the City's former 1996 Master Drainage Plan and provide planning and management strategies to enhance the City's resilience to sea level rise.

The plan recommended improvements to be made to the stormwater management system and set forth design criteria to be adopted into the comprehensive plan and land development regulations.

C. Treasure Island Watershed Management Plan

The City of Treasure Island Watershed Management Plan facilitated the preparation of a hydrologic hydraulic stormwater model which was used to evaluate the performance an effectiveness of the City's stormwater infrastructure. Capital improvement projects were identified in locations where stormwater level of service was found to be deficient under future sea level rise scenarios. Opportunities to improve the quality of water prior to discharge to the Gulf of Mexico and Boca Ciega Bay were also identified.

The city recognizes the challenges that lie ahead. Recent strategic planning efforts focused on sustainability goals and the bold actions needed for achievement. Sea level rise was identified by City residents, business leaders and staff as a threat to daily life in this coastal community.

The Watershed Management Plan focuses on current day stormwater performance, but also evaluates how changing environment conditions could impact system effectiveness. Mitigation opportunities and planning recommendations have been provided on how the city can rise above sea level challenges.

It is a recommendation from the Watershed Management Plan that the level of service classification and criteria revisions be made to correlate storm event performance expectations to roadway importance. In a general sense, a higher use roadway's stormwater system should have a superior performance when compared to a local roadway used by a small percentage of the population. A roadway hierarchy has been defined by identify three classes: primary, secondary and local. Criteria revisions are also recommended for each LOS classification.

Based upon the recommended criteria revisions and roadway class assignment, the below table represents the rubric used to evaluate the level of service for each basin within the City. The basins are further described in the Watershed Management Plan. The City's prior level of service allowed for up to 12" of roadway flooding for the 25-Year/24-Hour storm event. While this may be prudent for a local roadway, heightened performance may be desired for roadways more critical. The new criteria attempt to balance impacts to day-to-day life and the ability to attain a certain LOS in a cost-effective manner.

Newly Adopted Level of Service (LOS) Standards								
Primary			Secondary			Local		
10Y/24H	25Y/24H	100Y/24H	10Y/24H	25Y/24H	100Y/24H	10Y24H	25Y24H	100Y24H
A	B	D	A	C	D	B	D	E

D. Projected Demand: Level of Service (2025 and 2030)

The following is an excerpt from the Watershed Management Plan showing a table to compare the current condition and future condition after the 100-year/24-hour storm event, which represents the most severe rainfall scenario evaluated for the study. The report highlights the correlation between tailwater elevation and stormwater system response. The table below documents the change in performance when elevating the tailwater conditions by approximately 18 inches.

Primary			Secondary			Local		
10Y/24H	25Y/24H	100Y/24H	10Y/24H	25Y/24H	100Y/24H	10Y/24H	25Y/24H	100Y/24H
Current Conditions								
43.42%	44.74%	72.37%	27.45%	39.22%	41.18%	49.79%	75.97%	80.26%
Future Conditions								
31.58%	30.26%	67.11%	23.53%	35.29%	39.22%	39.48%	65.67%	69.96%

Table 7-2 *Percentage of Basins Meeting LOS Goals (Current vs. Future Condition)*

E. Performance, Problems, and Opportunities

The Watershed Management Plan identified projects that could result in level of service improvements and/or improve water quality. Each project proposes infrastructure improvements to the degree needed to achieve LOS goals identified in the study. The projects are summarized in the report and policies are included in the City's comprehensive plan to support implementation of the recommended projects.

F. Regulations

Stormwater management is regulated by a number of agencies, including the SWFWMD, the Department of Environmental Protection (DEP), and the federal Environmental Protection Agency (EPA). The city, together with the county and most other municipalities in the county, has received the final National Pollution Discharge Elimination System (NPDES) permit and is operating under its conditions.

The *Treasure Island Land Development Code* imposes extensive requirements regarding storm drainage. Section 75-171 through section 75-176 mandates that certain developments undergo review for storm drainage prior to the issuance of a building permit. Drainage plans must include a hydraulic survey of the site and stormwater facilities proximate to the site, a description of on-site retention facilities, and a preliminary design drawing of the proposed storm drainage facilities. Section 68 of the *Land Development Code* states that "on-site retention methods and analysis and calculations shall be in accordance with the requirements, procedures, and methods as set forth by the city." Additionally, Section 68-224 requires the retention of the first one inch of rainfall on site as a part of the concurrency management system. The comprehensive plan expands on this requirement to mandate that developments design for a three-year storm event.

V. NATURAL GROUNDWATER AQUIFER RECHARGE

Over 80 percent of the Tampa Bay freshwater supply comes from groundwater resources. Groundwater refers to the water found beneath the surface of the earth in saturated soils or geologic formations, called aquifers. The surficial aquifer lies closest to the surface and lacks a continuous impermeable top layer. Below the surficial aquifer is a fairly impermeable confining layer that separates the surficial aquifer from the confined aquifer below. Generally, aquifers are replenished by rainwater percolating through the surficial aquifer, crossing the confining layer, and reaching the confined aquifer. This process is known as natural recharge. High recharge areas are found where the confining layer is absent or discontinuous and where permeable soils and sands exist.

In Pinellas County, recharge rates of the confined aquifer, otherwise known locally as the Floridan Aquifer, are generally very low to virtually zero. Per US Geological Survey data, of the 10-25 inches of annual rainfall entering the surficial aquifer, less than one-inch infiltrates downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. All of Pinellas County is west of the brackish water line and as a barrier island community, total chlorides would significantly exceed 1000 mg/l. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is high in chlorides, and recharge rates are negligible. Therefore, little or no groundwater recharge occurs in or around Treasure Island.

COASTAL MANAGEMENT, CONSERVATION, AND RESILIENCY ELEMENT DATA AND ANALYSIS

The purpose of this Coastal Management, Conservation, and Resiliency Element is to plan for and where appropriate restrict development activities where such activities would damage or destroy coastal resources, to protect human life and limit public expenditures in areas that are subject to destruction by natural disaster, and to promote the conservation, use, and protection of natural resources.

I. INTRODUCTION

Spanning five islands in the Pinellas County barrier island system, Treasure Island was once dominated by mangroves, salt marshes, and other wetland vegetation that supported hundreds of wildlife species. Today, very little remains of what was once a unique ecosystem. Undisturbed natural areas are limited to small scattered marine wetlands, beaches, and dunes along the coast, and Elnor Island located in Boca Ciega Bay. In an effort to preserve these vital resources, the city strictly enforces existing policies that support wetland protection, beach renourishment, and habitat restoration.

This element of the comprehensive plan details the extensive array of factors affecting Treasure Island's natural resources. The following also discusses the city's impact on regional resources, including air quality, water quality, and hazardous waste. Natural disaster preparedness and post-disaster redevelopment procedures are reviewed, and sections on existing and future potable water demand and conservation measures, and data on sea level rise are also included.

II. PREPARATION OF A COASTAL MANAGEMENT, ~~AND~~ CONSERVATION, AND RESILIENCY ELEMENT

The Coastal Management, Conservation, and Resiliency Element is actually two individual elements, with each required to have its own data and analysis as well as goals, objectives, and policies. Only select local governments specified by the state land planning agency such as Treasure Island, must prepare a coastal management element. However, all local governments must prepare a conservation element. Because the city is located on a barrier island, and all natural resources required to be addressed within the conservation element are coastal in natural, the two elements have been combined.

III. COASTAL PLANNING AREA

The following analysis focuses upon the coastal planning area. The entire City of Treasure Island is considered within this area and is included within the scope of this element.

IV. EXISTING LAND USE CONDITIONS

Typically, land use acreage within a coastal planning area would be significantly less than city-wide totals. However, in the case of Treasure Island and similar beach communities, the coastal planning area encompasses the entire city. As a result, the existing land uses within this area reflect those depicted on Map LU-1: Existing Land Use Map.

A. Existing Land Use Inventory

Treasure Island is dominated by residential land uses that occupy 67 percent of all land area, excluding rights-of-way. Conservation areas amount to 97 acres or three percent, with the majority being beaches and dunes along the Gulf of Mexico. Of this, approximately fourteen acres are found on nearby Elnor Island. The remaining acreage is concentrated along the shoreline of Boca Ciega Bay. Commercial uses occupy eight percent of upland area and are located along Treasure Island Causeway and Gulf Boulevard. Finally, recreational facilities, open space, and public facilities comprise three percent of land area. For a more detailed description of existing land uses within the city, see the *Future Land Use Element*.

B. Water-Dependent/Water-Related Land Uses

With a bustling economy geared toward tourists and seasonal residents, the city relies heavily on water-related activities. In addition to private residential docks, many other structures and land uses along the Gulf of Mexico and Boca Ciega Bay attract visitors. These uses are depicted on the Map PROS -1 Public and Recreational Facilities,

C. Shoreline Uses and Redevelopment

Existing water-related activities are not in conflict with any abutting land uses, and adequately serve the needs of the community and surrounding area.

D. Economic Base

Due to the abundance of tourists and seasonal residents visiting Treasure Island each year, the city's economic base rests primarily on commercial activities geared to these groups, specifically retail trade and hotel/motel services. Due to the built-out nature of the city, future land uses are not expected to alter the existing economic base significantly. Of the twenty-eight acres of vacant land within the city, approximately 15 acres are designated as commercial.

V. EFFECT OF FUTURE LAND USES ON NATURAL RESOURCES

As discussed in the *Future Land Use Element*, twenty-eight acres of vacant land are located within Treasure Island. Of this, approximately twenty-six acres can accommodate either residential or hotel/motel facilities. No expansive areas of undeveloped land remain, in that the largest of these parcels measure roughly 1.5 acres in size. Natural resources such as wetlands, wildlife habitats, and other marine resources are adequately protected by coastal management provisions in the city land development regulations. The following section provides an inventory of various natural resources found within the city, followed by an analysis of the effect future land uses may have upon these features.

A. Vegetative Cover

Very few pristine natural areas remain in Treasure Island. Nearly all native vegetation has been destroyed by urbanization and the expansion of exotic plant species, such as Brazilian peppers, Australian pines, bishopwoods, ear trees, laurel figs, weeping figs, eucalyptus, willows, and punk trees. Currently, the land development regulations do not protect these species, and prohibit their planting in an effort to allow native vegetation to regain dominance. The City's Land Development Regulations encourage the use of native tree and landscape

species, and the removal of exotic trees and vegetation. The planting of exotic trees and vegetation is to be generally prohibited.

Only isolated areas of slash pine, oak, and palmetto, and three small pockets of wetland vegetative species currently exist on the island. Elnor Island, a spoil island in Boca Ciega Bay, is the only other area within city limits that has entirely maintained their native vegetation.

B. Wetlands

Before the advent of dredge and fill development, Boca Ciega Bay's shoreline was dominated by extensive mangrove and saltmarsh communities with nearby subtidal seagrass beds. Currently, beach and dunes are found along the Gulf of Mexico coastline, stretching from the city's southern to northern boundary. Swamp and mangrove environments are restricted to Elnor Island. Seagrass beds are found along the shallow waters of Boca Ciega Bay surrounding Treasure Island. A significant seagrass habitat is located in the waters surrounding Elnor Island. The seagrass beds typically consist of either turtle grass (Thalassia testudinum), manatee grass (Syringodium filiforme), shoal grass (Halodule wrightii), or widgeon grass (Ruppia maritima).

C. Groundwater

In Pinellas County, recharge rates of the confined aquifer, known locally as the Floridan Aquifer, are generally very low to virtually zero. Of the 22 inches of annual rainfall entering the surficial aquifer, only two inches infiltrate downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. All of Pinellas County is west of the line of brackish water where total chlorides exceed 1000 mg/l, with the highest level of saltwater intrusion increasing in intensity as you move westward. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is high in chlorides, and recharge rates are negligible. Therefore, little or no groundwater recharge occurs within Treasure Island.

D. Air Quality

Pinellas County is located in a highly urbanized area of west central Florida. Many modern conveniences enjoyed by residents require the combustion of fossil fuel, which releases pollutants into the air. In 1970 the federal government passed the *Clean Air Act*, empowering the Environmental Protection Agency (EPA) to establish nationally uniform air quality standards to ensure that these pollutants do not reach unhealthful levels. Currently, the EPA enforces standards for the following six types of criteria air pollutants:

- Particulate Matter: Solid materials suspended in the air, including dust, soot, and pollen particles. These airborne particles are generated from transportation sources, open burning of trash and garbage, dust from construction and industrial activity, and from the combustion of diesel fuel.
- Lead: A common metal that is present in many areas, including, air, water, and dust. Ambient lead is a particulate but is given special attention because of its potentially toxic effects.
- Nitrogen Dioxide: A brownish, highly reactive gas emitted during combustion especially during high temperature processes. Nitrogen Dioxide forms from emissions from cars, trucks and buses, power plans, and off-road equipment.

- Carbon Monoxide: A colorless, odorless, and poisonous gas that is a by-product of the incomplete combustion of carbon fuels. Transportation sources account for over 98 percent of all carbon monoxide pollution emitted in Pinellas County.
- Sulfur Dioxide: A pungent gas that can destroy lung tissue and weaken the lung's cleaning and protective mechanism, especially in children and the elderly. This compound is emitted primarily from power-generating plants that use fossil fuels such as sulfur coal and oil and is also a principal component of acid rain.
- Ground-level Ozone: A colorless and highly unstable form of oxygen which is the principal component of urban smog. Although ozone in the upper atmosphere acts a shield against harmful ultraviolet rays, in the lower atmosphere it can be harmful when inhaled. Ozone is formed by a complex chemical reaction of compounds that are emitted from vehicles, combustion sources, and even trees and plants.

1. Tampa Bay Airshed

With pollutants flowing across jurisdictional lines, the responsibility of maintaining clear air commands regional support. Pinellas and Hillsborough counties are considered part of one airshed. As such, the city has historically relied on and adhered to policies and regulations developed by Pinellas County and other joint efforts with Hillsborough County and the EPA.

2. Monitoring Process

The Pinellas County Emergency Management Department has been monitoring the county's air since 1975. Currently, the department maintains a system of thirteen air quality sampling stations scattered throughout the county. The nearest station to Treasure Island is approximately one and a half miles away at Azalea Park, located at 72nd Street and 2nd Avenue North in St. Petersburg. Here samples are taken for ozone, particle pollution, particulate matter and nitrogen dioxide.

The Air Quality Index, sometimes referred to as the Pollution Standards Index was developed by the EPA in an effort to provide daily information regarding pollutant levels. An analysis of the index taken over the years indicates a reduction in overall pollutants released into the air. Per AirNow.gov, air quality is considered good for an average of five out of seven days during the year week, and moderate for an average of two out of seven days.

3. Adherence to the *Clean Air Act*

In 1978, the EPA officially designated Pinellas County as a nonattainment area for sulfur dioxide and ozone according to National Ambient Air Quality Standards. Consequently, corrective measures were applied to lower the discharge amount of these pollutants to safe levels. Sulphur dioxide levels were brought almost into immediate compliance, however, high levels of the pollutant ozone continued to be recorded. In 1982, although Pinellas County could prove that all ozone control strategies were being executed, the EPA could not grant a redesignation because Hillsborough County, which is classified within the same airshed, had not been in full compliance. After the completion of several studies and programs targeted at reducing ozone levels and implementation of industrial and automotive pollution control technologies, the EPA reclassified the Tampa Bay airshed to "attainment/maintenance" status in February, 1996, and has remained since.

4. Attainment Status for Azalea Park

The table below provides the four highest data points that are needed to determine an area's attainment status with the 8-hr ozone standard. If the average is higher than 70 parts per billion, the area will not meet the ozone standard. The 2021 three-year attainment average is 61.

Year	4th Highest 8hr Average (displayed in parts per billion)	Date
2022	55	11-MAY
2021	58	16-MAY
2020	63	22-APR
2019	63	21-MAR

Source: 2022 Attainment Status - Division of Air Resource Management - FDEP (state.fl.us)

E. Floodplains and Areas Subject to Coastal Flooding

FEMA defines a floodplain as an area that is susceptible to being inundated by floodwaters from any source. Typically, floodplain boundaries are delineated according to a 100-year storm event, where the chances are that land located inside this area will flood at least once every 100 years. Refer to the map LU-2 - Flood Zones, Floodplains, & CHHA for the city's floodplains and areas subject to coastal flooding.

F. Marine Life and Wildlife

The Gulf of Mexico, and more significantly the estuarine environment of Boca Ciega Bay, attracts a large variety of marine life, birds, and animals. Below is a description of the species that are commonly found in the waters surrounding Treasure Island.

1. Shellfish

Boca Ciega Bay once offered a plentiful supply of shellfish, particularly oysters and clams that were concentrated in flats, banks, or reefs. An important food source for many aquatic and bird species, shellfish also filtered significant amounts of water each day, and in doing so remove suspended matter and reduced turbidity. As a result of overharvesting, habitat destruction, and degradation of water quality, shellfish populations have sharply declined over the last thirty years, and scallops have virtually disappeared. However, with recent improvements in water quality as well as an active seagrass restoration program sponsored by the Tampa Bay National Estuary Program, scientists are hopeful that shellfish populations will recover.

2. Fish

The coastal waters of Boca Ciega Bay are a popular fishing location (Florida Fish and Wildlife Conservation Commission, 2022).

Many of the estuarine-dependent and recreationally important fishes found in the area include red drum, spotted sea trout, sheepshead, Florida pompano, black drum, and tarpon. Offshore species include gag grouper, red snapper, hogfish and king mackerel. In addition, the common snook is a species of special concern commonly found in this area.

3. Manatees

Both Tampa Bay and the Gulf of Mexico provide critical habitats for manatees, which are protected by the federal *Endangered Species Act*. Recent research has revealed that seagrass meadows and manmade freshwater sources in these waterbodies attract manatees by providing feeding and gathering areas. Although not designated as a protection area by the Tampa Bay National Estuary Program, Boca Ciega Bay still serves as a year-round or seasonal home to some manatees.

The Treasure Island *Code of Ordinances*, Section 72-143, protects manatee habitat such as seagrass beds. Any development likely to generate or attract increased boating activity in an area known to be frequented by manatees is required to establish an area-specific manatee protection plan, in cooperation with FDEP and the U.S. Fish and Wildlife Service. General seagrass bed locations are identified on *Map CM-1: Vegetative Cover and Marine Resources*.

4. Turtles

Through the *Endangered Species Act of 1973* and Chapter 379, Florida Statutes (F.S.), federal, state, and local agencies have continually pushed forward to protect existing sea turtle populations and assist in their proliferation. The Fish and Wildlife Research Institute (FWRI) coordinates the Statewide Nesting Beach Survey program (SNBS) to document the total distribution, seasonality and abundance of nesting by sea turtles in Florida.

Three species of sea turtles – loggerhead (Caretta caretta), green turtle (Chelonia mydas) and leatherback (Dermochelys coriacea) – regularly nest on Florida beaches. Two other species – Kemp's ridley (Lepidochelys kempii) and hawksbill (Eretmochelys imbricata) – also nest in Florida, but in very small numbers. All of these sea turtle species are listed as either threatened or endangered under the Endangered Species Act, and monitoring nesting activity is critical to understanding the biology and ecology of these imperiled species. Managers use survey results to evaluate and minimize impacts to sea turtles and their nests from human activities such as coastal construction, beach renourishment and recreation. They also use survey results to identify important areas for enhanced protection or land acquisition.

Using Statewide Nesting Beach Survey data collected during the last five years, FWRI researchers prepared a statewide atlas of nesting occurrence and density for loggerheads, green turtles and leatherbacks. Researchers excluded survey beaches on which these three species were not observed to have nested during the five-year time period.

The last SNBS survey completed for Treasure Island was in 2018. The SNBS survey determined a low-density classification for loggerhead turtle nests and found no green turtle or leatherback turtle nests on the Island.

Lighting continues to be the number one problem for sea turtles and their hatchlings. Bright lights can disorient and mislead hatchlings away from the water. Other obstacles facing sea turtles are beach renourishment projects, which compact sand and affect hatchlings' incubation period, and nest disturbances caused by humans and other animals (Clearwater Marine Aquarium, 1996). Currently, Section 68-466 provides that "No artificial public or private light source shall illuminate where it may deter adult female sea turtles from nesting or disorient hatchlings to the Gulf of Mexico during May 1 — October 31".

5. Birds

Treasure Island serves as the seasonal home for hundreds of birds each year. In particular, Elnor Island and other nearby mangrove islands are considered highly productive nesting areas. The meadowlark, warbler, brown pelican, heron, egret, and spoonbill are often seen in and around the city. Shorebirds include gulls, skimmers, terns, and sandpipers. Species of special concern that frequent Treasure Island include little blue herons, reddish and snowy egrets, tricolored herons, white ibis, American oystercatchers, brown pelicans, and black skimmers. Endangered and threatened species, such as the bald eagle and the least tern, are also periodically spotted.

G. Terrestrial Habitats

Urbanization has eliminated virtually all terrestrial wildlife habitat in the city. Remaining wildlife consists of species adapted to the urban environment, such as mangrove water snakes, marsh rabbits, diamond-backed terrapins, raccoons, and domesticated animals.

H. Minerals

No known commercially valuable minerals are located within Treasure Island.

I. Soil

As shown in *Map LU-3: Soils Association*, the soils in Treasure Island fall into the following major categories: Beaches, Kesson and Palm Beach fine sand, Matlacha and St. Augustine soil, and Urban land. A description of each is provided in the *Future Land Use Element*.

VI. IMPACT OF FUTURE LAND USES ON HISTORIC SITES

As detailed in the *Future Land Use Element*, the city contains one prehistoric archaeological site, which is listed on the *Florida Master Site File* as "John's Pass Mound, 8PI4." *Map LU-5: Historic Resources* indicates that this site has been covered by a development project. There are no other known historic sites, and because the city is virtually built out, no future discoveries are anticipated. However, any such discovery would be protected from the impacts of development by policies contained within this comprehensive plan.

VII. ESTUARINE AND SURFACE WATER ENVIRONMENT

With the combination of a warm climate and miles of white beaches, the city has benefited economically from its geographic location. Both the Gulf of Mexico and Boca Ciega Bay have stimulated economic growth by attracting tourists and mainland neighbors in search of recreational opportunities, and by accommodating the demand for waterfront and water view properties. The following section analyzes the impact development has had on these adjacent water bodies, specifically Boca Ciega Bay, and details existing and proposed regulations designed to improve water quality.

A. Surface Waters

Surface water resources include both marine and estuarine waterbodies. Facing the Gulf of Mexico to the west and Boca Ciega Bay to the east, the city's shorelines are influenced by tidal movements. In Boca Ciega Bay, dredge and fill activities have extended the shoreline, creating numerous finger canals.

Two passes, Blind Pass to the east of the city and John's Pass to the north, allow boats to move between the Gulf and Bay. Blind Pass ranges from 200 to 750 feet wide and extends approximately one and a quarter miles, with depths ranging from one to nine feet. Although the pass is oriented in a north-south direction, it connects Boca Ciega Bay in the east to the Gulf of Mexico in the west. Historically, this channel has been unstable, with the secondary entrance at the north end having opened and closed several times. In 1978, the pass closed completely, but was re-opened the following year as crews used its fill for a portion of the Long Key beach renourishment project. On the northern end of the island, John's Pass has remained a stable, tide-dominated inlet connecting Boca Ciega Bay to the Gulf since its formation in 1848. In 1966, the inlet was dredged in conjunction with a general improvement project that included a new bridge.

B. Estuarine Waters

An estuary is a semi-enclosed coastal body of water that has open access to the ocean and is measurably diluted with freshwater derived from rivers. Freshwater mixing with saltwater creates a unique chemical and physical environment that attracts a large number and variety of marine species, birds, and other animals, some of which are described in Section V. Abutting the entire eastern length of Treasure Island, Boca Ciega Bay remains a significant estuary within Pinellas County.

Covering approximately 24 square miles, with a mean depth of six feet, Boca Ciega Bay separates Sand Key and Treasure Island from mainland Pinellas County and serves as receiving waters for Long Bayou, Cross Bayou Canal, Clam Bayou, and Frenchman Creek. Boca Ciega Bay has undergone extraordinary changes in the last one hundred years. Dredging of navigational channels has provided enough fill to create a maze of finger canals to accommodate highly demanded waterfront homes. Since 1900, 2,506 acres of fill covering 22 percent of the original bay has been relocated within these waters to create new real estate and causeways. Other areas of the bay have been dredged to provide navigational channels and fill for upland development.

1. Tampa Bay National Estuary Program

Although an estuary in its own right, Boca Ciega Bay is considered part of the Tampa Bay estuarine system, and is influenced by the water, pollutants, and marine life circulating within this larger area. In 1991, the Tampa Bay National Estuary Program was established to assist the community in developing a comprehensive plan to restore and protect Tampa Bay. Created under the auspices of the *Clean Water Act*, the program is part of a national network of estuary programs and is administered by the EPA. Local administrative support is provided by the Tampa Bay Regional Planning Council. Surrounding local governments and agencies that impact the Bay have agreed to set forth the goals of the Tampa Bay Estuary Program's *Comprehensive Conservation and Management Plan,* which focuses on improving water quality through the reduction of pollutants and the resurgence of native vegetation.

2. Boca Ciega Bay Aquatic Preserve

Under the provisions spelled out in Section 258.396, F.S., the Boca Ciega Bay Aquatic Preserve was established to block the continued degradation of the bay and promote the propagation of native vegetation and marine life. With this designation, dredging and spoiling activities are prohibited unless approved by the Pinellas County Water Navigation Control Authority.

3. Outstanding Florida Waters

Under the auspices of the Outstanding Florida Waters (OFW) program, the Florida Department of Environmental Protection (FDEP) has classified Clearwater Harbor and Boca Ciega Bay as Class III waters that are to be used for body contact activities, such as swimming or water skiing, and for the maintenance of a productive fish and wildlife population. With this designation, FDEP cannot issue permits that would allow direct or indirect pollutant discharges that would lower existing water quality. Additionally, permits for dredging and filling must meet Outstanding Florida Waters requirements.

C. Water Quality

Unsafe levels of nutrients and contaminants continually threaten the life of marine species and vegetation. Boca Ciega Bay is the receiving waterbody for many sources of pollutants, including stormwater runoff flowing from several beach communities, mainland Pinellas County from Largo to Mullet Key, and two industrial developments located in central and northern Pinellas County. The finger canals created by dredge and fill activity also perpetuate water quality problems. The canals were created to increase boating access; however, these same canals obstruct natural tidal flushing patterns. As a result, nutrients and pollutants discharged into the Bay are flushed out slowly. In addition, the depths necessary to provide safe boat passage prevent subtidal seagrass growth and facilitate the accumulation of polluted sediments.

Nitrogen and other contaminants chiefly enter Boca Ciega Bay through stormwater runoff, wastewater discharges, and atmospheric deposition, as shown in Table 1. Although less frequent, spills and sewage overflows can also dramatically affect water quality.

Table 1

Estimated Total Nitrogen loadings (tons/year and percentage of total) by source to Boca Ciega Bay, mean annual 1992-1994 and annual 1999-2003.

Source	1992-1994	1995-98	1999	2000	2001	2002	2003	1999-03
Atmospheric Deposition	93 (53%)	97 (33%)	66 (35%)	76 (32%)	67 (20%)	79 (35%)	113 (28%)	80 (29%)
Domestic Point Sources	15 (9%)	16 (5%)	5 (2%)	5 (2%)	5 (2%)	18 (8%)	61 (15%)	19 (7%)
Industrial Point Sources	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Springs	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Groundwater	<1 (0%)	<1 (0%)	<1 (0%)	<1 (0%)	<1 (0%)	<1 (0%)	<1 (0%)	<1 (0%)
Material Losses	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Nonpoint Sources	69 (39%)	179 (61%)	117 (62%)	158 (66%)	258 (78%)	128 (57%)	227 (57%)	178 (64%)
TOTAL	177	292	188	238	330	226	401	277

Source: Tampa Bay National Estuary Program, 2005

Pollution sources are classified as either "point source" or "non-point source." Point source pollution includes any discrete, identifiable source that discharges directly into the water or air, such as a factory or sewage treatment plant. Contaminants produced by these sources can be measured and regulated. Conversely, non-point source pollution flows from an unconfined or unidentifiable source, such as agricultural land, parking lots, or automobile traffic.

1. Point Source Pollution

Over 36 billion gallons of sewage effluent are discharged into Tampa Bay each year. Although most is treated by tertiary/advanced methods, treatment plants are still responsible for eleven percent of the annual nitrogen loading within Tampa Bay, and 8.5 percent within Boca Ciega Bay. Locally, the Northwest Wastewater Treatment Plant stopped discharging effluent into the Bay in 1983, and now disposes of it through deep well injection and reuse.

Other point source pollution contributors to Boca Ciega Bay include Florida Rock Industries and Ewell Industries, located in central and northern Pinellas County. Emissions from these sources travel through a canal that discharges into Cross and Long Bayous, and subsequently flows into Boca Ciega Bay.

2. Non-Point Source Pollution

Nitrogen loadings entering Boca Ciega Bay are deposited through non-point pollution sources, primarily through atmospheric deposition and stormwater runoff. Runoff from these sites can only be reduced during redevelopment, through land development regulations requiring stormwater facilities to be retrofitted to current standards.

a. Stormwater Runoff

Due to the amount of impermeable urban land and the severe alteration of the natural shoreline, urban runoff levels remain high within Treasure Island, particularly during and after hard rain events.

In order to reduce runoff, existing land development regulations require all new development to address stormwater management during site plan review. The city also plans to improve its stormwater drainage system, following recommendations made by the *2021 Watershed Management Plan (WMP).* For a more extensive discussion of stormwater drainage issues, please refer to the *Infrastructure Element*.

The city will continue to upgrade its drainage system according to the *Watershed Management Plan*, in order to maintain or improve water quality.

b. Atmospheric Deposition

As explained above, Tampa Bay's air quality is affected by the combustion of fossil fuels that lead to the emission of pollutants. Recently, scientists have discovered that pollutants found in the air play a leading role in the degradation of water quality. In addition to the 93 tons of nitrogen loadings that are annually deposited into Boca Ciega Bay from the atmosphere, significant amounts of cadmium, copper, and lead are also deposited into the Bay from this process.

Reducing airborne containment loads is difficult at best. Because emissions travel up to hundreds of miles, local control strategies cannot entirely reduce all levels.

D. Impact of Development and Future Facilities

Treasure Island is classified as a built-out community, and city officials anticipate that future development will have virtually no impact on the circulation patterns, water quality, or accumulation of contaminants in local waters. To achieve this end, the land development regulations state that "no project which is likely to negatively impact any existing marine seagrass bed shall be permitted. All projects which are likely to inhibit tidal circulation shall include mitigation measures to maintain tidal circulation and flushing."

The land development regulations also regulate the construction and maintenance of seawalls, groins, jetties, docks, and boat lifts. Seawall construction is prohibited along the Gulf of Mexico, even in cases where existing seawalls are damaged. Although not required, the regulations also encourage shorelines along non-sea walled waterways to be planted with native marine vegetation.

Although no immediate dredging activities are scheduled, any future activities must be reviewed and permitted by the Pinellas County Navigation Control Authority, in accordance with the Boca Ciega Bay Aquatic Preserve and Outstanding Florida Waters regulations.

E. Actions to Remedy Pollution Problems

As stated previously, the majority of nutrients and pollutants entering Boca Ciega Bay are the result of atmospheric deposition and stormwater runoff. Although Treasure Island enforces air quality regulations, air pollution continues to be a regional problem requiring regional solutions. However, local action alone can

significantly reduce the amount of pollutants discharged through stormwater runoff. Through requirements outlined within the land development regulations, all new development and select redevelopment must design stormwater management facilities to accommodate a 25-year storm event and retain the first one-inch of rainfall on site.

F. Regulatory Programs

Regulatory programs governing the Boca Ciega Bay estuary are largely carried out on the state level by FDEP, and at the regional level by the Southwest Florida Water Management District (SWFWMD). The FDEP *Florida Water Plan* and SWFWMD *Water Management Plan* contain directives guiding flood protection, water quality, and estuarine integrity. Additionally, FDEP provides funding for the development of estuarine protection studies, establishes standards for the state's natural resources, and implements habitat restoration programs for local aquatic preserves.

VIII. BEACH AND DUNE SYSTEMS

Treasure Island's sandy beaches not only provide recreational opportunities for residents and tourists, but also perform several natural functions. Along the Gulf of Mexico, beaches and dunes serve as buffers against threatening waves and storm surges while serving as a home and/or nesting area for birds and sea turtles. The preservation of the dune system is reliant upon continued protection against development and the presence of native vegetation. Salt-tolerant plants found within these dunes, including sea oats, railroad vine, and sea grapes, grip sand within their root system. By anchoring down sand, the dune retains its form and can continue to inhibit erosion and protect against tidal action.

Since urbanizing, mangrove stands that once lined Boca Ciega Bay have been uprooted and replaced with seawalls, while high density condominiums and hotels have encroached into the beach and dune system along the Gulf of Mexico. Although the shoreline abutting Boca Ciega Bay and the majority of the city only vaguely resemble pre-development conditions, the narrow portion of beach stretching over 3.5 miles has retained its original form due to the efforts of an active beach renourishment program.

A. Erosion and Accretion

1. Boca Ciega Bay

In an effort to retain fill material and prevent erosion, seawalls and other shoreline hardening devices were installed along Boca Ciega Bay in the 1960s. Consequently, dredging and filling activities associated with seawall construction destroyed vast areas of coastal, intertidal, and subtidal habitats. In addition, finger fills created to meet the demand for waterfront property have greatly extended the Boca Ciega Bay shoreline.

2. Gulf of Mexico

Excluding the north end, Treasure Island's shoreline abutting the Gulf of Mexico receded between 1873 and 1950. Thereafter, aerial photographs indicate the shoreline advanced over the entire length of the island until 1979. In particular, the north end grew from deposits of fill leftover after dredging John's

Pass. The remaining beach advanced due to accretion at the Blind Pass jetty and the placement of fill by the federal beach erosion control project for Treasure Island (U.S. Department of the Interior, 1994). Currently, the beach width is maintained by the beach renourishment projects being conducted by the U.S. Army Corps of Engineers (CoE) and Pinellas County.

B. Coastal Protection Structures

1. Boca Ciega Bay

After monitoring their effectiveness against erosion for many years, scientists have recently discovered that shoreline hardening actually facilitates erosion and may escalate property damage during strong storms. When large waves strike a seawall, energy is displaced both downward and upward. The downward water pressure scours out vegetation, sand, and bottom sediments in front of the seawall, while the water shunted upward commonly erodes the material landward of the seawall. Both actions create a high maintenance problem for landowners.

2. Gulf of Mexico

Since the 1950s, many federal, state, and local agencies have contributed funds to prevent erosion along the Gulf beaches. In 1960, the city built 56 groins and replaced existing timber panels with concrete at a total cost of $263,000. In 1962, a native stone, rubble-mound jetty was built on the north side of Blind Pass at a cost of $18,000. In the 1970s, this groin was raised 2.5 feet to prevent over- spillage of sand. Although the groins and jetty have reduced rates of erosion, beaches are still being threatened by strong tidal action and storms, and require periodic renourishment.

C. Existing and Potential Beach Renourishment Areas

Since 1964, the city and the CoE have conducted several large-scale beach renourishment projects along the Gulf of Mexico to supplement the efforts of existing coastal protective structures. Beach renourishment areas include the entire length of the city's coastline abutting the Gulf of Mexico. Specific sites in this area are treated as the need arises. Improvements to the channels, passes, and beaches found within and around Treasure Island were first recorded in 1916, when a secondary entrance at the north end of Blind Pass was closed by pumping sand from an offshore bar. Not until the 1960s did the city begin to actively construct protective devices to prevent the erosion of community beaches. Also during this decade, Blind Pass and John's Pass were dredged and emergency fill was deposited on the city's northern shoreline.

The areas of Sunshine and Sunset Beach are dependent on sand replenishment every four to five years due to erosion. Renourishment was last completed for Treasure Island in 2019 and was funded by the federal government (60%), the State (20%), and the County's tourist development tax (20%). Requests to add sand behind private property must be permitted through the City's building department and the Florida Department of Environmental Protection.

All of Treasure Island's beaches are designated as critically eroded. The Florida Administrative Code (F.A.C.), defines "critically eroded shoreline" as, a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost.

Critically eroded shorelines may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects. Although Treasure Island undergoes regular beach renourishment, it retains its critical erosion designation in order to retain State of Florida funding eligibility for long-term management and beach project maintenance and monitoring. Beach erosion in Treasure Island is due to significant weather events and interruptions in the natural drift due to John's Pass inlet and the Blind Pass inlet

. The most erosive storms were Hurricane Agnes (1972), subtropical storms in June of 1974 and June of 1982, Hurricane Elena and Tropical Storm Juan (1985), Tropical Storm Josephine (1996), Hurricanes Frances (2004), Hurricane Jeanne (2004), Tropical Storm Debby (2012), Tropical Storm Colin (2016), Hurricane Hermine (2016) and Hurricane Irma (2017).

In 2015 an Inlet Management Plan for John's Pass inlet was adopted by the Florida Department of Environmental Protection and Pinellas County. Pinellas County and the U.S. Army Corp of Engineers are responsible for the dredging of John's Pass and mitigating the extent of beach erosion caused by the inlet. Maintenance dredging is conducted every five to ten years as needed.

Natural fluctuations in shoreline position along southern Sand Key and northern Treasure Island have been observed in the historical record of aerial photography, beach profiles, and shoreline surveys. Beach erosion control activities on Treasure Island and Sand Key have been conducted since 1934, and include shore-protection structures, beach restoration and nourishment, and inlet sand bypassing. Since 1969, 3,080,776 cubic yards of restorative beach fill have been placed along Treasure Island's beaches as part of the inlet management plan.

In addition to the renourishment provided by the John's Pass Management Plan, 909,652 cubic yards of sand have been placed through the federal Pinellas County Shore Protection Project (PCSPP). This nourishment occurs every three to five years.

Sources: FDEP_Critically Eroded Beaches Report_06-2022 (floridadep.gov)
John's Pass - Inlet Managment Plan, 01-2018 (floridadep.gov)
Strategic Beach Managment Plan, SW Region, 04-2020 (floridadep.gov)

D. Measures to Protect or Restore Beaches or Dunes

Treasure Island beaches will continue to require preventative measures for protection against erosion. The city, in cooperation with Pinellas County and the state, has been involved with a number of beach stabilization projects since the early 1970s. These projects include construction of dune walkovers and the replanting of sea oats along shorelines.

Through Chapter 161, Florida Statutes, FDEP administers the Coastal Construction Control Line program and beach erosion control. Furthermore, the city continues to uphold Section 72-142 of the *Land Development Code*, which states that "Within this zone, excavation, destruction of native vegetation, and any other activities which are likely to adversely impact or affect the natural fluctuation of any primary sand dune are prohibited".

IX. BEACH FACILITIES

Thirty-two public access points allow residents and visitors access to the city's beaches as illustrated in Map *PROS-1 Public and Recreational Facilities*. Generally located at the end of public rights-of-way, seven beach access areas have associated municipal parking lots, while the remaining have limited parking available with typically less than ten spaces each.

X. COASTAL PLANNING AREA AND COASTAL HIGH HAZARD AREA

Due to its coastal location, the city contains several boundaries delineating construction lines, floodplains, and hazard areas. Included within the glossary located at the end of this comprehensive plan are definitions describing each demarcation line and the agency responsible for its implementation. As part of this element and as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*, the Florida Legislature requires the city to illustrate the boundaries of the coastal planning area and Coastal High Hazard Area (CHHA).

A. Coastal Planning Area

The coastal planning area includes all land area in the city, and supports a mixture of resort facilities, housing, and retail business. Many of these structures were built prior to stringent federal, state, and local regulations designed to protect them from hurricane hazards, and as a result, remain susceptible to damage by major storms.

B. Coastal High Hazard Area

Until 1993, the CHHA only included property seaward of the Coastal Construction Control Line and the V-Zone established by the National Flood Insurance Program. Realizing that land outside this area was equally susceptible to severe damage resulting from strong storms, the Florida Legislature amended the CHHA definition. According to Section 163.3178, F.S., the CHHA is defined as "category 1 evacuation zones", or those areas that must evacuate when a category 1 hurricane threatens a region. According to the Tampa Bay Regional Planning Council, Treasure Island is located entirely within Evacuation Level "A", and therefore all residents would evacuate in the event of any hurricane. With this designation, the entire city is within the CHHA, as shown on *Map LU-2: Flood Zones, Floodplains, Coastal High Hazard Area*.

C. Existing Infrastructure

Table 2 lists Treasure Island's existing infrastructure. Because the CHHA encompasses the entire city, existing infrastructure cannot be relocated to a less threatened area.

Table 2
Existing Infrastructure, 2022

Seawalls	50-foot seawalls on the east ends of 127th, 122nd, 121st, 120th, 119th, 101st, 102nd, and 99th Avenues. 20-foot seawall on east end of Harrell Ave., on each corner of the bridge that crosses from Isle of Capri on 116th Ave, along all four corners of 115th Ave. by the Isle of Palms, on all four corners of 107th Ave. where it crosses Paradise Island, and six 20-foot seawalls and one 100-foot seawall on the bridges along the Treasure Island Causeway. 40-foot seawall on both sides of bridge to the Isle of Palms. 65-foot seawall at south end of Bayshore Drive. 680 feet of seawall behind the City Hall and Fire Department. 2,334 feet of seawall along the Paradise Island Golf Course.
Sanitary Sewer & Potable Water Facilities	Potable water services are provided by Pinellas County. Sewage treatment service is provided by the City of St. Petersburg. The city owns and maintains 25 miles of sanitary sewer lines and 11 lift stations.
Drainage Facilities	Natural drainage pattern of the city diverts water into Boca Ciega Bay.
Bridges	The city owns the following bridges: three on the Treasure Island Causeway and a fixed bridge on both the Isle of Palms and the Isle of Capri.
Marina	The city owns a municipal marina behind City Hall and occupies three slips.
Boat Launch Facilities	A light craft launching area to the Gulf is located at Municipal Lot No. 2. Boat ramps are also available at: 84th Ave East & Bayshore Drive, 100th Ave East & Gulf Blvd, and 123rd Ave East & Lagoon Lane

D. Future Demand on Infrastructure

Because Treasure Island is virtually built-out, future demand on existing infrastructure is expected to remain relatively consistent with existing demand. For a discussion of capital improvement projects, see the *Capital Improvements Element*.

XI. NATURAL DISASTER PLANNING

The National Weather Service has identified the Tampa Bay region as one of the most hurricane-vulnerable areas in the United States, with the potential for large-scale loss of life. This is especially true of Treasure Island. Since 1886, 37 hurricanes have passed within 100 nautical miles of the mouth of Tampa Bay. One of the latest storms to hit the area was Tropical Storm Elsa in July 2021. Elsa was classified as a hurricane, however, decreased in intensity to a tropical storm when it made landfall. Areas along the west coast of Florida experienced as much as 2 to 3 feet of storm surge.

With the looming possibility of severe storms or other natural disasters striking Treasure Island, fast, safe, and efficient evacuation is critical in protecting infrastructure and the life of residents. The following section

summarizes the plans and procedures guiding hurricane evacuation and details the various elements that affect evacuation within Treasure Island.

A. Hurricane Vulnerability Zone

Based on elevation, proximity to shore, and other geographical factors, all of the land area in Pinellas County falls within one of six hurricane evacuation levels. An area is assigned an evacuation level of "A" through "E" based on potential hurricane surge flooding. Areas that would not be inundated even during a category 5 hurricane are designated as non-evacuation areas. All residents of mobile homes, regardless of location, are required to evacuate in the event of any hurricane.

The Hurricane Preparedness Guide, distributed to residents annually by Pinellas County and local municipalities, contains a color-coded map delineating evacuation levels. Table 3 defines Evacuation Levels "A" through "E" by their corresponding hurricane and storm surge vulnerability levels Pinellas County Hurricane Preparedness Guide, 2021-2022. According to this map, all of Treasure Island is located in Evacuation Level "A."

Table 3
Hurricane Evacuation Levels

EVACUATION ZONES	Potential Surge Heights *(in feet)*
Mobile Home Parks	Mobile homes MUST always evacuate.
A	Up to 11 feet Evacuate red areas and all mobile homes
B	Up to 15 feet Evacuate red and orange areas and all mobile homes
C	Up to 20 feet Evacuate red and orange areas and all mobile homes
D	Up to 28 feet Evacuate red, orange, yellow and green areas and all mobile homes
E	Up to 35 feet Evacuate red, orange, yellow, green and purple areas and all mobile homes

Source: Pinellas County Hurricane Preparedness, Guide 2021-2022

C. Evacuation Population

Because all residents must evacuate when the Board of County Commissioners announces any evacuation, the affected population would equal the total city population. Emergency transportation is provided by the county for those disabled and elderly residents who have no other means to evacuate.

Residents requiring special assistance during an evacuation are urged to pre-register with the city and/or county

D. Evacuation Routes

As shown on *Map T-4: Existing & Future Hurricane Evacuation Routes*, the evacuation routes for Treasure Island direct traffic along the Treasure Island Causeway, east on Central Avenue, north on I-275, and across the Howard Frankland Bridge to I-4.

E. Evacuation Times

For hurricanes, evacuation orders are given based upon how long it will take to evacuate people to safety in advance of the arrival of tropical storm-force winds. Statewide evacuation studies are done to model the clearance time based on the size and strength of the storm. For Pinellas County, the estimated times to evacuate are shown below on Table 4.

Table 4
Pinellas County Clearance Times

EVACUATION LEVEL	ESTIMATED TIME TO EVACUATE
Mobile Homes	17 hours
A	17 hours
B	20 hours
C	26 hours
D	42 hours
E	50 hours

Source: Pinellas County 2022 All Hazards Preparedness Guide

F. Hurricane Shelters

The County has a total of 33 shelters, located throughout Pinellas County. Shelters are typically schools and large churches located in non-evacuation zones. Currently, city evacuees are not zoned to any particular shelter. The closest shelters available to Treasure Island residents is Boca Ciega High School.

G. Number of Persons Requiring Public Hurricane Shelter

A number of refuge alternatives are available to evacuees. Other options include leaving the region, checking into a motel or hotel, or staying with a friend or relative within a non-evacuation zone. Currently, Pinellas County is recommending the "Host Home" concept as the preferred kind of evacuation. The Host Home program solicits churches, businesses, and organizations to pre-determine the evacuation status of all members, and encourage members living in non-evacuation areas to host evacuees. In cases where the entire membership lives in an evacuation area or in mobile homes, a church or facility outside that area is encouraged to accommodate those members during an evacuation. Because of projected deficits in hurricane shelter spaces that exist, all public education and information efforts are focused on encouraging evacuees to stay with friends, relatives, motels/hotels, or host-homes in non-evacuation zones. Furthermore, Pinellas County is looking at alternatives to traditional public shelters. These include retrofitting structures to meet shelter space criteria, using

unconventional refuge locations, and evacuating guests from transient accommodations to inland "sister" accommodations.

H. Anticipated Evacuation Population

The City's population is expected to decline by 2040 and will have minimal impact on the amount of evacuation space needed. However, the city will continue to circulate information regarding hurricane routes, shelters, and evacuation procedures.

I. Measures to Reduce Evacuation Times

The city actively informs residents of hurricane evacuation procedures by conducting annual seminars, distributing newsletters and flyers, and actively supporting the efforts of Pinellas County's Emergency Management Office. In addition, Treasure Island continues to support the Metropolitan Planning Organizations in its efforts to improve regional evacuation routes.

XII. POST-DISASTER REDEVELOPMENT

Recovery from a major disaster generally occurs in three stages: the immediate emergency period, a short-range restoration period, and a long-range reconstruction period. Many questions arise throughout this process from how reconstruction expenses are to be paid, to what new regulations must be followed during redevelopment. As a small beach community in Florida, the City of Treasure Island takes an "all-hands" approach to Emergency Management and Preparedness. Staff in all city departments play a role in the city's responsibility of keeping the community prepared for any and all hazards so that the city can return to normal as soon as possible after any event. In the event of such an occurrence, the city is to follow the procedures spelled out in the Pinellas County All Hazards Preparedness Guide. Below is a brief description of the policies and procedures the city will follow after a major disaster.

A. *Treasure Island Land Development Code*

The *Land Development Code* contain a non-conforming use provision that states: "any nonconforming structure which has been damaged or made unsafe or unusable to an extent less than 50 percent of its fair market value may be restored or reconstructed for its intended use provided the floor area of such use, building or structure shall not exceed the floor area which existed prior to such damage. All repairs shall be substantially completed within one year after damages occur or such use shall not be rebuilt except as a conforming use". All work requires an issued Treasure Island Building permit. As such, all damaged property must be restored to prevent recurring damage from a severe storm."

B. *Pinellas County Post-Disaster Redevelopment Guide*

The Pinellas County *All Hazards Preparedness Guide* sets forth procedures to eliminate the exposure of human life and property to natural hazards. However, the guide has a dual purpose; it also provides locals governments with supplemental guidance in carrying out critical actions following a major disaster.

C. Reconstruction

To effectively manage the timing and sequence of reconstruction, the city will follow a sequential process. A primary task of the Community Development Department is to create damage assessment teams to determine and provide Pinellas County the extent of property damage. The Building Official and the Building Inspector will determine if structures located throughout the city, are deemed dangerous and cannot be entered, are habitable/repairable, have limited entry, can reconnect utilities, and can enter without risk. Reconstruction cannot commence until a damage assessment field report is completed. All reconstruction, unless otherwise exempted or fees waived or reduced by the City Commission, requires a Treasure Island issued Building permit. The city will provide guidance and instructions for the massive undertaking of post-disaster redevelopment. However, the city realizes that certain topics must be added, amended, and/or strengthened to expedite this process, including economic recovery, redevelopment of public facilities, and criteria for acquisition of damaged land and structures.

D. Hazard Mitigation

Treasure Island participates in a number of hazard mitigation programs created at the federal, state, and county level. Likely the most notable program developed by the federal government is the National Flood Insurance Program (NFIP) established in 1968. The program grants federal flood insurance to floodplain residents where building code and land use control measures have been instituted by the local government. In addition, the agency records data on the number of flood insurance claims in each community, allowing local governments to identify areas with critical flooding problems.

Other federal programs include the Community Rating System, Disaster Assistance Programs, the Coastal Barrier Resources System, and beach renourishment projects administered by the US Army Corps of Engineers.

State programs include the *Coastal Zone Protection Act of 1985*; the Coastal Construction Control Line program; permitting programs operated by FDEP for the construction of piers, docks, breakwaters, groins, jetties, and beach renourishment; the State Conservation and Recreation Lands program; the Florida Beach Management and Erosion Control Program; the Coastal Barrier Infrastructure Program; and the Statewide Hazard Mitigation Strategy.

At the county level, the Local Mitigation Strategies initiative was designed to assist communities with hazard mitigation. Through this program, communities appoint work groups composed of local officials, city staff, community volunteers, and other interested parties to examine hazard mitigation issues. Each work group identifies repetitive loss properties, hazardous materials sites, and other vulnerable areas within its community, and formulates strategies to reduce known hazards. Appropriate recommendations of the work group are then integrated into the community's comprehensive plan, land development regulations, site plan reviews, and other planning procedures and guidelines. Treasure Island actively participates in this program.

XIII. POTABLE WATER

The state land planning agency requires local government to address current and projected water needs and sources within a ten-year planning time frame. Although conservation issues are discussed in the following paragraphs, in order to eliminate redundancy between elements, please refer to the extensive needs analysis provided in the *Infrastructure Element* of this comprehensive plan

To ensure that potable water will be available beyond the year 2040, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies, particularly the former West Coast Regional Water Supply Authority, recently renamed "Tampa Bay Water." Under a cooperative agreement between the major water providers in Pinellas, Hillsborough, and Pasco counties, Tampa Bay Water oversees the regional water system, providing a reliable supply to all member utilities while promoting resource sharing. This agency is also responsible for locating and developing new water sources. The C.W. Bill Young Regional Reservoir was constructed from 2002 to 2005 and was placed in service in March 2005. Desalinated seawater was online in 2007.

In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices.

XIV. HAZARDOUS WASTE

Hazardous wastes are "materials which by their nature are inherently dangerous to handle or dispose of, such as old explosives, radioactive materials, some chemicals, and some biological wastes" (International City Management Association, 1987). Many pieces of federal and state legislation have been passed over the years to control the amount of hazardous waste being discarded, in an effort to protect public health, safety, and welfare. Hazardous waste disposal in Florida is administered by Florida Department of Environmental Protection (FDEP), and locally hazardous waste management is handled at the county level.

In Treasure Island, Hazardous Waste is collected through the County's Solid Waste mobile collection system. Mobile collections provide a way for citizens to safely dispose of unwanted household electronics and chemicals. Although no federally recognized hazardous waste sites exist within Treasure Island, some small businesses such as gas stations, dry cleaners, and photo shops discard small quantities of hazardous materials.

XV. SEA LEVEL RISE

As a barrier island community, the City is most vulnerable to the impacts of sea-level rise. Regional measurements show that the Tampa Bay region is already experiencing sea level rise and there is broad scientific consensus that this trend will continue into the next century. The Tampa Bay Climate Science Advisory Panel (CSAP) in its April 2019 report recommended a common set of sea-level rise projections for use throughout the Tampa Bay region. Chief among their findings was that data measured at the St. Petersburg tide gauge shows that water levels in Tampa Bay have already increased approximately 7.8 inches since 1946. Based on a thorough assessment of scientific data and literature, the City can expect to see an additional 2 to 8.5 feet of sea-level rise by 2100. A World Bank 2013 report identified the Tampa Bay region as one of the most vulnerable coastal metropolitan areas throughout the world due to sea-level rise and flooding. If adaptation strategies are not implemented, cities throughout the Tampa Bay region will likely experience the following conditions, all of which may incur substantial economic costs: flooding of public infrastructure and private property; shoreline and beach erosion; impacts to the operation and management of coastal drainage systems; storm surge; threats to drinking water and wastewater treatment facilities and distribution infrastructure; and shifts in wetlands and other tidal habitats, resulting in the loss of ecosystem services.

Sea-level rise estimates provided by CSAP integrate data from the U.S. Army Corp of Engineers using datum, rate of change, and projection modeling to produce a plot or table that describes a range of projected sea-level rise. The graphic and table below are excerpted from the report.

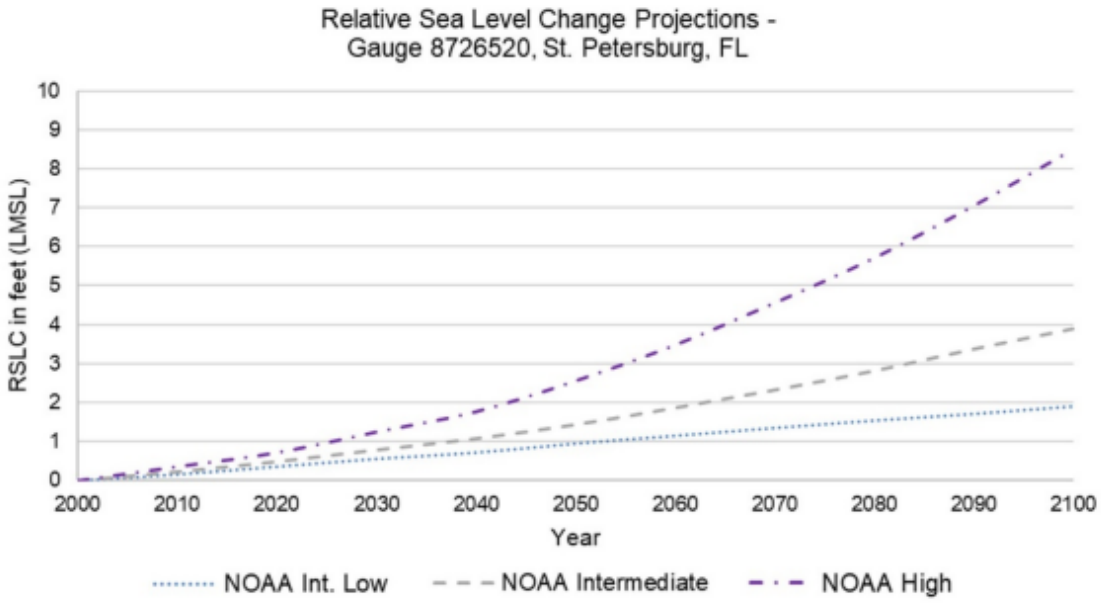


***Figure 3**. Graphic Relative Sea Level Change (RSLC) Scenarios for St. Petersburg, Florida, as calculated using the regionally corrected NOAA 2017 curves. (USACE 2019)*

Year	NOAA Int-Low (feet)	NOAA Intermediate (feet)	NOAA High (feet)
2000[3]	0	0	0
2030	0.56	0.79	1.25
2040	0.72	1.08	1.77
2050	0.95	1.44	2.56
2060	1.15	1.87	3.48
2070	1.35	2.33	4.56
2080	1.54	2.82	5.71
2090	1.71	3.38	7.05
2100	1.90	3.90	8.50

***Table 1.** Sea Level Change Relative to the Year 2000 for St. Petersburg, FL in Feet above Local Mean Sea Level (LMSL).*

SLR projections should only be used to determine the change in sea level between any two given time periods. For example, the table above shows sea level change in 2100 under the NOAA High scenario as 8.50 feet. This means that the sea level height at any location is projected to be 8.50 feet higher on average than it was at that site in the year 2000. The ultimate findings in the report concluded that "Based upon a thorough assessment of

scientific data and literature on SLR, the City of Treasure Island and the Tampa Bay region can expect to see approximately 1 to 2.5 feet SLR by 2050 and between 2 to 8.5 feet by 2100"

Source: Recommended Projections of Sea Level Rise in the Tampa Bay Region (tbrpc.org)

Parks, Recreation and Open Space Element
Data and Analysis

The purpose of the Parks, Recreation and Open Space Element is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, and other recreational facilities.

I. INTRODUCTION

Pinellas County has become one of the most attractive areas in the United States for those who seek warmth, sunshine, and abundant leisure and recreational opportunities. As one of Pinellas County's prime coastal municipalities, Treasure Island offers residents and visitors a unique natural setting. The shallow Gulf waters and natural resources of the city provide an attractive and readily accessible environment for recreational activities. Approximately 3.5 miles of beaches stretch along the Gulf of Mexico, providing year-round sunbathing and swimming for residents while attracting thousands of tourists each year. The scenic waters of the Gulf and Boca Ciega Bay are popular for boating, fishing, picnicking, and observing wildlife. In addition to these outdoor attractions, the city offers a wide variety of restaurants, shops, hotels, and other entertainment options.

Although the population is relatively stable in size, the process of maintaining and upgrading recreational resources is ongoing. The City of Treasure Island, along with other governmental agencies, shares in the responsibility of providing recreational opportunities and protecting open spaces. This element of the comprehensive plan assesses current opportunities, analyzes future needs, and contains goal, objective, and policy statements which will be used by the city to further the system of public and private recreation and open space sites available to the public.

II. INVENTORY OF EXISTING RECREATION AND OPEN SPACE FACILITIES

A. Existing Recreation Facilities

1. Resource-Based and User-Oriented Sites and Facilities

Outdoor recreation, broadly defined, is any leisure activity which takes place outdoors. Typically, the vast field of outdoor recreation is subdivided into two categories: "resource-based" and "user-oriented" (Florida Department of Environmental Protection, 2019).

Resource-based outdoor recreation is dependent on some particular element or combination of elements in the natural environment, such as a beach or a forest. Participants must travel to a suitable, naturally-occurring area; facilities cannot be located for user convenience. This category includes both active and passive types of activities, and tends to be informal rather than rule- or team-oriented. Examples of resource-based recreation include beach activities, boating, fishing, kayaking, and nature study.

User-oriented activities, by contrast, tend to be structured and rule-oriented, and are often conducted as part of a local recreation program under the supervision of trained staff. Facilities for user-oriented recreation are part of the built environment, and most can be located in neighborhoods or urban centers for the convenience of users. Some common user-oriented activities include golf, tennis, basketball, shuffleboard, pickleball, and football.

2. Resource-Based Recreation

There are many opportunities for resource-based recreation in Treasure Island. The most prominent recreational resources are the Gulf of Mexico and Boca Ciega Bay, which surround the city. Thirty-two access points along the Gulf Beaches and Boca Ciega Bay offer a range of amenities, including rest rooms, showers, dune walk-overs, and concession stands. Boat ramps and fishing sites are found at the Bay access points on 84th, 100th, and 123rd Avenues.

3. User-Oriented Facilities

There are a number of activity-based recreation sites and facilities within Treasure Island, including:

- The Treasure Island Park and Community Center, located at 1 Park Place and 106th Avenue. The Center has picnic tables, a shelter, an exercise parcourse with 12 stations, a multi-purpose field, and a center that hosts numerous community events.

- The Treasure Bay Golf and Tennis Center at 10315 Paradise Boulevard. Facilities include a par-3 executive golf course, a putting green, tennis courts, shuffleboard courts, a basketball court, a volleyball court, a clubhouse, an equipped playground, and picnicking areas. The center originally existed as two separate sites: the Paradise Isle Golf and Tennis Club, which was owned by the city and leased to a private agency, and the Paradise Island Playground. The city upgraded and combined the sites in 1994.

- Rosselli Park, located at Second Street East and Capri Circle South. This park includes a dog park, picnic tables, tennis courts, shuffleboard courts, a baseball/softball field, an equipped play area, a basketball goal, and a concession stand.

- The Boardwalk, located at the southern end of Sunset Beach.

The Parks and Recreation Department provides a number of programs and activities at these recreation centers. Past activities have included art classes, concerts, holiday parties, sporting events, and special events for children.

4. Recreation Standards

The City's adopted Master Park Plan (2021 – 2031) serves as the decision-making tool to set priorities and identify funding sources for parks and recreational amenities that reflect the needs of the community. Included is an inventory of recreation and open space lands in the city. Other activities are adequately served by regional facilities found outside of city limits, such as the football field at Boca Ciega High School. Still other facilities are supplied in abundance by the private sector, such as the swimming pools found at many hotels and commercial recreation centers. Table 1 below is an inventory of the existing recreation and open spaces sites, on-site equipment, and use type.

Table 1: Recreation and Open Space Sites - Existing Inventory

NAME, SITE, ADDRESS	EQUIPMENT	TYPE
Public Beach	Multiple resource-based and user-oriented recreational activities available.	Beach Access
Beach Trail	- 1 Mile of Paved, 12ft Wide Beach Trail - Bike Racks - Trash Receptacles - Access To Mobimat - Educational Signage	Beach Access
Tern Lot, W Gulf Blvd between 77th & 79th Ave	- 53 Metered Parking - 3 Dune Walk-Overs - Access To Public Nature - Boardwalk	Beach Access
Ring-billed Lot, W Gulf Blvd between 81st & 82nd Ave	- 41 Metered Parking - 2 Dune Walk-Overs - Wooden Sign	Beach Access
W Gulf Blvd & 84th Ave	- Pedestrian Access Only - Updated Signage	Beach Access
W Gulf Blvd between 84th & 85th Ave (South)	- Pedestrian Access Only - Updated Signage	Beach Access
W Gulf Blvd between 84th & 85th Ave (North)	- Pedestrian Access Only - Updated Signage	Beach Access
W Gulf Blvd between 85th Ave & Bay Plaza	- Pedestrian Access Only - Updated Signage	Beach Access
Weckesser Park & Brown Pelican Lot, W Gulf Blvd & 88th Ave	- 9 Metered Parking - 2 Picnic Tables - Trash Receptacles - 1 Bench	Beach Access
W Gulf Blvd & 90th Ave	- Pedestrian Access Only - Updated Signage	Beach Access
Sunset Vista Park, Gulf Blvd & 97th Ave	- Covered Seating Structure - Bike Rack - 2 Dune Walk- Overs - Maintained Beach Trail - Educational/Decorative Signage - Shower	Beach Access
Gulf Blvd & 99th Ave	- Metered Parking - Dune Walk-Over - Bike Rack - Trash Receptacle	Beach Access
Gulf Blvd between 99th & 100th Ave	- Pedestrian Access Only - Updated Signage	Beach Access

Sandpiper Lot, Gulf Blvd & 100th Ave	- Metered Parking - Dune Walk-Over - Solar Light Fixture - Trash Receptacle	Beach Access
Gulf Blvd & 101st Ave	- Unmetered Parking - Bike Rack - Informative Signage, - Solar Light Fixture - Trash Receptacle	Beach Access
Gulf Blvd & 102nd Ave	- 1 ADA Accessible Parking Area Dune Walk-Over - Bike Rack, Solar - Light Fixture - Trash Receptacle	Beach Access
Gulf Blvd & 103rd Ave	- Metered Parking - Dune Walk-Over - Informative Signage - Bike Rack - Trash Receptacle - Solar Light Fixture	Beach Access
Gulf Front Park, Gulf Blvd & 104th Ave	- 71 Metered Parking - Dune Walk-Over - Mobimat Access - Restrooms - Showers - 2 Bike Racks - Beach Trail Access - Cigarette Disposal Containers - Trash Receptacles	Beach Access
Gulf Blvd between 104th &105th Ave	- Updated Signage - Pedestrian Access Only - Access To Beach Trail	Beach Access
Gulf Blvd north of 108th Ave	- Updated Signage - Pedestrian Access Only - Access To Beach Trail	Beach Access
Gulf Blvd & 116th Ave	- Updated Signage - Pedestrian Access Only - Access To Beach Trail	Beach Access
Gulf Blvd & 117th Ave	- Updated Signage - Pedestrian Access Only - Access To Beach Trail	Beach Access
Gulf Blvd & 119th Ave	- Updated Signage - Pedestrian Access Only - Access To Beach Trail - Educational Signage - Bike Rack - Trash - Receptacles	Beach Access
Gulf Blvd & 120th Ave	- Dune Walk-Over - Bike Rack - Trash Receptacle - Solar Light Fixture - “No Parking” Signage	Beach Access
Gulf Blvd & 121st Ave	- Dune Walk-Over - Bike Rack - Trash Receptacles - Educational Signage - Solar Light Fixture	Beach Access

Gulf Blvd & 122nd Ave	- Dune Walk-Over - Bike Rack - Trash Receptacle - Solar Light Fixture	Beach Access
Gulf Blvd & 123rd Ave	- Dune Walk-Over - Bike Rack - Solar Light Fixture, - Trash Receptacle - "No Parking" Sign	Beach Access
Gulf Blvd & 124th Ave	- 16 Metered Parking - Dune Walk-Over - Bike Rack - Solar Light Fixture - Trash Receptacle	Beach Access
Gulf Blvd & 125th Ave	- Dune Walk-Over - Bike Rack - Solar Light Fixture - Trash Receptacle	Beach Access
Snowy Egret Lot, Gulf Blvd & 126th Ave	- 11 Metered Parking - Dune Walk- Over - Bike Rack - Solar Light Fixture - Trash Receptacle	Beach Access
Gulf Blvd & 127th Ave	- Unmetered Parking - Bike Rack - "No Parking" & "Loading/Unloading Only" Signage - Trash Receptacle	Beach Access
John's Pass at Gulf of Mexico	- Gulf Front Jetty/Walkway - Bench Seating - Fishing Line Receptacles - Protective Railing	Beach Access
Treasure Bay Golf & Tennis Center, 10315 Paradise Blvd	- Waterfront Facility - 9-Hole Par 3 Golf Course with Footgolf, - 8 Clay Tennis Courts - 2 Asphalt Tennis Courts - 1 Sand Volleyball Court - 1 Basketball Court (Regulation Size) - 2 Shuffleboard Courts - ADA Accessible Playground Equipment - Covered Picnic Area - Open Picnic Area with Grill - Clubhouse - Water Views	Community/ Neighborhood Parks

Triangle Park, 2nd St East & 112th Ave	- Playground Equipment - 2 Shuffleboard Courts - Bench Seating - Bike Rack - Pinellas County Schools Covered Bus Stop - Water Fountain - Trash Receptacle - Flag Pole - Fencing - Decorative Signage	Community/ Neighborhood Parks
Heron Lot, Bayshore Dr & 75th Ave	- 14 Metered Parking - Bench Seating - Bike Rack - Trash Receptacles - Wood Signage - Access To Public Nature Boardwalk	Mini-Parks/Bay Access
99th Ave East on Boca Ciega Bay	- None - Sea Wall	Mini-Parks/Bay Access
101st Ave East & Gulf Blvd	- None - Planned Bay Access	Mini-Parks/Bay Access
102nd Ave East & Gulf Blvd	- None - Sea Wall	Mini-Parks/Bay Access
119th Ave East & Lagoon Lane	- Paved Lot, - Saltwater Dock - "Neighborhood Dock" Signage - Landscape - Piling	Mini-Parks/Bay Access
120th Ave East & Lagoon Lane	- Open Lot, Unpaved - Bench Seating - Trash Receptacle - Landscape - Pilings - Seawall	Mini-Parks/Bay Access
121st Ave East & Lagoon Lane	- Open Lot, - Saltwater Dock (Closed to Public) - Seawall	Mini-Parks/Bay Access
122nd Ave East & Lagoon Lane	- Open Lot with Shell - Bench Seating - Improved Landscaping (Trees) - Seawall	Mini-Parks/Bay Access

Rosselli Park, 2nd St East & Capri Circle S	- Paved Parking (Unmetered) - Little League Complex (Field, Dugouts, Scoreboard, Concession Stand, & Covered Spectator Seating) - 2 Asphalt Lighted Tennis Courts W/Backboard - Playground Equipment (Lighted) - 2 Shuffleboard Courts - 1 Basketball Hoop - Gazebo with Picnic Tables - Dog Park - Bike Rack - Water Station - Bathrooms - 4 Picnic Tables - Community Bulletin Board - Trail-Like Sidewalk with Bench Seating - Pinellas County Schools Covered Bus Stop	Community/ Neighborhood Parks
Treasure Island Park & Community Center, 1 Park Place & 106th Ave	- 99 Metered Parking - Community Center Structure - Bike Rack - Fitness Equipment - Paved Fitness Trail - Community Bulletin Board - Bench Seating (Perimeter) - Pavilion With Picnic Tables - Trash Receptacles - decorative signage, “Bucky” statue - bridge memorial - VFW memorial with flagpole, open space - paved trail around the park also connects pedestrians to other existing trails/walkways.	Community/ Neighborhood Parks
Beach Pavilion, 8000 W Gulf Blvd	- Pavilion Structure - 2 Dune Walk- Overs - Covered Playground Equipment - Covered Picnic Tables - Benches - Shower - Bike Rack - Restrooms	Community/ Neighborhood Parks

5. Recreation for Special Population Groups

100th Ave East & Gulf Blvd	- Submerged Boat Ramp - Saltwater Dock with Floating Dock - Educational Bulletin Board - Trash Receptacles	Special-Use Facilities
123rd Ave East & Lagoon Lane	- Submerged Boat Ramp - Saltwater Dock - Dedication Sign (Pennies 4 Pinellas) - Boat Trailer Parking	Special-Use Facilities
Elnor Island	- None - Dedicated Protected Area.	Open/Conservation Areas
McLaughlin Park, 70 Dolphin Dr & Paradise Blvd	- Covered Bench Seating - Trash Receptacles - City Operated Lift Station	Open/Conservation Areas
Paradise Blvd & Island Dr	- Bench Seat	Open/Conservation Areas
Paradise Blvd & Marina Terr	- None	Open/Conservation Areas

Special population groups served by the City of Treasure Island include the physically disabled and members of various age groups. Parking facilities for disabled drivers are provided at municipal parks and facilities, and programs offered by the Parks and Recreation Department are accessible to patrons of all ages and levels of physical ability. Ramps, safety railings, modified restroom facilities, specially equipped playgrounds, beach wheelchairs, and other accommodations allow safe use of the facilities by all. The city installed an ADA beach access mat, the first of its kind in Pinellas County. The Mobi-Mat was installed at Gulf Front Park. It extends approximately 400 FT. towards the Gulf and is 6.5 FT. wide. It provides improved accessibility for those with mobility impairment and for pedestrians and users of strollers and beach carts.

6. Recreation for Visitors

The Florida tourism industry, which draws visitors from all over the United States as well as Canada and Europe, is dependent on the state's favorable climate and abundant natural resources. As a barrier island community, Treasure Island possesses many of the features which draw Florida vacationers: miles of beaches, hotel, motel, and condominium accommodations, dining, nightlife, shopping, popular attractions, and recreational opportunities on both the Gulf of Mexico and Boca Ciega Bay. These same resources attract Pinellas County residents from outside the city, who also contribute an important source of revenue and economic stimulus. When planning for the use of recreational and open space facilities, therefore, the needs of tourists and visitors must be taken into account.

The city encourages tourism through its membership in the Treasure Island and Madeira Beach Chamber of Commerce, and the Tampa Bay Beaches Chamber of Commerce, which prints informational brochures and holds promotional events for a consortium of local beach communities. In addition, the city extends nearly all of its recreational facilities to residents and visitors equally. Beaches, parks, open space areas, and all-ages events are accessible to all.

7. Bicycle Recreation

Treasure Island is a popular destination for the many bicyclists who use Gulf Boulevard as a thoroughfare. On Treasure Island, Gulf Boulevard is equipped with approximately 4.5 miles of dedicated bike lanes and approximately 0.8 miles of shared lane markings, or "sharrows". an FDOT right-of-way, on which the city is unable to designate bike lanes. However, the city has a beautification project planned for this road and has created 1.5 miles of bike lanes along three other rights-of-way, Capri Boulevard, Paradise Boulevard, and 115th Avenue. In addition, plans are being evaluated for an approximately four-mile-long pedestrian and bike trail, which would connect beachfront sidewalk areas with Gulf Boulevard.

To complement these projects, the city promotes safe bicycling in other ways, such as regular maintenance of sidewalks and vehicle lanes which receive bicycle travel. Where feasible, newly constructed or resurfaced roads can also be made "bicycle friendly" by the allocation of surplus space to the sidewalk or outside vehicle lane.

B. Existing Open Space

For the purposes of this plan, open space will be defined as undeveloped lands that are suitable for passive recreation or conservation uses, and which are available to the public for free or for a small fee. In addition to providing recreational opportunities, open space enhances community design by allowing trees and plants to grow, providing buffering between conflicting land uses, protecting homeowner privacy, and preserving views of the Gulf and Bay. Existing open spaces in Treasure Island were inventoried and classified according to function: passive recreation, conservation, or corridor open space.

1. Recreation Open Space

The primary role of passive recreational lands is to provide resource-based recreation. This classification overlaps the park designation and includes parks that were established for the protection of historic and/or natural resources or aesthetic beauty. There are approximately 24 acres of recreation open space in the city. The *Map PROS-1 Public and Recreational Facilities* shows the location and extent of passive recreation open space. In addition, all of the beach acreage considered conservation open space is open to the public for recreation.

2. Conservation Open Space

Conservation Open Space areas include any undeveloped land that is accessible by the public (Environmental Protection Agency, n.d.). These areas may include lakes, rivers, wetlands, floodplains. Conservation areas are protected from development and certain uses, and often contain important or sensitive natural environments. There are 136 acres of conservation and open space in the city, which consists of approximately 14 acres on Elnor Island and 115.5 acres of public beach seaward of the Coastal Construction Control Line.

3. Corridor Open Space

Corridor open spaces are areas through which people travel but which are also designed for aesthetic enjoyment and leisure. These corridors can provide a linkage between recreational facilities and residential or commercial areas. Examples of corridor open space in Treasure Island include the rights-of-way along Gulf Boulevard and the public beach access points.

C. Natural Reservations

Natural reservations as those areas designated for conservation purposes, and operated by federal, state, regional, or local government or non-profit agencies. These areas include national and state parks, and lands purchased under the Save Our Coast, Conservation and Recreation Lands, Save Our Rivers, or similar programs. Also included are sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, National Seashores, and Outstanding Florida Waters. Boca Ciega Bay is an Outstanding Florida Water, an Aquatic Preserve, and a part of the Tampa Bay National Estuary Program.

1. Outstanding Florida Waters

The Outstanding Florida Waters (OFW) program is administered by the Department of Environmental Protection. With an OFW designation, the Department cannot issue permits that would allow direct or indirect pollutant discharges which would lower existing water quality. Additionally, permits for dredging and filling must meet OFW requirements. Boca Ciega Bay is designated as a Class III Outstanding Florida Water, which can be used for body contact activities such as swimming or water skiing as well as the maintenance of a productive fish and wildlife population.

2. Archaeological Site

The city has one prehistoric archaeological site listed in the *Florida Master Site File*, located in the John's Pass area. However, this site has since been covered by construction and is inaccessible.

3. Tampa Bay National Estuary Program

The Tampa Bay National Estuary Program was created in 1991 under the Clean Water Act. Administered by the U.S. Environmental Protection Agency (EPA) with local support from the Tampa Bay Regional Planning Council, the program's purpose is "to assist the community in developing a comprehensive plan to restore and protect Tampa Bay." Participating local governments must abide by the program's *Comprehensive Conservation and Management Plan*, which has set goals of reducing pollutants and restoring native vegetation. As a part of the larger Tampa Bay estuary, Boca Ciega Bay is also protected by this program.

4. Boca Ciega Bay Aquatic Preserve

The Boca Ciega Bay Aquatic Preserve was established under the provisions of Section 258.396, F.S. Designed to protect water quality and marine life, the program prohibits dredging and spoiling activities in the Bay unless they are approved by the Pinellas County Water Navigation Control Authority. Construction of seawalls is also prohibited waterward of the mean high water line.

III. EXISTING AND PROJECTED NEEDS

Most recreational facilities in Treasure Island are focused on the Gulf of Mexico, which draws a large number of residents as well as many local visitors and tourists. It is of the utmost importance to keep these facilities adequately maintained. The analysis shows that the city has adequate recreational facilities to meet the needs of the community.

The city will continue to obtain citizen input into its recreational planning process, and standards to reflect community interest.

FUTURE LAND USE ~~ELEMENT~~

~~The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.~~

~~Rule 9J-5.006, Florida Administrative Code~~

~~I. INTRODUCTION~~

~~In the last twenty years, the population of Florida has almost doubled. This dramatic population growth has placed tremendous pressure on the infrastructure of most cities and counties. Roads have become crowded, natural resources have been threatened, and water and sewer facilities have required increased capacity to keep up with demand. To address these problems, the State of Florida has adopted several growth management policies requiring local governments to establish comprehensive planning programs designed to control and guide future development.~~

~~In 1975, the Florida Legislature adopted the *Local Government Comprehensive Planning Act.* With passage of this act, local governments were expected to begin the growth management process and systematically plan for the needs of future residents. The 1975 legislation strengthened local governments' ability to establish and implement comprehensive planning programs. The Florida Legislature required each local government to document these programs in a comprehensive plan. Once adopted by a local government, all future public and private development was required to be consistent with the adopted plan.~~

~~In 1985, the Florida Legislature reinforced the *Local Government Comprehensive Planning Act* with the adoption of the *Growth Management Act*. To ensure that local governments adhered to the previous requirements set forth in 1975, the Legislature designated the state as the overseer of the process. All comprehensive plans are now required to follow rules established by the Florida Department of Community Affairs and are subject to a compliance review by that department. This element of the comprehensive plan provides the framework of growth management in the City of Treasure Island.~~

~~In May, 1955, the towns of Boca Ciega, Sunset, and Sunshine Beach and the City of Treasure Island, all located on the same land mass, merged to become one local government, the City of Treasure Island. The merger resulted in a population increase from 75 to 6,316 residents.~~

~~Treasure Island is located on a barrier island on the western coast of Pinellas County. Being a barrier island community, the municipality is surrounded by obstacles to territorial expansion. The city is bordered to the north by John's Pass Village and the City of Madeira Beach; on the south by Blind Pass and the City of St. Pete Beach; on the east by Boca Ciega Bay and the City of St. Petersburg; and on the west by the Gulf of Mexico. As a nearly built-out community, Treasure Island has less opportunity for short-range benefit from land use planning than does a younger, growing suburb or municipality. Effective land use planning has its greatest importance in shaping redevelopment and protecting valuable natural resources. Without judicious planning and enforceable constraints, urbanization and development will continue to place excessive stresses on the natural and man-made elements of the city's environment.~~

To create a comprehensive plan that reflects the needs of the city, the social characteristics that define the community must be considered. Using information obtained from the 1980 and 1990 U.S. Census, the following section lists several socio-economic facts regarding Treasure Island. A more detailed comparison between the city's socio-economic characteristics and those of Pinellas County and the State of Florida can be found in Appendix A.

- The population increased during the 1980s to total 7,266 in 1990. Thirty-five percent of the population was between the ages of 15 and 44, as compared to 31.8 percent in 1980. The under 15 age group continued to be the smallest (6 percent) as it was in previous years. Residents age 45 and over increased by 9 percent in the 1980s to total 4,279 in 1990. The population in 1990 was composed of 52 percent female and 48 percent male. The median age increased from 50.8 in 1970 to 52.5 in 1980, but returned to 50.8 in 1990. In 1990, the city remained predominantly white (99 percent).
- The city had a higher percentage of residents over the age of 25 with a high school diploma (85.5 percent) or four or more years of college (27 percent) than the county (78.1 percent and 18.5 percent respectively).
- In 1980, 83 percent of the city's population was born out-of-state and increased to 86 percent by 1990.
- In 1980, 52.3 percent of the number of households earned between $10,000 and $34,999 annually, but this number had decreased to 30 percent by 1990. Forty-seven percent of the population earns $35,000 or more per year. It is important to note that in 1980, 29.1 percent earned less than $9,999 annually, but that statistic was reduced to 14 percent by 1990.
- In 1990, Treasure Island had a per capita income of $26,856, and the median income of $32,051 was greater then that of the county ($26,296) or state ($27,483).
- In 1990, the city had a lower percentage of persons living below the poverty level (4.6 percent) than either the county (6.2 percent) or state (9.1 percent).

II. EXISTING LAND USES

Excluding public rights-of way, Treasure Island encompasses 744 upland acres, as shown in Table 1. The majority of the city is dominated by residential uses, primarily single-family homes. Large- scale multifamily development and commercial uses are found primarily along Gulf Boulevard. These uses, as well as the other types of land use classifications located within the city, are described in the following section. There are no industrial or agricultural uses.

As required by Rule 9J-5.006(1)(a), F.A.C., a map of existing land uses was prepared for Treasure Island by the Pinellas County Property Appraiser's Office (PAO), in cooperation with the Pinellas Planning Council. The basis for *Map LU-2: Existing Land Use Map* is the property use/land type codes used by the PAO, grouped according to the existing land use categories identified in Rule 9J-5.006(1)(a), F.A.C. The information contained on the map is from the most current computer records maintained by the county, supplemented by field inspections. The color code for the map is located in Appendix B.

Table 1
Existing Land Use Acreage, 1996*

Land Use	Acreage	% of
Single-Family	303 acres	41%
Duplex-Triplex/Multifamily	171 acres	23%
Commercial-Office	86 acres	12%
Vacant	15 acres	2%
Public/Semi-Public	10 acres	1%
Recreation/Open Space	33 acres	4%
Conservation/Preservatio	126 acres	17%
Total	**744 acres**	**100%**

* Excludes right-of-way acreage
Source: Pinellas County Property Appraiser's Office, 1996

A. Residential Land Use

The character of the city is residential. Single-family detached housing constitutes the predominant residential type by acreage while multifamily residences are the most predominant residential type by number. Of the 744 acres that comprise the upland portion of the city (excluding rights-of-way), 474 acres or 64 percent are devoted to residential land uses. Single-family homes account for 303 acres while duplex and multifamily units account for 171 acres. As reported by the U.S. Census, Treasure Island contained 5,525 housing units in 1990. Single-family homes accounted for 38 percent, while multifamily homes comprised 62 percent. The existing residential uses in the Treasure Island are concentrated in the following six distinct neighborhoods:

Sunshine Beach (Coney Island): This is an older section of the city located at the northern end of the island adjacent to John's Pass. The area contains a mixture of land uses. The area west of Gulf Boulevard has undergone some redevelopment, with older single-family detached houses, duplex dwellings, and small "mom and pop" motels replaced by multifamily developments and commercial tourist accommodations developed at upwards of 52 dwelling units per acre. Only isolated single-family detached and duplex dwelling units can still be found here. East of Gulf Boulevard is a mixture of single-family detached, duplex, and multifamily dwellings, and commercial tourist accommodations which developed at upwards of 32 dwelling units per acre, the latter located primarily along Gulf Boulevard.

Isle of Capri: This is an exclusively residential area. The eastern portion is an established single- family area with only two vacant lots remaining for development. The western portion is primarily a multifamily area.

Isle of Palms: This area is developed with residential uses and the character of the entire neighborhood is well established. As with Isle of Capri, two distinct development areas exist here. The eastern portion is totally developed in single-family residential uses on finger canals. The western portion is developed with a mixture of single-family, duplex, and multifamily dwellings.

Central Gulf Area: Although this area represents the commercial and tourist center of the city, there are several areas of multifamily residential development located south of the Treasure Island Causeway and east of Gulf Boulevard adjacent to Boca Ciega Bay. The area south of 103rd Avenue to the Blind Pass Bridge contains a mixture of residential types, tourist accommodations, and commercial uses of a varying nature. This southern portion, has, because of its age and density, been subject to recent redevelopment. This redevelopment has been of a commercial nature along Gulf Boulevard and residential in other areas.

Paradise Island: This area is similar to both Isle of Capri and the Isle of Palms, in that it contains two distinct residential areas. The area adjacent to the Treasure Island Causeway contains multifamily development with a few single-family detached dwellings scattered along the Causeway. South of this area are finger fills developed with single-family residential houses. This area also contains public/semi-public and recreation/open space uses.

Sunset Beach: Sunset Beach can be characterized as representing the old Florida beach community. Here can be found undersized lots, beach bungalows, single-family detached houses, duplexes, and multifamily dwellings, containing a mixture of old and new development, interspersed with commercial retail and tourist accommodation establishments. Small lot sizes and intense development have resulted in medium to high density development in most of Sunset Beach. Within Treasure Island, Sunset Beach contains the most significant land use conflicts and redevelopment pressures. These conflicts, found between 97th Avenue and Blind Pass, are the result of the unique character of the area. Because of the age and condition of the existing structures and the small size of residential lots, the trend in this area has been toward wholesale redevelopment, rather than revitalization of the existing land uses.

B. Commercial Land Use

Eighty-six acres, or 12 percent of the city, have a commercial land use designation. As a tourist-oriented community, most commercial activity within Treasure Island is geared towards providing services to visitors. The majority of commercial tourist facilities can be found along Gulf Boulevard, from Blind Pass to John's Pass. The more intense commercial tourist development has taken place west of Gulf Boulevard. Moderate commercial tourist development has been concentrated east of Gulf Boulevard.

The primary commercial "downtown" for the city can be found around the intersection of the Treasure Island Causeway and Gulf Boulevard. Most of the commercial establishments found in this area are aimed at satisfying the needs of the tourist economy. The largest non-tourist commercial center is a strip shopping center located at Gulf Boulevard and 107th Avenue. A small neighborhood commercial area can be found on Gulf Boulevard near the Blind Pass Bridge. The most intense commercial center in the city is a small area located east of Gulf Boulevard at John's Pass which contains a marina, restaurant, and seafood packing plant.

C. Public/Semi-Public Land Use

Ten acres, or one percent of the land area, have been identified as containing public or semi-public uses. The majority of this land is devoted to City Hall, the Public Works Complex, a church, and a fraternal club.

D. Recreation/Open Space Land Use

Treasure Island has designated 33 acres of land as recreation/open space, accounting for 4 percent of all upland area, excluding rights-of-way. The largest facilities include: the Treasure Island Golf, Tennis, and Recreation Center; Treasure Island Park and Community Center; Roselli Park; seven mini-parks; a municipal marina; John's Pass Bridge Catwalk; Treasure Island Beach Facility; and 28 beach access points and parking facilities. In addition to these facilities, Pinellas County and the City of St. Petersburg maintain two recreation areas along Gulf Boulevard, totaling 3.97 acres.

E. Conservation Land Use

As a result of extensive urbanization, much of the natural vegetation on the island has been replaced by ornamental vegetation. Consequently, the natural habitat for avian and terrestrial species has been destroyed. Only scattered, isolated areas of marine vegetation can be found on the upland areas of the community. Due to their small size and location on private property, no attempt was made at calculating their acreage.

The most significant undisturbed habitat is found on two mangrove islands located north of Isle of Capri in Boca Ciega Bay, between the cities of Treasure Island and Madeira Beach. These islands, Elnor Island and Bird Key, total 10.5 acres and represent 1.41 percent of city land area. The islands are owned by the city, and are being preserved due to the ecological assets afforded by such natural systems.

Finally, the largest conservation/preservation areas within Treasure Island are the approximately 115.5 acres of public beaches lining the Gulf of Mexico. These beaches provide passive recreation for thousands of residents, seasonal visitors, and tourists each year, and are a significant economic asset to the city.

F. Vacant/Undeveloped Land

Only fifteen acres of vacant/undeveloped land remain in Treasure Island, accounting for two percent of the total land area. Approximately 6.3 acres are designated as residential, 6.6 acres as mixed use, 1.8 acres as commercial, and 0.18 acres as preservation (see Section VI.).

G. Historic Resources

The Florida Department of State has indicated that a prehistoric archaeological site is listed in the *Florida Master Site File* as being within Treasure Island. As described by the Department, "The site is 8PI4 (John's Pass Mound) which is listed as a Safety Harbor period burial mound now covered with fill." The site is located in a cul-de-sac at the south end of 6th Street East on Isle of Capri.

III. NATURAL RESOURCES

According to Rule 9J-5.006(b), F.A.C., land use maps must illustrate any natural resources that are located within Treasure Island. The following section lists each required natural resource, describes the status and importance of each feature, and identifies on which map the resource is illustrated.

Beginning around 1920, dredge-and-fill development began to permanently alter the coastline of Pinellas County, in order to provide additional waterfront land for commercial and residential real estate. Approximately 25 percent of Boca Ciega Bay has been filled in this manner.

The city is comprised primarily of Made Land soil, and only scattered, isolated remanent marine wetland systems remain in the community. A number of mangroves have reestablished themselves in the rubble and rip-rap fronting the seawalls along Boca Ciega Bay. The urbanized character of the community has displaced most of the indigenous species of wildlife through either direct habitat destruction or ecosystem alteration. The only true natural areas remaining in the city are Elnor Island and Bird Key, which are protected by way of the *Future Land Use Map* (Map LU-4). On other vacant parcels available for future uses, development will occur in accordance with designated uses and in areas which are already ecologically disturbed. Therefore, it is anticipated that future uses will not adversely impact natural resources.

A. Existing and Planned Public Potable Water Wells and Wellhead Protection Areas

Because of the proximity of large bodies of salt water, fresh water storage in the deep aquifer is relatively insignificant in this area. Some shallow wells may supply water for secondary purposes such as irrigation. The sources of potable water for the city are located in northeast Pinellas County, Pasco County, and Hillsborough County. Tampa Bay Water and the Southwest Florida Water Management District have determined the area around Treasure Island has very low to no recharge to the Floridian Aquifer, and therefore no wellhead protection areas are located within the city's jurisdictional boundaries.

B. Beaches and Shores

Treasure Island is a long, narrow, low island, bounded on the north by John's Pass and on the south by Blind Pass, which is about 3.5 miles in length and averages 1,500 feet in width. Natural elevations along the island are generally below eight feet. As a result of several renourishment projects conducted by the Army Corps of Engineers, and the installation of protective structures such as seawalls, Treasure Island and other areas of the Sand Key barrier island have remained relatively intact against erosion.

Boca Ciega Bay lies adjacent to the city on the east. The shoreline is quite extensive due to the number of fill areas and inlets lining the Bay. Generally, the properties abutting Boca Ciega Bay have a residential land use designation and are separated from the water by concrete seawalls.

C. Topography

The city is located on the Treasure Island barrier island, which runs from John's Pass to Blind Pass. Being located on a barrier island, the city falls entirely within the 100-year floodplain and within the Coastal High Hazard Area, as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*. Areas within these designations are typically subject to hurricane flood surge. The elevation of the city varies between sea level and 7.5 feet above mean sea level. At the southern end of the city is an area with an average elevation of 5.5 feet, which frequently experiences flooding during heavy storms and rains. In addition, Flood Insurance Rate Maps have identified a hurricane velocity zone along the west side of Gulf Boulevard. The base flood elevation for the 100-year flood zone was determined to be 12 feet, while the velocity zone was 16 feet. In accordance with the National Flood Insurance Program, all new construction is required to meet minimum floor elevations above the base flood level.

D. Wetlands

No expansive wetlands are located within the upland portions of Treasure Island and only scattered, isolated pockets are found on properties that line Boca Ciega Bay. Two islands in the Bay comprise the ten acres of wetland area listed in Table 8. These islands are described in the *Coastal Management and Conservation Element*, and are illustrated on *Map CM-1: Vegetative Cover and Marine Resources*.

E. Soils

As shown on *Map LU-3: Soils Associations*, the United States Soil Conservation Service (SCS) has identified the Made Land - Palm Beach as the primary soil type found within Treasure Island. Typically, this association is characterized by nearly level land extensively altered by man created through diking, dredging, and transporting of fill material. The association is found mostly on keys and in coastal areas, and lacks any surface drainage pattern.

Table 2 identifies all five of the individual soil types within the Made Land-Palm Beach Association that are found in the city. With the exception of coastal beach, these soil types generally do not present a significant limitation on future development and the use of vacant land.

Table 2
Soil Types

Type	Characteristics	Location	Ability to support low buildings*
Coastal beach	· Consists of narrow strips of tidewashed sand bordering islands and parts of the mainland · Areas are covered during storms and daily at high tide.	Along 50 feet of coastline	Severe

	· Beaches range from a few feet to 500 feet in width · Long stretches without vegetation, but sparse salt-tolerant grasses and other plants grow in places. Depth to the water table varies with the tide · Sand is light gray to white and consists of fine quartz particles		
Made land	· Consists of mixed sand, clay, hard rock, shells, and shell fragments that have been transported, reworked, and leveled by earth-moving equipment or of material that has been dredged from the bay and used to fill diked areas	Most vacant land within the city	Varies with soil composition
Palm beach	· Consists nearly level, well-drained shelly sands that have undergone little or no weathering		Slight limitations
St. Lucie, fine sand, shell sub-stratum	· Nearly level soil on low ridges on barrier islands in the western part of the county · Water table at a depth of 40 to 60 inches for six months or more in most years. Within 40 inches for less than 60 days	Much of the vacant land within the city	Varies with soil composition
Tidal swamp	· Water is several inches deep at low tide and one or two feet deep at high tide · Has a thick growth of mangrove trees and a few small patches of salt-tolerant plants. Subject to wave action.	Elnor Island and Bird Key	Very severe limitations

Source: United States Soil Conservation Service (SCS), 1972

* The SCS classifies the ability of a soil type to support the development of foundations of low buildings as follows:

Slight: Limitations are so minor that they can be overcome easily. The soil properties generally are favorable for the specified use, and good performance and low maintenance cost can be expected.

Moderate: Limitations can be overcome by careful planning and design or by special maintenance. The soil properties are moderately favorable for the specified use.

Severe: Limitations are difficult and costly to over-come. They require major soil reclamation, special design, or intensive maintenance because the soils have one or more properties unfavorable for the specified use.

IV. PROJECTED POPULATION

Treasure Island is virtually built-out, with only small parcels of vacant residential land currently available. As such, population projections will remain fairly consistent with the size of the

existing population. Additionally, due to the numerous seasonal residents Treasure Island continues to attract, seasonal projections will be forecasted in the following analysis.

"The success of local government comprehensive planning depends to a great extent on the accuracy of population estimates and projections. The rate of population growth within a community will determine future requirements for housing, transportation, recreation, schools, and other public and private facilities. Local planning agencies, therefore, should attempt to forecast as accurately as possible their projected growth by using the most appropriate techniques and methodologies and by applying their best professional judgement to the analysis of prevailing local conditions."

Department of Community Affairs

Resident Population (otherwise referred to as the permanent population) - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

A. Historical Population Trends

The May, 1955, merger between the towns of Boca Ciega, Sunset, and Sunshine Beach and the city of Treasure Island brought the combined city population from 75 residents to over 3,500. The city experienced rapid growth through the 1960s, which tapered of at the end of the decade. Once again, the city experienced a moderate increase in population during the 1980s, with the completion of several multifamily developments located on the last large vacant sites within the community.

Table 3
Permanent Population Trends, 1950-1990

Year	Population	% Change
1950	75	--
1960	3,506	4,574.7%
1970	6,120	74.6%
1980	6,316	3.2%
1990	7,266	15.0%

Source: U.S. Bureau of the Census, 1950, 1960, 1970, 1980, and 1990

B. 1995 Population Estimates

The 1995 permanent population estimate was obtained from two sources: the Bureau of Economic and Business Research (BEBR) at the University of Florida and the Pinellas County

Planning Department. Historically, these population estimates have differed due to the varying population estimation techniques used by the two agencies. All seasonal population data, including tourist figures, were obtained from the *Pinellas County Population Projections, 1995-2030* report completed by the Pinellas County Planning Department.

1. 1995 Permanent Population

The resident population consists of those people living within the city who consider Treasure Island their usual place of residence. According to U.S. Census data, the permanent population was 7,266 in 1990. This number represents an increase of 950 residents, or fifteen percent, from the 1980 count. BEBR was consulted to obtain population estimates from 1991 to 1995. As shown in Table 4, the population has remained relatively stable. According to BEBR, the permanent population was estimated at 7,357 residents in 1995. Included in Table 4 is the 1995 population estimate created by the Pinellas County Planning Department. Comparatively, the two agencies' 1995 estimation differs by only three persons.

Table 4
Permanent Population Estimates, 1990-1995

Year	Population	% Change
1990	7,266*	--
1991	7,313**	0.64%
1992	7,311**	-0.02%
1993	7,327**	0.22%
1994	7,348**	0.28%
1995	7,357**	0.12%
	7,355†	--

* 1990 U.S. Census
** Estimated by the Bureau of Economic and Business Research, Univ. of Florida
† Estimated by the Pinellas County Planning Department

2. 1995 Seasonal Population

According to Rule 9J-5, F.A.C., the seasonal population includes tourists and other short-term and long-term visitors. As noted in *Pinellas County Population Projections, 1995-2030*, the number of seasonal residents living in permanent housing (excluding tourists) was based on data obtained from the U.S. Bureau of the Census. Pinellas County's tourist data was supplied by the St. Petersburg/Clearwater Area Convention and Visitors Bureau. According to the Pinellas County Planning Department, the 1995 seasonal population living in permanent housing totaled 1,489 persons, while tourists accounted for an additional 4,210 persons.

3. 1995 Total Population

Table 5 combines the estimated permanent population and seasonal population.

Table 5
Total Population, 1995

		Population
Permanent Population		7,355
Seasonal Population	Seasonal Residents	1,489
	Tourists	4,210
Total Population		**13,054**

Source:
Pinellas County Planning Department, 1995

C. Population Projections

Population projection data was obtained from *Pinellas County Population Projections, 1995-2030* report prepared by the Pinellas County Planning Department. In accordance with Rule 9J-5.005(4), F.A.C., two planning time frames are included in the population analysis, "one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period." In accordance with these requirements, the planning time frames of 2005 and 2010 were selected.

1. Permanent Population Projection

After reviewing several possible projection methods, the Pinellas County Planning Department (1995) determined that "the Double Exponential Projection Model (DEPM) would best reflect the circumstances and conditions which apply to Pinellas County." This model provides for a deceleration of the rate of growth toward a given population time and ultimate level of build-out, based on the *Countywide Future Land Use Plan*. To operate the model, a beginning point, an intermediate point, and a final maximum level or value must be known. Population counts from the 1980 and 1990 U.S. Census were used to determine the beginning and intermediate data points. The maximum level was based on the amount of vacant land available and the maximum number of units that could be constructed according to the *Countywide Future Land Use Map*.

Treasure Island is a virtually built-out community, with only 13 acres of available vacant land with a residential or mixed use land use designation. As such, Pinellas County has forecasted the population to grow less than one percent between 1995 and 2000. Thereafter, only a handful of new residents are expected to relocate into the city, as shown in Table 6.

Table 6

Permanent Population Projections

Year	Population	% Change
1995	7,355	--
2000	7,404	0.66%
2005	7,432	0.37%
2010	7,448	0.21%
2015	7,457	0.12%
2020	7,463	0.08%
2025	7,466	0.04%
2030	7,467	0.02%

Source: Pinellas County Planning Department, 1995

2. Seasonal Population Projection

Obtaining seasonal population data remains the most difficult aspect of projecting future populations. As noted by DCA (1985), "much of the difficulty lies in the lack of statistical data, by county, relating to seasonal inhabitants....Therefore, the Department will allow more latitude in judging the acceptability of whatever methodology is chosen for estimating and projecting seasonal populations."

Pinellas County also used the DEPM methodology to calculate the projected number of seasonal residents. The methodology involved calculating the number of dwelling units used seasonally and determining the average number of persons per seasonal unit for each planning horizon. First, the 1990 census was consulted to determine the number of seasonal units located within the city. Dwellings where census questionnaire respondents indicated a "usual home elsewhere" were labeled as seasonal units. From the 1990 data, the ratio of seasonal housing units to total housing units was calculated. This ratio was then applied to the total number of expected housing units for all planning time frames, as forecasted by the DEPM. Secondly, a "persons per seasonal unit rate" was applied to convert the projected number of seasonal units into the projected number of seasonal residents. Because the census does not include data on the average number of persons per seasonal unit, the county developed a countywide person per seasonal unit factor. Based on survey results, the county concluded the ratio of 1.79 persons per seasonal unit best characterized the seasonal housing size in Pinellas County. Therefore, the projected number of seasonal residents totaled the number of seasonal units in 2005 and 2010 multiplied by 1.79 persons per seasonal unit. Using this methodology, the seasonal population is expected to remain stable at approximately 1,500 persons between 1995 and 2010 (see Table 7).

Tourist data was supplied by the St. Petersburg/Clearwater Area Convention and Visitors Bureau. It was assumed that the number of hotel, motel, and timeshare units would remain constant throughout the planning time frames, and that the number of visitors using these facilities would remain similar to current counts. However, because the

number of dwelling units occupied by permanent residents is expected to increase, it was assumed that the number of visitors staying with friends or relatives would increase at a corresponding rate. In 1995, the number of tourists visiting Treasure Island was estimated at 4,210 persons, one of the highest rates in Pinellas County. The size of this population is expected to remain virtually unchanged during the next 35 years.

Table 7
Permanent and Seasonal Population Estimates and Projections, 1995-2030

Year	Permanent Population	Seasonal Population		Total Population
		Permanent Housing	Tourist	
1990*	7,266	1,471	---	8,737
1995	7,355	1,489	4,210	13,054
2000	7,404	1,497	4,212	13,114
2005	7,432	1,503	4,214	13,149
2010	7,448	1,506	4,215	13,169
2015	7,457	1,508	4,216	13,181
2020	7,463	1,508	4,216	13,187
2025	7,466	1,510	4,216	13,191
2030	7,467	1,510	4,216	13,193

* U.S. Bureau of the Census, 1990. Tourist figures were unavailable for this year.
Source: Pinellas County Planning Department, 1995

V. PUBLIC FACILITY AND SERVICE ANALYSIS

As outlined in Chapter 163, F.S., adequate public facilities and services must be in place to serve new development concurrent with the impacts of development. In 1993, the *Environmental Land Management Study III Act* revamped concurrency requirements for the State of Florida. The Act mandated that specific facilities and services are subject to concurrency requirements, including transportation, sanitary sewer, potable water, solid waste, and stormwater management. However, before providing public facilities and services for new development, a city must prove that these mechanisms are available for existing land uses. The following section addresses the availability of facilities and services within Treasure Island.

A. Traffic Circulation

There are three minor arterial facilities which serve Treasure Island, including state-controlled Gulf Boulevard and Blind Pass Bridge, and locally-controlled Treasure Island Causeway. In addition, major local roads include West Gulf Boulevard, Capri Boulevard, Paradise Boulevard, 115th Avenue, and Bayshore Drive. In 1995, all roadway segments were operating at the level-

of-service standard (LOS) "D" or better, with the exception of the Blind Pass Bridge, which was operating at LOS "F." This bridge recently underwent reconstruction from a two-lane undivided to a four-lane divided facility. It is anticipated that with the improvements resulting from the reconstruction, Blind Pass Bridge will operate at or better than the LOS "D" standard.

B. Sanitary Sewer

The City of Treasure Island owns and maintains 25 miles of sanitary sewer lines and 11 lift stations located within its municipal boundaries. There are no septic tanks in Treasure Island. All sewage is treated at the Northwest Wastewater Reclamation Facility, which is owned and operated by the City of St. Petersburg Utilities Department. Currently, the Northwest Facility serves 84,725 people, is operating at an average of 64.5 percent of capacity, and maintains a level of service of 152 gallons per capita a day (gpcd). Based on these data, the plant is operating at an acceptable level of service and the facility continues to serve the demand of existing land uses.

C. Solid Waste

The City of Treasure Island collects all refuse generated within its boundaries, with the exception of items left to be recycled. All solid waste is sent to the Pinellas County Refuse-to-Energy Plant, the Bridgeway Acres Sanitary Landfill, or is recycled. According to city collection figures, Treasure Island produced 8,869 tons of solid waste in Fiscal Year 1994/95. Of this amount, 10 percent was recycled and 90 percent was delivered to the Refuse-to-Energy Plant and landfill. With a total population of 13,054, the city generates an estimated 3.72 pound per capita a day (ppcd) of solid waste, with 3.3 ppcd sent to the incinerator or buried in the landfill. Due to the high proportion of seasonal residents included within these estimations, the average generation rate is approximately 50 percent lower than the countywide average. For the last six-year period, the Refuse-to-Energy Plant has been incinerating solid waste at 71 percent of capacity, and the landfill is not expected to reach capacity until 2025. Based on these data, the plant and landfill are operating at an acceptable level of service, and the facilities continue to serve the demands of existing land uses.

D. Storm-water Management

As part of the Pinellas County barrier island system, Treasure Island is subject to the effects of heavy rains, storm surges, and high tides. Currently, the city requires that stormwater management systems be designed to accommodate a 25-year, 24-hour storm event. Until recently, the city has relied heavily on new development and redevelopment to improve existing conditions. Realizing the difficulty in adhering to these requirements and continued flooding problems, the city commissioned Tampa Bay Engineering, Inc. to develop the 1996 *Treasure Island Master Drainage Plan*. The plan brought forth several recommendations to improve the storm-water management system and recommended a series of modifications to existing design requirements. For a further discussion of the storm-water management system, see the *Infrastructure Element*.

E. Potable Water

Pinellas County Utilities System (PCUS) provides potable water to Treasure Island residents and maintains the water distribution system up to individual property lines. Property owners are responsible for lines located on their land. Currently serving 62 percent of the county's population, the PCUS estimates current potable water demand at 125 gallons per capita a day

(gpcd). In 1995, Pinellas County recorded the average daily water demand at 78.9 mgd. Operating at 86 percent of average daily capacity, the PCUS adequately serves existing land uses within the service area with potable water.

F. Natural Groundwater Aquifer Recharge

As explained in the *Infrastructure Element*, the land beneath coastal communities and adjacent mainland areas in southern Pinellas County yields groundwater that is highly mineralized and saline. Therefore, in the area surrounding Treasure Island, groundwater recharge rates are negligible and have very low to no effect on the Floridan Aquifer.

VI. VACANT LAND ANALYSIS

As shown on *Map LU-1: Existing Land Use Map*, Treasure Island offers little area for future growth. Of the 744 developable acres, only 15 acres or 2 percent is vacant/undeveloped. Table 8 lists the number of vacant acres available in the various land use categories. As required by Rule 9J-5, F.A.C., these remaining vacant parcels have been analyzed to determine suitability for development. The analysis indicates that the vacant land exhibits the same natural resources, soils, topography, and historic resources as the remainder of the city.

Table 8
Vacant Land by Future Land Use, 1996

Future Land Use Category	Acreage
Residential Urban	1.13
Residential Medium	5.22
Resort Facilities Medium	2.26
Resort Facilities High	4.43
Commercial General	1.80
Preservation	0.18
Total	**15.02**

Source: Pinellas County Property Appraiser, 1996

VII. LAND NEEDED TO SUPPORT PROJECTED POPULATION

A. Land Required for Total Housing Need

To accommodate the expected amount of future residents, the city must ensure that land is available for future development. The permanent population in 2005 is estimated to be 7,432. According to the Shimberg Center for Affordable Housing, 4,766 units will be needed to accommodate this population, requiring an increase of 280 units from the 1995 inventory. By the year 2010 an additional 70 units will be needed, resulting in a total of 350 units needed within 15 years.

As shown in Table 8, approximately 7.8 acres are available for development within the vacant residential land use categories. In accounting for the development potential associated with these remaining vacant parcels, a maximum of 192 units could be developed based on the allowable density as illustrated on *Map LU-4: Future Land Use Map*. Although such factors as environmental constraints, infrastructure limitations, or changes to land development regulations were not taken into account, this total represents a reasonable approximation of the maximum number of units that can be constructed within the current boundaries of the city.

When developing housing need projections for the years 2005 and 2010, the Shimberg Center for Affordable Housing based their calculations on Treasure Island population projections developed by the Pinellas County Planning Department. In reviewing these projections, the city's permanent population is expected to increase by 77 residents by 2005, and another 16 residents by 2010. Assuming that the expected number of persons per household will remain relatively stable during these planning time frames (2005 and 2010), the city expects the need for additional housing to occur at the same rate as the increase in population. Furthermore, future demand should reflect recent housing construction activity, which was recorded at less than 8 units annually between 1990-1995.

However, the Shimberg Center has forecasted a need for an additional 350 units by 2010, over 250 units more than the city anticipates needing by the year 2010. The city has contacted the Shimberg Center and informed them of the difference. The Shimberg Center has recognized that there are shortcomings in the methodology and is currently trying to remedy discrepancies. Therefore, this element recognizes that the results of the research noted above must be refined in order to truly evaluate Treasure Island's future housing need.

VIII. REDEVELOPMENT

Redevelopment has been taking place on a limited, parcel-by-parcel basis throughout the city, with the heaviest concentration occurring in the Sunset Beach area. Although in the past, local officials had expressed some interest in revitalizing the primary retail-commercial area depicted on *Map B-1: Central Business District*, no actions or recommendations had been taken to stimulate such revitalization. However, as indicated by the adoption of Resolution 97-102, endorsing a "visioning process", designating facilitators for the project, and appointing a steering committee to begin the process, city officials have now taken a proactive position in the revitalization/redevelopment of key areas in the city.

In 2000, the Downtown Central Business District was designated as a Community Development Block Grant (CDBG) area, and the City was the recipient of a $300,000 matching CDBG federal grant for streetscape and pedestrian improvements. A number of businesses also participated in the CDBG building facade grant program.
In 2005, the City of Treasure Island initiated the development of a Downtown Redevelopment Plan, which was adopted in November 2006. During the same time period the Pinellas Planning Council (PPC) adopted new rule changes that require all municipalities to develop a Special Area Plan (SAP) for those areas in which they wish to promote redevelopment. Thus, the City began to initiate the development of a Downtown Special Area Plan upon approval of those changes with the Countywide Plan Rules. This document culminated into the development and

future implementation of a Special Area Plan, which reflects the City's vision for the downtown core.

The purpose of the Downtown Special Area Plan is to bring about and encourage mixed use redevelopment within the downtown core and make this area more compatible to the wishes of the community. Currently, the existing Commercial General Land Use category does not provide the opportunity to promote mixed use development. The amendment of the Future Land Use Element (FLUE) text to include the Planned Redevelopment-Mixed Use (PR-MU) as a land use category will provide support for the designation of the Treasure Island Downtown Core as PR-MU on the Future Land Use Map (FLUM).

Under Pinellas Countywide Plan Rules, Section 2.3.3.8., the purpose of the Planned Redevelopment-Mixed Use Land Use Category " *to depict those areas of the county that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complementary. This category should facilitate infill and redevelopment of these areas to create a desirable mix of nonresidential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities."*

The City intends to adopt new land development regulations to implement the Downtown Special Area Plan by designating a Planned Redevelopment-Mixed Use Land Use Category. The new regulations will establish two subcategories under the PR-MU, as Planned Redevelopment Mixed Use-Core (PR-MU-Core) and Planned Redevelopment Mixed Use-Gulf Boulevard (PR-MU-Gulf Boulevard). These regulations will also define the requirements for mixed use development addressing building placement and configuration, building heights and form, ground floor and upper story uses, parking, and conditions addressing design of ground level facades along streets and public spaces.

Treasure Island is currently revising its community vision statement, which is an important initial step to ensure that desired redevelopment activities occur. This visioning effort has included an emphasis on the need to encourage mixed use development in Treasure Island. Manifesting the spirit of the vision statement within the comprehensive plan with objectives and policies is essential to achieving the City's redevelopment goals.

IX. TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights is a land use regulatory tool under which development rights can be severed from one parcel of land and sold to another parcel of land under a market transaction. The Comprehensive Plan provides for establishment of a voluntary Transfer of Development Rights (TDR) program as a tool too implement the goals of a redevelopment plan and/or Special Area Plans approved by the City, Pinellas Planning Council and the Countywide Planning Authority. TDR's are often implemented to protect designated environmental, open space, archaeological, historical or architecturally significant sites.

The parcel from which the rights are transferred is then permanently restricted as to future development, and the purchaser of such rights may assign them to a different parcel to gain additional density. Usually, TDR programs designate sending areas from which rights may be transferred and receiving areas to which the rights may be sent.

TDR programs appear to offer many advantages to local governments that want to control land use but also compensate landowners for restrictions on the development potential of their properties. TDR programs can be easier to implement than typical zoning programs; they make development more predictable and use the market to compensate landowners for lost property value. TDR programs are also more permanent than traditional zoning regulations.

X. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), Florida Statutes (F.S.), and Rule 9J-5.006(3), F.A.C., the following represents the future land use goals, objectives, and policies of the City of Treasure Island. The goals are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed. Objectives are measurable actions, while policies are implementation activities, both of which support attainment of the goals.

B. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.006(3), F.A.C., and Chapter 163, F.S., are not applicable to the City of Treasure Island:

- Rule 9J-5.006(3)(b)2, F.A.C.: Encourage the redevelopment and renewal of blighted areas - There are no such areas within the city.
- Rule 9J-5.006(3)(b)3, F.A.C.: Encourage the elimination or reduction of uses inconsistent with the community's character and future land uses - There are no uses identified within the community.
- Rule 9J-5.006(3)(b)7, F.A.C.: Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S. - There are no such areas in or near the city.
- Rule 9J-5.006(3)(b)8, F.A.C.: Discourage the proliferation of urban sprawl - Not appropriate to the community due to its developed character, and limited potential for future development.
- Rule 9J-5.006(3)(b)11, F.A.C.: Availability of dredge disposal sites -There are no such sites.
- Rule 9J-5.006(3)(c)6, F.A.C.: Protection of potable water well fields - There are no such areas in the city.
- Rule 9J-5.006(3)(c)8, F.A.C.: Identification, designation, and protection of historically significant properties - There are no such properties within the city.
- Rule 9J-5.006(3)(c)9, F.A.C.: Designated dredge spoil disposal sites - There are no such sites.
- Section 163.3177(6)(a), F.S.: Public School collocation criteria - There are no public school sites in the city currently, nor will there be in the future.

C. Implementation

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the application of land development regulations.~~

Introduction

The Future Land Use Element is provided to ensure the efficient use of land while achieving a sustainable, climate resilient community and protecting the environment. The goals, objectives, and policies are designed to guide the future general distribution, location, and extent of land uses.

~~**D. Local Goals, Objectives, and Policies**~~

Goal 1:

The City shall ensure that the residential character of the City ~~of Treasure Island~~ is maintained and protected while:

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

Objective 1.1: Future Land Use Map and Land Use Designations

Ensure that redevelopment and new development occur in planned areas at the appropriate densities and intensities as indicated on, and consistent with the *City of Treasure Island 2040 Future Land Use Map.*

Policy 1.1.1: The City's ~~of Treasure Island~~ *Future Land Use Map* shall be consistent with the Countywide Plan Rules ~~*Rules Concerning the Administration of the Countywide Future Land Use Plan,*~~ as ~~*amended*~~ adopted by Pinellas County ~~Ordinance No. 89-4 effective February 6 1989, and subsequent rule amendments~~.

Policy 1.1.2: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern residential development within the ~~community~~ City ~~pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Residential Urban (RU), density of 0 to 7.5 residential units per acre with a maximum impervious surface ratio of 0.7
- Residential Medium (RM), density of 0 to 15 residential units per acre with a maximum impervious surface ratio of 0.7

Policy 1.1.3: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City ~~community pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Resort Facilities Medium-30 (RFM-30), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 30 units per acre with a maximum floor area ratio (FAR) of 0.65 and a~~n~~ maximum impervious surface ratio (ISR) of 0.85 with a percentage distribution of 50 to 70 percent residential, ~~30~~ up to 50 percent tourist accommodation, and ~~10~~ up to 20 percent "other."

- Resort Facilities High-50 (RFH-50), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 50 units per acre with a maximum FAR of 1.2 and a~~n~~ maximum ISR of 0.95 with a percentage distribution of 30 to 60 percent residential, ~~40~~ up to 70 percent tourist accommodation, and ~~5~~ up to 10 percent "other."

- Planned Redevelopment-Mixed Use (PR-MU). The purpose of this category is to depict those areas that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary. The category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses but promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

  The PR-MU in the Downtown Redevelopment Area will consist of two sub-categories:

  - Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 0 to 24 units per acre and a tourist accommodation density of 0 to 60 units per acre with a maximum floor ratio area (FAR) of 1.00 and a~~n~~ maximum impervious surface ratio area (ISR) of .90.

  - Planned Redevelopment-Mixed Use-Gulf Boulevard (PR-MU-Gulf Blvd), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 60 units per acre with a maximum FAR of .55 and a~~n~~ maximum ISR of .90.

  Within the PR-MU uses, development standards, density/intensity standards and locational characteristics associated with this category must be set forth in a special area plan.

  - Shall be a minimum of ten (10) acres in size.
  - Must include residential with office, and/or commercial uses, along corridors adjacent to neighborhoods or within distinct areas that are interrelated and complimentary, and
  - Shall be of countywide significance.

The following uses in the PR-MU shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like uses(s), which exceeds the designated threshold shall require a plan map amendment that shall include such use and contiguous uses:

- Ancillary Non-residential; Transportation/Utility – Shall not exceed a maximum area of three (3) acres.
- Institutional Use (except public educational facilities which are not subject to this threshold) – Shall not exceed a maximum area of five (5) acres). And

Planned Redevelopment shall require a Special Area Plan that must be approved by the City Commission. The Special Area Plan and substantive changes to an approved special area plan shall be subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council. While each Special Area Plan shall establish the density, intensity, and mix of permitted uses, the maximum density and intensity permitted in any PR-MU designated area shall be a maximum permanent density of 24 residential units per acre, a tourist dwelling density of 60 units per acre and a maximum floor area ratio of 1.0.

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The Special Area Plan shall include at minimum, information addressing the following:

A. Plan Issues and Objectives.
   - **A.** Existing land use and related characteristics of the area;
   - **B.** Issues to be addressed by the plan;
   - **C.** Plan objectives in relationship to the City's ~~C~~comprehensive ~~P~~plan and PlanPinellas ~~Pinellas by Design~~.

B. Plan Composition.
   1. Permitted uses and any differentiation by location;
   2. Density/intensity standards for permitted uses;
   3. Design guidelines, if any, appropriate to plan;
   4. Affordable housing provisions, if any, appropriate to the plans;
   5. Mixed use provisions, if any, appropriate to the plan;
   6. Special provision for multimodal mobility and circulation, ~~including mass transit,~~ access management, parking, and safety ~~pedestrians, and bicycles~~.
   7. Identification of and reference to land development regulations that implement the plan;
   8. Public and/or private improvements, contributions and/or incentives, if any, appropriate to the plans; and,
   9. The local government's plan approval process.

C. Plan Impacts.
   10. Identification of water, sewer, and storm-water drainage impacts that may be anticipated based on the plan;
   11. Identification of overall system characteristics;

12. An analysis of the difference between these anticipated impacts on the systems as compared to the impacts based on the current Countywide Plan Map designations.

Policy 1.1.4: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern other development within the City ~~community pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Commercial General (CG), with a density of 0 to 22 units per acre for tourist accommodations, a maximum floor area ratio (FAR) of 0.55, and a~~n~~ maximum impervious surface ratio (ISR) of 0.9
- Recreation Open Space, (R/OS), with a maximum FAR of 0.25 and a maximum ISR of 0.6 (special permit required)
- Preservation (P), with a maximum FAR of 0.1 and a maximum ISR of 0.2 (special permit required). The City may define in the land development regulations more restrictive zoning categories, including Conservation and Beachfront as appropriate, to be permitted under the Preservation land use category.
- Institutional (I), with a maximum FAR of 0.55 and a maximum ISR of 0.75
- Transportation/Utility (T/U), with a maximum FAR of 0.55 and a maximum ISR of 0.75

Policy 1.1.5: Land use districts that define specific uses and development densities and intensities implementing these land use designations shall be included within the land development regulations.

~~**Measure:** All redevelopment and new development consistent with the T*reasure Island Comprehensive Plan* and *Future Land Use Map*.~~

Objective 1.2: Land Development Regulations

Future growth and development shall be managed through the implementation and enforcement of the land development regulations as codified in City~~'s of Treasure Island~~ *Land Development Regulations* consistent with the comprehensive plan.

Policy 1.2.1: The land development regulations shall contain provisions which implement guidelines for the administration of those land use categories adopted for the City ~~of Treasure Island~~.

Policy 1.2.2: The land development regulations shall recognize the limitations of development on a barrier island resulting from the effects of the Coastal High Hazard Area, 100-year floodplain, vulnerability to tropical storms, topography, sea-level rise, and soil conditions.

Policy 1.2.3: The land development regulations shall include provisions for the subdivision of land, the use of land, the protection of environmentally sensitive lands, and flood hazard safety.

Policy 1.2.4: The land development regulations shall contain provisions for drainage and stormwater management, open space, safe and convenient on-site traffic flow, parking, and signage.

Policy 1.2.5: The land development regulations shall contain provisions for drainage and storm-water management based on the minimum criteria established by the Southwest Florida Water Management District and other governmental agencies with jurisdictional responsibilities.

Policy 1.2.6: The land development regulations shall contain provisions ensuring that all applications for development approval are subject to site plan review unless exempted in the regulations.

~~**Policy 1.2.7:** The land development regulations shall contain provisions ensuring that all development is consistent with National Flood Insurance Program regulations.~~

Policy 1.2.7~~8~~: The land development regulations shall contain provisions ensuring the compatibility of adjacent land uses and provide for adequate and appropriate buffering.

Policy 1.2.8~~9~~: The land development regulations shall contain provisions ensuring that all development is consistent with those coastal construction regulations adopted and/or amended by the State of Florida, Pinellas County, and other agencies with jurisdictional authority.

Policy 1.2.9~~10~~: The land development regulations shall contain provisions encouraging the use of native ~~vegetation,~~ and Florida Friendly™ landscaping and vegetation while encouraging the removal and prohibiting the planting of exotic and/or invasive species.

Policy 1.2.10~~11~~: The land development regulations shall contain provisions encouraging land development which highlights and protects scenic amenities and ensures public access and minimizes human impacts to the waterfront.

~~**Policy 1.2.12:** The City shall review and appropriately amend the land development regulations to ensure consistency with the adopted community vision statements.~~

Policy 1.2.11~~13~~: New development and redevelopment shall be required to comply fully with the locational and construction regulations of the Federal Emergency Management Agency and the National Flood Insurance Program, as well as those of the ~~c~~City ~~and county~~.

Policy 1.2.12: The land development regulations shall contain provisions that aim to improve resiliency to projected environmental changes.

Policy 1.2.13: The land development regulations shall encourage the use of low impact development measures.

Policy 1.2.14: The land development regulations shall encourage mixed-use development, where appropriate.

~~**Measure:** Implementation of the land development regulations consistent with this comprehensive plan.~~

Objective 1.3: Residential Development

The integrity and quality of life will be maintained in residential neighborhoods.

Policy 1.3.1: All residential lot sizes shall be governed by standards in the land development regulations.

Policy 1.3.2: The City shall, through provisions contained in the land development regulations, encourage a balanced land use mix providing for a variety of housing styles, densities, and open space.

Policy 1.3.3: The City shall encourage opportunities ~~for all citizens~~ to purchase or rent affordable, decent, safe, and sanitary housing ~~which they can afford~~, free from arbitrary discrimination in accordance with Pinellas County's Fair Housing Act. ~~because of race,sex, handicap, ethnic background, marital status, or household composition~~.

Policy 1.3.4: Existing residential land uses shall, through provisions contained in the land development regulations, be protected from the encroachment of incompatible activities.

~~**Policy 1.3.5:** The land development regulations shall contain provisions which encourage the conservation, maintenance, and rehabilitation of existing residential properties land uses~~

Policy 1.3.5~~6~~: The land development regulations shall contain provisions wherein residential land uses are:

- ~~l~~Located and designed to protect life and property from natural and manmade hazards, to the extent possible ~~such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.~~

~~**Policy 1.3.7:** Residential land uses shall, through provisions contained in the land development regulations, be~~ e

- Encouraged in a manner which is compatible with the type and scale of surrounding land uses.

- ~~**Policy 1.3.8:**~~ Required to provide ~~B~~buffering and open space ~~requirements within multifamily residential land uses shall be required,~~ as appropriate, ~~through provisions contained in the land development regulations.~~

~~**Measure:** Implementation of density limits, policies, and land development regulations~~

Objective 1.4: Nonresidential Development

Commercial development shall occur in a planned and orderly fashion.

Policy 1.4.1: In order to minimize incompatibility when residential and mixed use or commercial land uses share a common boundary, the land development regulations shall

contain provisions wherein the installation of buffering, as appropriate, is required when there is a change of use or increase in intensity.

Policy 1.4.2: The land development regulations shall contain provisions wherein commercial land uses are located in a manner which ensures the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy 1.4.3: The land development regulations shall contain provisions wherein development of seasonal tourist facilities within the RFM-30 and RFH-50 land use categories are not used as a means to usurp the residential density limitations established by this comprehensive plan.

Policy 1.4.4: Commercial-tourist facilities shall be directed to locations abutting or accessible to the City's water and beach resources, as feasible, consistent with the limitations on such facilities established by the Coastal Management and Conservation Elements.

Policy 1.4.5: The land development regulations shall contain provisions wherein ancillary commercial uses may be incorporated into the RFM-30 and RFH-50 land use categories.

Policy 1.4.6: The City shall, through provisions contained in the land development regulations, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 1.4.7: ~~Strip commercial development that compounds traffic and land use conflicts shall be strongly discouraged,~~The City will encourage mixed-use, creative architectural design. Parking regulations in the land development regulations shall ensure adequate levels of parking spaces while encouraging the reduction of pedestrian and vehicular conflicts and enhancing the aesthetics of the pedestrian realm.

~~**Policy 1.4.8:** The City shall continue to recognize the area from 104th Avenue through 108th Avenue, inclusive, as depicted on adopted *Map B-1*, dated April 6, 1998, as the Central Business District of the Community.~~

Policy 1.4.8: The City encourages recreational and commercial working waterfronts, as defined in Florida Statutes, which provide public access, mitigation of hazards, enhanced traditional economy and protection of environmental resources.

~~**Measure:** Commercial development in compliance with the *Future Land Use Map* and *Central Business District Map*.~~

Objective 1.5: Redevelopment

The City ~~of Treasure Island~~ shall encourage redevelopment ~~and ensure~~ that ~~it~~ is compatible with the existing character in order to achieve an orderly and aesthetic mixture of land uses.

Policy 1.5.1: The City shall, through provisions contained in the land development regulations, encourage opportunities for the redevelopment or rehabilitation of existing commercial areas or uses.

Policy 1.5.2: ~~In order t~~ To ~~ensure the continued maintenance of its beach residential character, t~~he City shall, through its ~~provisions contained in~~ the land development regulations, encourage ~~opportunities for the~~ maintenance, rehabilitation ~~and/~~or ~~revitalization~~ reconstruction of existing ~~residential~~ structures, in conformance with Federal, State, County, and City regulations.

Policy 1.5.3: The City shall evaluate and create as appropriate an area plan that encourages the redevelopment of ~~that~~ the area bounded by John's Pass on the north and 127th Avenue on the south on both sides of Gulf Boulevard ~~as depicted on adopted *Map B-2: John's Pass Redevelopment Area*~~.

~~**Policy 1.5.4:** By 2005, the City shall conduct an area study of the Central Business District to explore the possibility of establishing a redevelopment district, pursuant to Chapter 163, Part III, Florida Statutes~~.

~~**Policy 1.5.5:** In order to support redevelopment, the City shall consider utilizing one or more of the Planned Redevelopment districts identified in the Countywide Plan Rules, and shall include the preparation of the required Special Area Plan.~~

Policy 1.5.~~6~~4: In conjunction with the Downtown Special Area Plan, the City shall ~~adopt~~ implement the appropriate mixed use development controls within the ~~framework of the~~ land development regulations ~~for the 20.7 acre FLUM amendment~~ area ~~(CG to PR-MU)~~ to prevent adverse impacts to hurricane evacuation times and to ensure the control of added density. Such controls shall include the following:

- Residential development shall not be allowed unless part of a larger mixed-use project with commercial and/or office uses being located on the lower floors.

- The regulated building height shall be limited to the maximum allowed by the land development code, ~~(60 feet above flood zone requirements)~~ and consistent with the adoption of the Downtown Special Area Plan. Such building height may be variable as allowed by code for architectural features. ~~such as stairwells, elevator shafts, rooftop parking guard rails/walls, mansard roofs for hiding ancillary equipment, and the like.~~ Such features shall not constitute a living level.

Policy 1.5.~~7~~5: New transient development located in Hurricane Evacuation Level A, as identified by the Pinellas County Emergency Management Agency, shall be consistent with the Pinellas Countywide Plan Rules by preparing a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch (approximately 48 hours in advance of the anticipated onset of tropical storm force winds) is posted for Pinellas County by the National Hurricane Center.

Policy 1.5.~~8~~6: The City ~~of Treasure Island~~ shall adopt elements of the balancing criteria of Forward Pinellas to evaluate City amendments proposed to the Countywide Plan Map within the Coastal High Hazard Area (CHHA):

A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

B. Utilization of Existing and Planned Infrastructure – The requested amendments will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

E. Water Dependent Use – The requested amendment is for uses which are water dependent as defined in state statutes.

F. Overall Reduction of Density – The requested amendment would result in an increase in tourist accommodation density on a single parcel, in concert with corollary amendment which shall not result in any increase in permanent density in the surrounding CHHA.

Policy 1.5.7: Future development and redevelopment shall provide a balance of uses that foster a vibrant, viable resilient community and economic development opportunities.

~~**Measure:** Redevelopment in compliance with the *Future Land Use Map.*~~

Objective 1.6: Nonconforming Uses

The City will work with the private sector to reduce the number and/or extent of nonconforming land uses or structures.

Policy 1.6.1: Those commercial and residential activities which were rendered nonconforming with the adoption of this comprehensive plan shall be considered grandfathered, as defined in the land development regulations.

Policy 1.6.2: Buffering of incompatible and/or nonconforming land uses or structures shall be required through provisions contained in the land development regulations.

Policy 1.6.3: Land uses or structures which are either incompatible or inconsistent with this adopted ~~*Future Land Use*~~ comprehensive ~~P~~plan shall be deemed nonconforming.

~~**Measure:** Identification and reduction of the number and/or extent of nonconforming uses or structures~~

Objective 1.7: Natural Resources

Development activities shall ensure the protection of natural resources.

Policy 1.7.1: The City shall ensure, through provisions contained in the land development regulations, that land is developed in a manner which respects necessary ecological functions and suitability for urban development.

Policy 1.7.2: The land development regulations shall ensure that unique and/or irreplaceable natural resources are protected from the adverse effects of development, except in cases of overriding public benefit.

Policy 1.7.3: Development review criteria, as contained in the land development regulations, shall include soil suitability.

Policy 1.7.4: Species of flora and fauna listed ~~in the *Coastal Management and Conservation Element* of this comprehensive plan~~ as endangered, threatened or species of special concern~~, as defined~~ by federal law or Florida Statutes, shall be protected through compliance with appropriate federal and state regulations or provisions contained in the land development regulations.

Policy 1.7.5: Recreational development shall be compatible with the surrounding environment and shall be subject to standards contained in the land development regulations.

Policy 1.7.6: The land development regulations shall encourage the preservation of tree canopies and wetland vegetation.

Policy 1.7.7: Coastal vegetative communities, coastal wildlife habitats, and dune systems shall be protected from the adverse effects of development through provisions contained in the land development regulations.

Policy 1.7.8: The land development regulations shall contain provisions wherein tidal flushing and circulation patterns are not significantly altered by development activities.

Policy 1.7.9: The City shall ensure, through provisions contained in the land development regulations, that natural watercourses are protected in their natural state and exempt from alteration.

Policy 1.7.10: The land development regulations shall contain provisions wherein land use proposals which could potentially increase point-source air and water pollution are not permitted.

~~**Policy 1.7.11:** Dredge and fill activities shall only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.~~

Policy 1.7.11~~12~~: The mangrove island~~s~~ known as Elnor Island ~~and Bird Key~~ shall be protected through provisions contained in the land development regulations.

Policy 1.7.12~~13~~: The City shall coordinate with appropriate agencies ~~in the implementation of the *Tampa Bay S.W.I.M. Plan of 1988,* and its efforts~~ to monitor and improve the water quality of Boca Ciega Bay.

~~**Measure:** Protection of natural resources.~~

Objective 1.8: ~~Concurrency~~ Public Facilities and Development Impacts

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary are available to meet development impacts, inclusive of all applicable ~~the~~ level-of-service standards adopted pursuant to this comprehensive plan ~~are available concurrent with the impacts of the development~~.

Policy 1.8.1: The City ~~of Treasure Island~~ shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service requirements established and adopted in its ~~the *Capital Improvements Element* of this~~ comprehensive plan.

Policy 1.8.2: ~~Recognizing the limitations of the potable water supply available to serve this community, the~~ The City shall adopt by reference those provisions of water conservation ordinances that are applicable to Treasure Island which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District.

Policy 1.8.3: The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities to meet City adopted standards ~~(e.g., streets and utilities)~~. New development and redevelopment may be required to provide for pedestrian or multi-modal facilities adjacent to their property if none currently exists.

~~**Policy 1.8.4:** The City shall work with the appropriate governmental agencies in an attempt to develop regulations granting preference to highway traffic over Intracoastal Waterway traffic.~~

Policy 1.8.45~~5~~: Public facilities and utilities shall be located and designed ~~so as~~ to maximize the efficiency of services provided~~;~~, to ~~minimize~~ balance their cost with resiliency~~;~~, and to minimize their impacts on the natural environment.

~~**Measure:** Maintenance of level-of-service standards.~~

Objective 1.9: Utilities

The City shall ~~continue to~~ ensure, through site plan review, the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.9.1: The City shall assure that adequate land is available for the maintenance of those public utility facilities provided by the City necessary to support proposed development.

Policy 1.9.2: The City will cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities.

Policy 1.9.3: The City shall coordinate with utility companies ~~to develop a plan that will call for the burial of~~ in an attempt to have new utility lines buried where feasible.

~~**Measure:** Availability of adequate land and facilities~~.

Objective 1.10: Educational Facilities

The City ~~of Treasure Island~~ shall support efforts that facilitate coordination of planning ~~between the city and the School Board~~ for the location and development of public educational facilities.

Policy 1.10.1: The City ~~of Treasure Island~~ supports public school siting that will provide for adequate provision of facilities for the residents of the City, including any current and/or future interlocal agreements with the Pinellas County School Board. ~~pursuant to Section 235.193, Florida Statutes, through the passage of Resolution 96-77, dated September 24, 1996.~~

Policy 1.10.2: ~~Public e~~Educational facilities ~~of the School Board~~ are either a ~~an allowable~~ permitted or special exception use within the following future land use categories:

- Residential Urban
- Residential Medium
- Planned Redevelopment – Mixed-Use Core
- Planned Redevelopment – Mixed Use Gulf Blvd
- Institutional

~~**Measure:** Land development regulations allowing school sitting in appropriate areas.~~

Objective 1.11: Historic Preservation

The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing, structures, and archaeological sites.

Policy 1.11.1: By providing referral to the appropriate governmental agency(ies), the City shall assist property owners in the identification of historically significant structures and archaeological sites.

Policy 1.11.2: The City shall assist property owners of historically or architecturally significant structures and archaeological sites in applying for and utilizing county, state, and federal assistance programs.

Policy 1.11.3: Through site plan review, the City shall ensure that all development or redevelopment occurring in the area of known historically or architecturally significant structures or archaeological sites is consistent with protection measures recommended by the Florida Department of State.

Policy 1.11.4: The City shall support the efforts of the Treasure Island Historical Society to identify and preserve significant historic resources, and ~~to~~ educate residents and visitors regarding those resources.

~~**Measure:** The identification, preservation, and protection of historically or architecturally significant housing, structures, or archaeological sites.~~

Objective 1.12: Hurricane Evacuation

The City shall strive to reduce the incidence of property damage and loss of human life due to natural disasters through hurricane preparedness planning and implementation.

Policy 1.12.1: The City shall coordinate with Pinellas County to facilitate evacuation notices as ordered by the Board of County Commissioners, or others, as managed by Pinellas County Emergency Management. ~~Hurricane evacuation clearance times shall be maintained or reduced through public education efforts and the suspension of toll collection during ordered evacuations and re-entries.~~

Policy 1.12.2: The City shall implement the City's ~~of Treasure Island's *Emergency Action Guide*~~ *Comprehensive Emergency Management Plan* and the *Pinellas County Emergency Management Plan.*

~~**Measure:** Implementation of a hurricane evacuation plan.~~

Objective 1.13: Private Property Rights

The City shall recognize private property rights pursuant to law. ~~pursuant to Sections 70.001 and 70.51, Florida Statutes~~.

Policy 1.13.1: The City ~~shall, upon need, prepare and adopt procedures to deal with the appeal process as outlined in~~ may establish procedures to govern the conduct of the proceedings authorized by the *Bert J. Harris, Jr. Private Property Rights Protection Act* and the *Florida Land Use and Environmental Dispute Resolution Act*.

~~**Measure:** Preparation and adoption of appeal process procedures.~~

Objective 1.14: **Transfer of Development Rights**.

The City shall consider the creation of a voluntary program for the Transfer of Development Rights to implement the goals of a redevelopment plan and/or Special Area Plans as approved by the City, ~~Pinellas Planning Council~~ and the Countywide Planning Authority.

Policy 1.14.1: Transfer of Development Rights shall be as provided for in the applicable local government ~~C~~comprehensive ~~P~~plan, Special Area Plans, and ~~L~~land ~~D~~development ~~R~~regulations.

Policy 1.14.2: The land use characteristics within any given ~~Citywide~~ Future Land Use Map category shall be consistent with those land use characteristics enumerated for each Countywide Plan Map category, and no Transfer of Development Rights shall be permitted which is inconsistent with the use characteristics of a given Countywide Plan Map category.

Policy 1.14.3: There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the City's Future Land Use Plan and Countywide Plan Rules, except for preservation or archaeological, historic, environmental, or architectural sites or features.

Policy 1.14.4: Transfer of Development Rights is permitted between all ~~Citywide~~ Future Land Use Map categories except as follows:

- There shall be no transfer to the Recreation/Open Space or Preservation categories.
- There shall be no transfer from the Planned Redevelopment (PR) categories governed by a Special Area Plan to areas outside the Special Area Plan, except as may be provided for in such Special Area Plan. Transfers within a Special Area Plan shall be permitted provided that such transfers are consistent with the provisions of the Special Area Plan.

Policy 1.14.5: The maximum permitted density/intensity of the Countywide Plan Map category for any parcel of land to which rights are transferred shall not exceed twenty (20) percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category applicable to such parcel, except as specifically provided for parcels within an area designated CBD, CRD, or PR on the Countywide Plan Map. Transfer of development rights within these categories shall be in accordance with the terms for transfer of development rights and permitted maximum density/intensity of the approved site area plan.

Policy 1.14.6: Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In Particular:

- The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the City's Future Land Use Map category, and not otherwise transferable.

- Determination of available remnant use and density/intensity for any mixed use, or combination of distinct uses, shall be in accord with the consistency criteria as set forth in ~~Sec. 4.2.3 and 4.2.4 of~~ the Countywide Plan Rules.
- A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the Recreation/Open Space category, except for sending parcels classified as Preservation or required to be classified as Preservation as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the Preservation category.
- Neither the use nor density/intensity of a sending parcel shall be double-counted and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable Countywide Plan Map category for each the sending and receiving parcels, when taken together.

Policy 1.14.7: Where all development rights have previously been transferred from a sending parcel through a local government approved or Countywide Plan Map approved process, no additional development rights shall be transferable from that sending parcel.

Policy 1.14.8: There shall be no transfer of development rights from or to submerged land, or from outside the coastal high hazard area into the coastal high hazard area.

Policy 1.14.9: The City shall establish a transfer rate of one unit to one unit for the transfer of density from sending areas to receiving areas under the City's Transfer of Development Rights program to avoid adversely affecting the out-of-county clearance time on designated hurricane evacuation routes, and the evacuation time to shelter. ~~This is more restrictive than the Countywide Plan Rules allow for because otherwise the Transfer of Development Rights Program would have the potential to increase density within the Coastal High Hazard Area (CHHA).~~

Policy 1.14.10: Where privately owned property contains vested unit(s) within the Preservation Land Use Category, a transfer rate of one residential unit per vested unit, consistent with the Pinellas Countywide Plan Rules, may be allowed under the Transfer of Development Rights Program.

Policy 1.14.11: Where an entire parcel of property is located in a Preservation or Recreation/Open Space category, and the development rights of such parcel have not been and cannot be transferred, such property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Plan Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation.

Policy 1.14.12: Any project utilizing transfer of development rights shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require written evidence of the transfer of development rights in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County~~, and a record copy of same to be filed with the PPC~~.

Objective 1.15: Resiliency Planning

The City will strive to become a leader in sustainable planning practices and support sustainable development, including creating new incentives in the land development regulations.

Policy 1.15.1: The City shall develop building standards that promote the increased use of solar electricity in the community and shall monitor the initiatives of the County and other agencies in the development of renewable energy sources.

Policy 1.15.2: The City shall encourage sustainable, energy-efficient and climate resilient construction practices by:

a) Developing land development regulations that require or incentivize environmental building standards;
b) Encouraging commercial builders to construct or renovate commercial facilities to meet Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable sustainable commercial building standards;
c) Encouraging City personnel to acquire and maintain LEED, Envision, or other green accreditations;
d) Incorporating design specifications that increase resilience to sea level rise and more frequent or intense storm events.
e) Implementing expedited permitting for the installation of renewable energy sources, alternative fuel and electric vehicle charging infrastructure.

Policy 1.15.3: The City shall evaluate risk from climate impacts in the location and design or new infrastructure, as well as the fortification or retrofitting of existing infrastructure.

Policy 1.15.4: The City shall consider the impacts of climate change as an integral part of its policies and practices, including comprehensive planning, building codes, land development regulations, resource management, flood control and stormwater management, coastal management, community development and capital planning.

Policy 1.15.5: The City shall maintain a vulnerability assessment of City-owned facilities and infrastructure to communicate risks associated with climate change and shall utilize this assessment as possible to obtain grant funding to address identified needs.

Policy 1.15.6: The City shall identify, and designate Adaptation Action Areas as provided by Section 163.3164(1), Florida Statutes, and develop policies for adaptation as required for the protection of areas and facilities in the City that are vulnerable to the impacts of rising sea levels and climate change. Areas that may be designated as Adaptation Action Areas in the City include but are not limited to:

a) the Coastal High Hazard Area;
b) the Coastal Storm Area as defined by Pinellas County;
c) areas subject to inundation due to extreme tidal elevations, surge events and/or sea level rise, and;
d) areas expected to experience the greatest extent of flooding in a 100-year flood

event.

Policy 1.15.7: The City shall investigate the availability of grants and other funding sources to implement redevelopment programs and achieve redevelopment goals with a focus to mitigate the adverse impacts of flooding and other disasters. Priority for funding will go to repetitive loss properties. Mitigation may include purchasing repetitive loss properties or an appropriate interest therein.

Policy 1.15.8: The City shall seek alternative funding sources for the construction or reconstruction of public infrastructure for resiliency purposes.

~~**References**~~

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MULTIMODAL TRANSPORTATION ELEMENT

~~*The purpose of the Transportation Element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems.*~~

~~*Rule 9J-5.019(1), Florida Administrative Code*~~

~~I. INTRODUCTION PURPOSE AND FORMAT~~

~~All local government comprehensive plans are required to contain a *Transportation Element*, as indicated in Chapter 163, Florida Statutes (F.S.). , and Rule 9J-5, Florida Administrative Code (F.A.C.), *Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance*. The purpose of the *Transportation Element* is to plan for the future multi-modal system. A system that. establish the desired future transportation system within the local government's jurisdiction, and particularly to plan for future motorized and non-motorized traffic movement that places emphasis on public transportation and enhancing the existing network of for pedestrian, bicycle, transit and other modes of transport. systems. Traffic movements are a reflection of land uses, therefore, future land use designations will affect transportation. Improvements must be planned for heavy traffic volume areas in order to ensure less congestion and better circulation in the future.~~

~~This multimodal approach is even more important for densely populated areas such as Pinellas County and the City of Treasure Island. The constraints inherent in expanding the roadway network in the form of escalating right-of-way costs, concerns over neighborhood intrusion, environmental impacts and maintaining quality-of-life contribute to this multifaceted approach to transportation.~~

~~Enhancing quality-of-life experiences for residents and visitors is central to the livable community concept, which has become a theme behind a significant shift in transportation and land use planning on a national and local level. Planning for livable communities and sustainability focuses on land development, building and street design elements that create environments where people want to work, live and play. From a transportation perspective, these environments offer mobility choices such as transit, bicycling and walking as attractive alternatives to driving. These transportation choices also contribute to healthier communities.~~

~~To determine the status of a community's transportation system, a criterion must be established. The criterion which must be utilized, according to Rule 9J-5, F.A.C., is the determination of level of service (LOS). With this information a community can determine if improvements are necessary for its current roadway network, and can develop possible solutions based upon an acceptable standard which it establishes for comparison.~~

~~Rule 9J-5, F.A.C., requires that the *Transportation Element* contain the following information: (1) an inventory of the existing transportation system, including the existing transportation map or map series; (2) an analysis of existing roadway deficiencies within the transportation system; (3) an analysis of projected needs; (4) a listing of goals, objectives, and policies; and (5) the future transportation map or map series. This information is provided in the remainder~~

of the *Transportation Element*, and the map series included with this comprehensive plan.

The Transportation Element provides the overall guidance on how the City of Treasure Island's transportation system should function over the life of the Comprehensive Plan. It describes what the system should look like and what purposes it fulfills. Within the Transportation Element are general guiding policies that address the following areas:

- Multi-modal Transportation
- Parking, Bicycle, and Pedestrian Facilities
- Roadway Network
- Land Use Planning
- Physical Design
- Intergovernmental Coordination
- Land Development Regulations

Transportation-related data and analysis is identified in Volume 1, including needs, issues and opportunities. Specific transportation goals, objectives and policies are identified in Volume 2 of the Transportation Element.

II. INTRODUCTION

This document presents the *Transportation Element* of the *City of Treasure Island Comprehensive Plan*. As indicated in the previous section, the *Transportation Element* reviews the performance of the existing transportation system, as well as the future system. Needs, issues, and opportunities are identified, along with specific goals, objectives, and policies as they relate to the transportation system.

III. INVENTORY OF EXISTING SYSTEM

The inventory of existing systems assists in developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility.

A. Existing Roadway Network

As shown in Table 1 and *Map T-1: 1996 Functional Classification and Number of Lanes*, the city's existing transportation network has remained essentially unchanged since the adoption of the 1989 *Treasure Island Comprehensive Plan*. Minor arterial facilities serving Treasure Island include Gulf Boulevard, John's Pass Bridge, Blind Pass Bridge, and the Treasure Island Causeway, while major local roads include West Gulf Boulevard, Capri Boulevard Blvd. and Paradise Boulevard Blvd., 115th Avenue, and Bayshore Drive.

B. Significant Parking Facilities

Significant parking facilities are defined as public parking facilities with greater than 100 spaces. According to the *Transportation Element* of the *Pinellas County Comprehensive Plan*, no significant parking facilities exist within Treasure Island. There are eleven public parking facilities in the community: Treasure Island Community Center, Gulf Front Park, Sunset Beach Pavilion, St. Petersburg Municipal Beach and seven other smaller public

parking lots throughout the City. Additionally, there is one private for profit lot located near Blind Pass.

C. Port, Airport, Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the city. Within the greater Tampa Bay metropolitan area hosts seven airports. This includes three airports located in Pinellas County: Clearwater Executive Airport, Albert Whitted Municipal Airport, and St. Pete Clearwater International Airport. Tampa International Airport is located in western Hillsborough County, within close proximity to Treasure Island, as well as, Peter O' Knight, Vandenberg, and the Plant City Municipal airports. Florida's Strategic Intermodal System (SIS) identifies both St. Pete Clearwater International Airport and Tampa International Airport as designated SIS facilities. The SIS was established to efficiently serve the mobility needs of Florida's residents, businesses and visitors.

D. Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people and goods, e.g., airports and rail stations. The city has no intermodal facilities. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. Truck routes within the city are illustrated in Map T-2.

E. Bicycle and Sidewalk Facilities

According to the *Pinellas County Metropolitan Planning Organization (MPO), Bicycle Pedestrian Master Plan Facilities Element,* there are two bicycle facilities within the city. The MPO Bicycle Pedestrian Master Plan shown at left (Figure Tran-1), illustrates existing and proposed bike lanes and community trails. In 2013, the Central Beach Trail, a trail from 104th Avenue to 119th Avenue on the gulf side of Gulf Boulevard west of the hotels was reconstructed.

Some sidewalks are available along Gulf Boulevard, and the major sidewalks are illustrated in *Map T-3.* Many sidewalks also exist along many local streets.

According to the *Pinellas Bikeways Plan* contained in the draft *Pinellas County Transportation Element*, there are no existing bicycle facilities within the city. Some sidewalks are available along Gulf Boulevard, and the major facilities are illustrated (for arterial and collector roadways) in *Map T-3: 1996 Bicycle and Sidewalk Facilities*; however, many sidewalks exist along local streets.

F. Mass Transit

Transit service in the City of Treasure Island is illustrated in *Map T-2*. The major generators and attractors of transit service include the hotels and beaches along the coast. The city contains no transit terminals, transfer stations, or exclusive transit corridors.

The Treasure Island Transit System is a one-bus system with one-hour headways. The route connects with the cities of St. Pete Beach and Madeira Beach. Transit service in Treasure Island is illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes*. The major generators and attractors of transit service include the hotels and beaches along the coast. The city contains no transit terminals, transfer stations, or exclusive transit corridors.

E. Port, Airport, Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the city.

F. Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people and goods, e.g., airports and rail stations. As in 1989, the city has no intermodal facilities. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. Truck routes within the city are illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes.*

G> Transportation Disadvantaged Population

The Pinellas Suncoast Transit Authority (PSTA) is the current Community Transportation Coordinator (CTC) and is responsible for coordinating transportation disadvantage services within Pinellas County and running the day to day services provided by the TD Program.

Variables that contribute to being Transportation Disadvantaged, include car access and disabilities. Looking at Census 2014, 5-yr. American Community Survey (ACS) estimates, approximately 2.7 percent of the population residing in Pinellas County are physically challenged and below the poverty line. Based on the same ACS estimates, 2.5 percent of Treasure Island residents are both physically challenged and live below the poverty line. This includes anyone that is 18 years of age or older. Overall, in Pinellas County, approximately 3.5 percent of the employed population does not have access to a car; whereas, approximately 3.0 percent of the employed population in Treasure Island does not have access to an automobile

H. Hurricane Evacuation Routes

In 2010, the Tampa Bay Regional Planning Council and Florida Division of Emergency Management had the *Evacuation Transportation Analysis* prepared. This extensive study is the basis for the delineation of evacuation zones and the computation of clear zone response times in Pinellas County, as well as the designation of regional evacuation routes. The evacuation route for the city directs residents (1) across the Treasure Island Causeway; (2) across Blind Pass towards St. Pete Beach and; (3) across Johns Pass toward Madeira Beach. All three routes continue across Tampa Bay via Interstate 275 or U.S. 92 (Gandy Boulevard).

The evacuation routes lying within city limits are illustrated on *Map T-4: 1996 and 2015 Hurricane Evacuation Route*. Evacuation Routes are also shown in the Evacuation Transportation Analysis (Figure ES-2) of the 2015 Evacuation Transportation Analysis Update (Volume 4) of the Statewide Regional Evacuation Study for the Tampa Bay Region.

The Tampa Bay Regional Planning Council prepared the *Tampa Bay Region Hurricane Evacuation Study, Technical Data Report Update* in December of 1992. This extensive study is the basis for the delineation of evacuation zones and the computation of clear zone response times in Pinellas County, as well as the designation of regional evacuation routes. The evacuation route for the city directs residents across the Treasure Island Causeway to Central Avenue and First Avenue South. The First Avenue South corridor is taken to Interstate 275, then across Tampa Bay via Interstate 275 or U.S. 92 (Gandy Boulevard). The

portion of the evacuation route lying within city limits is illustrated on *Map T-4: 1996 and 2015 Hurricane Evacuation Route*.

Table 1
1996 Roadway Inventory and Level of Service

Link ID #	On Street	From	To	# of Lanes	Road Type (1)	Jurisdiction (2)	Functional Classification (3)	LOS Standard (4)	AADT (5)	Peak Volume (6)	Peak Hour Capacity (7)	LOS (8)
12360	Blind Pass Bridge	Bridge (W)	Bridge (E)	2	U	SR	MA	D	16,300	1,483	1,040	F
12400	Gulf Blvd	John's Pass Bridge	Treasure Isle Cswy	4	D	SR	MA	D	20,776	1,891	3,114	C
12410	Gulf Blvd	Treasure Isle Cswy	Blind Pass Bridge	4	U	SR	MA	D	17,800	1,620	2,887	B
12490	Treasure Island Cswy	Bridge	Gulf Blvd	4	D	TI	MA	D	19,312	1,757	2,961	C
12362	W Gulf Blvd (9)	Blind Pass Bridge	77th Ave	2	U	TI	MC	D	2,099	191	990	C
12365	77th Ave (9)	W Gulf Blvd	Bayshore Dr	2	U	TI	MC	D	2,099	191	990	C
12368	Bayshore Dr (9)	77th Ave	W Gulf Blvd	2	U	TI	MC	D	2,099	191	990	C

NOTES:
(1) Road type refers to a road that is either divided (D) or undivided (U).
(2) Jurisdiction refers to whether the link is a state road (SR), county road (CR), or a City of Treasure Island road (TI).
(3) Functional classification refers to whether the link is a minor arterial (MA) or a minor collector (MC).
(4) The adopted level-of-service (LOS) standard for the city.
(5) The average annual daily traffic (AADT) volume on the roadway as reported in the MPO *1997 Level of Service Report.*
(6) Peak hour volume is the estimated one hour volume as computed by multiplying the AADT by the appropriate FDOT K-Factor as described in *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.
(7) Peak hour capacity as reported in the MPO *1997 Level of Service Report* or noted in Note 9.
(8) Level of Service (LOS) is the letter grade from A to F, with A being the best and F being the worst.
(9) Volumes on local roads were estimated using 1986 counts and 1 percent annual growth factor. Reported peak hour capacity and LOS are based on Table F-1, Non-State Roadways, *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.

Table 1
2017 Pinellas County Facility LOS Analysis with Existing Conditions (FY 2016), (PM Peak Hour Directional)

Facility Segment	Juris	Plan Area	Facility Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V-Cap	Facility LOS
Gulf Blvd: (W Gulf Blvd to Treasure Island Causeway)	SR	12	SA	4U	D	0.968	2.07	T	17,600	920	1,776	0.518	NA
Gulf Blvd: (Treasure Island Causeway to Madeira Beach	SR	12	SA	4D	D	2.992	1.34	T	26,163	1,367	1,960	0.697	NA

Treasure Island Causeway: (Park St. to – Gulf Blvd)	TI	11	SA	4D	D	1.754	1.71	T	19,513	1,120	1,764	0.578	B

NOTE: Roadways included in this inventory are monitored Arterials and Collectors as defined in the MPO's Functional Classification map. Level of Service has been calculated using the guidelines of the FDOT Quality Level of Service, FDOT Generalized Tables, FDOT Arterial Plan, and Highway Capacity Manual. The LOS Input values shown on this report do not fully represent values maintained by the database; please do not attempt to use these values to reproduce LOS results. A more complete listing of LOS input values and assumptions are available, if needed request a copy of the LOS Inventory from the MPO Staff.
Fac Type: "F"=Freeway, "SA"=Signalized Arterial, "SC"=Signalized Collector (Major), "NA"=Non-Signalized Arterial, "NC"=Non-Signalized Collector, "NMC"=Non-Signalized Collector (Major)
LOS Meth: "H"=Conceptual, "T"=Generalized Tables
Abbreviations: "Fac" = Facility, "V:Cap" = Volume to Physical Capacity, "Meth" = Methodology, "AADT" = Average Annual Daily Traffic, "Juris" = Jurisdiction
Def Flag: "1"=V/C Ratio >=.9 and LOS=A, LOS=B, LOS=C or LOS=D "2"=V/C Ratio >=.9 and LOS=E or LOS=F
Pinellas County MPO
Utilizing FDOT's 2009 General Tables Produced Using: vTIMAS Database v1.163, Tindale-Oliver and Associates September 10, 2014

IV. ANALYSIS OF EXISTING DEFICIENCIES

A. Level-of-Service Methodology

The methodology used to determine the 1986 roadway level of service was based on the Tampa Bay Regional Planning Council General Highway Peak Hour Capacities. The Pinellas County MPO was consulted for the 1996 levels of service (LOS) for Blind Pass Road, Gulf Boulevard, and the Treasure Island Causeway.

The MPO computerized database replicates more refined peak hour, peak direction level-of-service calculations from ART-PLAN 3.0, and is consistent with the procedures in the *Highway Capacity Manual*. This procedure was also used for West Gulf Boulevard and Bayshore Drive. However, because volumes were not available from the MPO for these segments and the city has not performed counts on these roads, the 1986 peak hour volume was used as presented in the previously adopted plan. This peak hour volume was increased by one percent per year to account for growth in traffic.

B. Level of Service

The city adopted a LOS "D" on all collector and arterial roadways. *Map T-5: 1996 Traffic*

Volumes illustrates the 1996 average daily traffic on the road network. These volumes were derived from the MPO *1997 Level-of-Service Report*. *Map T-6: 1996 Level of Service* illustrates the level-of-service conditions which were developed from the MPO *1996 Level-of-Service Analysis*. In 1996, all roadway segments were operating at LOS "D" or better, with the exception of the Blind Pass Bridge, which was operating at LOS "F." Improvements to the bridge were recently completed, improving it from a two-lane undivided to a four-lane divided roadway. The Blind Pass Bridge now operates at or better than the LOS "D" standard.

C. Mode Split and Vehicle Occupancy

Mode split and vehicle occupancy data were not available for Treasure Island.

D. Transit Performance

The Treasure Island Transit System operates a one-bus system within the city at a one-hour headway, with the first trip beginning at 8:15 a.m. and the last one completed by 5:03 p.m. Ridership on this route was 16,250 in 1996. Given the small size of the transit system, little analysis was required to review its performance; however, the system should continue to ensure adequate linkage to PSTA transit service as it currently does at Park Street/Central Avenue and John's Pass Village in Madeira Beach.

E. Transportation Disadvantaged Population

Data regarding the characteristics of the transportation disadvantaged (TD) population in Treasure Island are not available. However, according to the draft *Transportation Element* for Pinellas County, "approximately 13 percent of the County population is estimated to be transportation disadvantaged." The largest concentration of TD population in Pinellas County is in the greater St. Petersburg area.

F. Characteristics of Major Trip Generators and Attractors

As indicated previously, the primary trip generators and attractors are the hotels and beaches along the coast within Treasure Island. As a result, the major generators and attractors involve recreation and/or tourism.

G. Adequacy of Transportation System for Coastal Population Evacuation

The hurricane evacuation route described previously and shown on *Map T-4: 1996 and 2015 Hurricane Evacuation Route* was deemed adequate, as recommended in the 1992 regional hurricane evacuation study.

H. Analysis of Intermodal Deficiencies

Because there are no intermodal facilities, this requirement is not applicable.

V. ANALYSIS OF PROJECTED NEEDS

Pursuant to the requirements of Rule 9J-5, F.A.C., projections were prepared of the future traffic circulation levels of service and system needs based upon the future land use patterns of Pinellas County. These projections serve as a basis for determining the need for new roadway facilities and expansions to support planned development and maintain adopted LOS standards.

Treasure Island is located within an urbanized area and is, therefore, within the Metropolitan

Planning Organization (MPO) jurisdiction. The MPO 2015 traffic assignment was combined with 1990 actual traffic counts to develop smoothed daily traffic volumes on the future network for 2015. The 2015 traffic assignment volumes are a result of the countywide traffic computer modeling process, which is based upon future land use patterns of Pinellas County. Since no major development is planned for this community, and the population is expected to remain relatively constant (as indicated in the *Future Land Use Element* of this plan), it is assumed that many of these future automobile trips will be the result of trips from other parts of Pinellas County, which are included in the traffic modeling process. The forecast of future traffic volumes for Treasure Island is consistent with reasonable expectations for future countywide traffic volumes.

A. Future Roadway Network

Map T-7: 2015 Functional Classification and Number of Lanes and Table 2 illustrate the projected functional classification and number of lanes for the 2015 Network. With the exception of the improvement on Blind Pass Bridge from a two-lane undivided to a four-lane divided roadway, the network is the same. The system continues to include three minor arterials (Gulf Boulevard, Treasure Island Causeway, and Blind Pass Bridge) and three minor collectors (West Gulf Boulevard, 115th Avenue, and Bayshore Drive).

The existing Treasure Island Causeway bridge system has exceeded its design life and is in need of replacement. Interim repairs in excess of $1 million were completed in fiscal year 1998. As stated in the Capital Improvements Program and the Schedule of Capital Improvements found in the *Capital Improvements Element*, design work for a new bridge is scheduled for fiscal year 2000, at an estimated cost of $1 million. At the present time, ownership and maintenance alternatives are being investigated, one of which would turn the bridge over to the State of Florida.

B. Future Significant Parking Facilities

As indicated previously in the existing conditions inventory, no significant parking facilities exist within Treasure Island. Significant parking facilities today and in the future are not possible given the built-out nature of the city.

C. Future Mass Transit

The city anticipates continuing to operate a one-bus system with one-hour headways until such time as expanded transit services are deemed appropriate. Periodic evaluations will be performed to determine the need for additional public transportation. *Map T-2: 1996 and 2015 Transit Service and Truck Routes* illustrates future transit service, which is currently identical to existing transit service. It is also anticipated that the major generators and attractors will continue to include the hotels and beaches along the coast.

D. Bicycle and Sidewalk Facilities

Connecting bicycle lanes along Gulf Boulevard are delineated in the *Pinellas Bikeways Plan*, and local bicycle lanes exist along Paradise Boulevard. Sidewalks will continue to be maintained as they currently exist. The future inventory of major facilities is illustrated in *Map T-8: 2015 Bicycle and Sidewalk Facilities.*

E. Port, Airport, and Freight Rail Line Facilities

There are no existing or planned port, airport, or freight rail line facilities, making this requirement nonapplicable.

F. Intermodal Facilities and Truck Routes

No intermodal facilities exist within the city today, and none are expected by the year 2015. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. It is anticipated that this will continue to be a truck route in the future, as illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes.*

G. Hurricane Evacuation Routes

The city will continue to direct residents along regional hurricane evacuation routes, which are delineated in the 1992 report update prepared by the Tampa Bay Regional Planning Council. The future hurricane evacuation route for Treasure Island is assumed to be the same as the current route until such time as the region adopts a different route. The portion of the future evacuation route within the city is illustrated in *Map T-4: 1996 and 2015 Hurricane Evacuation Route*, and is the same as the 1996 evacuation route discussed previously.

H. Transportation Concurrency Management and Exception Areas

There are no transportation concurrency management or concurrency exception areas, making this requirement nonapplicable.

I. Projected Roadway Level of Service

The procedure used for analyzing projected system needs was the same method utilized for analyzing the existing roadway deficiencies, assuming a desired LOS "D" at peak hour for all collector and arterial roadways within the city and taking into account the improvements included in the adopted MPO *2015 Cost Feasible Transportation Plan*.

In December 1995, the Pinellas County MPO adopted the *2015 Cost Feasible Transportation Plan*. Those future improvements included in the Plan and located within the city are listed in Table 2. In the future, all roadways are expected to operate within the adopted LOS "D." The improvement from a two-lane divided to a four-lane undivided roadway on the Blind Pass Bridge solves the only existing level-of-service problem.

Table 2
2015 Roadway Inventory and Projected Level of Service

ID	On Street	From	To	# of Lanes	Road Type (1)	Jurisdiction (2)	Functional Classification (3)	LOS Standard (4)	AADT (5)	Peak Volume (6)	Peak Hour Capacity (7)	LOS (8)

12360	Blind Pass Bridge	Bridge (W)	Bridge (E)	4	D	SR	MA	D	24,678	2,246	2,546	D
12400	Gulf Blvd	John's Pass Bridge	Treasure Isle Cswy	4	D	SR	MA	D	24,071	2,190	2,809	D
12410	Gulf Blvd	Treasure Isle Cswy	Blind Pass Bridge	4	U	SR	MA	D	19,724	1,696	3,109	B
12490	Treasure Isle Cswy	Bridge	Gulf Blvd	4	D	TI	MA	D	23,369	2,127	2,961	C
12362	W Gulf Blvd (9)	Blind Pass Bridge	77th Ave	2	U	TI	MC	D	2,561	233	990	C
12365	77th Ave (9)	W Gulf Blvd	Bayshore Dr	2	U	TI	MC	D	2,561	233	990	C
12368	Bayshore Dr (9)	77th Ave	W Gulf Blvd	2	U	TI	MC	D	2,561	233	990	C

NOTES:
(1) Road type refers to a road that is either divided (D) or undivided (U).
(2) Jurisdiction refers to whether the link is a state road (SR), county road (CR), or a City of Treasure Island road (TI).
(3) Functional classification refers to whether the link is a minor arterial (MA) or a minor collector (MC).
(4) The adopted level-of-service (LOS) standard for the city.
(5) The average annual daily traffic (AADT) volume on the roadway as reported in the MPO's *1997 Level of Service Report*.
(6) Peak hour volume is the estimated one hour volume as computed by multiplying the AADT by the appropriate FDOT K-Factor as described in *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.
(7) Peak hour capacity as reported in the MPO *1997 Level of Service Report* or noted in Note 9.

(8) Level of Service (LOS) is the letter grade from A to F, with A being the best and F being the worst.

(9) Volumes on local roads were estimated using 1986 counts and 1 percent annual growth factor. Reported peak hour capacity and LOS are based on Table F-1, Non-State Roadways, *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.

The 2015 projected traffic volumes were derived from the Regional Transportation Analysis Model used in the development of the *2015 Cost Affordable Transportation Plan*. These volumes were adjusted by the MPO based on nationally recognized and accepted methodologies, and are indicated in *Map T-9: 2015 Traffic Volumes*. Volumes for the local roads were taken from 1986 counts provided in the *Transportation Element* of the 1989 comprehensive plan. The 1986 peak hour volumes were increased by 1 percent annually to estimate volumes in 2015. No counts have been performed recently on these local roads, since there is no perception of a level-of-service problem.

Map T-10: 2015 Level of Service indicates the projected level of service of the roads within Treasure Island in the year 2015. All roads are expected to operate at or above the adopted LOS "D" standard.

J. Integration and Coordination

The review of existing and projected conditions for each of the modes available in the city suggests a commitment to the integration and coordination of transportation alternatives. The city is committed to the provision of a safe and efficient transportation network that provides for quality highways, public transportation, goods movement, bicycle facilities, and sidewalks.

VI. ISSUES AND OPPORTUNITIES

Per Rule 9J-5.0053, F.A.C., local governments are to identify the major issues and problems in the community related to development, physical deterioration, and the location of land uses. In addition, the social and economic effects of these issues and problems should be analyzed. Ultimately, this information can be used to form the basis for determining the types of plan amendments that are to be recommended as a result of the planning process.

Issues and opportunities were identified through the review of existing deficiencies and projected needs for the city relating to the transportation system. The following key planning issues were identified, along with required actions.

A. Key Planning Issues and Required Actions

1. Level-of-Service Problem on Blind Pass Bridge: The 1996 level of service on Blind Pass Bridge was "F."

Required Action: This problem is being resolved in the 2015 LOS analysis as a result of the road improvement (new bridge construction) from a two-lane undivided to a four-lane divided roadway that was completed in the summer of 1997.

2. Bicycle and Pedestrian Facilities: The city is built out, and existing right-of-way widths available for road improvements are virtually non-existent. Existing two-lane roads are

generally substandard with respect to the provision of bicycle shoulders and pedestrian facilities.

Required Action: The city has traditionally dealt with bicycle and pedestrian facilities as part of the site plan review process. However, this procedure was never stated or explained in the comprehensive plan. The city will adopt land development regulation amendments to include review of pedestrian and bicycle improvements during the site plan review process and when road improvements are proposed.

3. Treasure Island Causeway Repair and Replacement: The existing Treasure Island Causeway bridge system has exceeded its design life and is in need of replacement. Interim repairs in excess of $1 million were completed in fiscal year 1998. As stated in the Capital Improvements Program and the Schedule of Capital Improvements found in the *Capital Improvements Element*, design work for a new bridge is scheduled for fiscal year 2000, at an estimated cost of $1 million. At the present time, ownership and maintenance alternatives are being investigated, one of which would turn the bridge over to the State of Florida.

Required Action: The various options available to Treasure Island will be investigated and decisions made to ensure the long-term viability of the Causeway bridge system.

4. Roadway Resurfacing: A number of local roads are showing signs of wear, and are in need of resurfacing.

Required Action: The city conducts periodic surveys of its roadway system, and from this information maintains an ongoing Roadway Surface Rehabilitation Plan. The current plan has targeted twenty road segments in need of resurfacing in 1999, including portions of Bayshore Drive, 92nd Avenue, and 94th Avenue. Eight additional segments have been scheduled for resurfacing in 2000, and fourteen in 2001.

VII. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Sections 163.3177(9) and (10), F.S., and Rule 9J-5.019(4)(b), F.A.C., the following represents the *Transportation Element* goals, objectives, and policies of the City of Treasure Island intended to address the establishment of the long-term end toward which transportation programs and activities are ultimately directed in the community (Rule 9J-5.019(4)(a), F.A.C.).

B. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.019, F.A.C., are not applicable to the City of Treasure Island:

- Rule 9J-5.019(4)(c)3.: Parking facilities - There are no significant parking facilities.
- Rule 9J-5.019(4)(b)4., 8., 14.: Transit terminals, etc. - There are no transit terminals, transfer stations, exclusive public transit corridors, port or airport facilities, or freight rail lines or intermodal facilities.

C. Implementation

Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.

GOALS, OBJECTIVES, AND POLICIES

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Introduction

Pursuant to Section 163.3177(6)(b), Florida Statutes, the following represents the multimodal transportation goals, objectives and policies of the City of Treasure Island. These goals, objectives, and policies are intended to be used to The Multimodal Transportation Element provides direction for the City in the development of a multimodal transportation system network. increases mobility for bicyclists, pedestrians, transit users, and motorists that promotes development patterns that reduces vehicle miles traveled and greenhouse gas emissions .

A. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.019, F.A.C., are not applicable to the City of Treasure Island:

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B. Implementation

Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.

A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the city.

Goal

The City will develop and maintain a multimodal transportation network that increases mobility and accessibility through the prioritization of safety and by ensuring transportation choices for all individuals.

Objective 1.1: ~~Level-of-Service Standards~~ Transportation Network

The City shall establish level-of-service (LOS) standards for the roadways in its jurisdiction, and shall ensure, through its construction and development review processes, the maintenance of those standards.

Policy 1.1.1: The operational level of service (LOS) "D" peak hour shall be the standard for all arterial and collector roads within the city, except for Gulf Boulevard. The City adopts the Florida Department of Transportation (FDOT) defined LOS for Gulf Blvd.

Policy 1.1.2: The City shall review all proposed development or redevelopment for consistency with this transportation element and their impacts upon the adopted LOS standards. Development orders and permits shall be issued only when it is documented that such development is consistent with the LOS standards for the affected transportation and public facilities adopted by this comprehensive plan.

Policy 1.1.3: The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway and multimodal improvements to serve the development or redevelopment and shall enforce County-wide Multimodal Impact Fee regulations. ~~countywide transportation impact fee regulations~~.

Policy 1.1.4: The City may coordinate planning efforts with neighboring municipalities, Forward Pinellas and FDOT to establish the appropriate LOS standards and targets for multimodal mobility and network design in the City.

Policy 1.1.5: The City shall update the pavement condition inventory at least every ten years.

Policy 1.1.6: Development and redevelopment projects generating new vehicle trips may be subject to payment of the County-wide Multimodal Impact Fee. Multimodal impact fee revenue shall be utilized to fund multimodal improvements consistent with this comprehensive plan. For the purposes of the City's multimodal program, the multimodal network and associated terms shall be defined as follows:

> "Mobility Management System" is the Pinellas County-wide approach that the City will utilize to assure that development permits are not issued unless the necessary mitigation measures are taken into maintain acceptable multimodal circulation.
>
> "Multimodal" means transportation that considers various modes of transportation including, but not limited to, walking, cycling, automobile, and public transit. Multimodal is nonspecific and encompasses all methods of movement currently used and those which may arise over time.

"Multimodal Impact Fee" means charges assessed against new development or redevelopment which partially or wholly cover the cost of providing mobility improvements to off-set development impacts.

Policy 1.1.7: The City shall manage the impacts of land development projects and encourage improved mobility through application of adopted comprehensive plan policies and the land development regulations through the site plan review process.

Policy 1.1.8: The City shall ensure that new development bears a proportionate share of the cost of capital expenditures necessary to meet mobility needs.

Policy 1.1.9: The City shall consider resilient design guidelines in all transportation and multimodal improvement projects, in recognition of current and projected tidal elevations.

~~Measure: Number of roadways with an acceptable operational level of service~~

Objective 1.2: Land Use Planning and Coordination

Transportation planning shall be coordinated with the *Future Land Use Map* and the ~~Schedule of~~ Capital Improvement Plan.

Policy 1.2.1: The City shall enforce the minimum construction and regulatory requirements for new and existing roadways through land development regulations.

Policy 1.2.2: The City shall review the *Future Land Use Map* when planning roadway construction and improvements to ensure that roadways are designed to serve the needs of the affected land uses.

Policy 1.2.3: Future rights-of-way shall be acquired through negotiation or appropriate legal processes ~~condemnation~~, to the extent that such acquisition is required for planned transportation ~~system~~ network construction or expansion.

Policy 1.2.4: The City shall budget for and undertake projects to sustain the ~~ensure the viability of the~~ Treasure Island Causeway bridge system through it's expected life and plan for the ~~short-term repairs and~~ eventual replacement of the bridges.

Policy 1.2.5: The City shall coordinate underground utility projects and other construction projects to avoid impacts to roads and pavement to the greatest extent possible.

~~Measure: Successful right-of-way protection and road and bridge improvements reviewed for consistency with the *Future Land Use Map* and Schedule of Capital Improvements~~

Objective 1.3: ~~Parking, Bicycle, and~~ Pedestrian, Motorized, and Non-Motorized Vehicle Facilities

The City shall identify the types of m~~M~~otorized and non-motorized vehicles for which to establish parking. ~~vehicle parking and bicycle and pedestrian ways shall be provided.~~

Policy 1.3.I: The City shall enforce parking requirements, including on-site traffic flow, through the land development regulations.

Policy 1.3.2: The City shall consider the provision ~~of bicycle and pedestrian ways in the planning of transportation.~~ non-motorized and pedestrian ways as an interconnected network in the planning of multimodal transportation facilities, as part of the site plan review process.

Policy 1.3.3: ~~Bicycle~~ Non-motorized storage areas at shopping and recreational areas shall be provided, as established in the land development regulations, and required as part of the site plan review process.

Policy 1.3.4: The City shall require development and redevelopment to install crosswalks and ~~sidewalks~~ pedestrian facilities ~~on its roadways with high pedestrian usage~~, as required by land development regulations ~~the site plan review process~~.

Policy 1.3.5: The City shall monitor parking demand and improve parking regulations and facilities, as feasible and as needed. Public and private parking facilities should support alternative modes of transportation as needed.

Policy 1.3.6: The City shall consider a reduction of on-site parking requirements within the land development regulations to encourage multimodal transportation and ride sharing.

Policy 1.3.7: The City may seek public-private partnerships in the development of parking facilities and intermodal centers and encourage off-street parking on parcels serving multiple land-uses.

Policy 1.3.8: The City shall optimize public parking spaces by promoting shared parking programs, wayfinding to parking facilities, and consider the use of Smart Parking Systems (SPS) to identify locations of available parking as feasible.

~~Measure: Development and enforcement of parking, bicycle and sidewalk regulations~~

Objective 1.4: ~~Physical Design~~ Safe and Efficient Transportation Design

The City's transportation network shall emphasize safety, efficiency, and aesthetics.

Policy 1.4.1: The City shall fund the maintenance and landscaping of its local

roadway ~~system~~ network.

~~**Policy 1.4.2:** The City shall enforce the signage requirements along roadways through the land development regulations.~~

Policy 1.4.2~~3~~: The City shall monitor accident reports and yearly crash data for all collector and arterial roads to identify needed safety improvements.

Policy 1.4.34: The City shall control connections or access points of driveways to the roadway ~~system~~ network, through the permit process and land development regulations, and in cooperation with the State of Florida on state roads.

Policy 1.4.4: The City shall consider a new policy to address safety, especially for users with disabilities, the elderly, and children. The City shall work towards achieving Americans with Disabilities Act compliance for all pedestrian facilities.

Policy 1.4.5: The City shall support the mission of Vision Zero, which is a traffic safety policy that takes an ethical approach toward achieving safety for all road users, setting the goal of zero traffic fatalities or severe injuries.

Policy 1.4.6: The City shall work to reduce multimodal conflicts and improve safety to the extent feasible.

~~Measure: Identify and improve high accident locations~~

Objective 1.5: Multimodal Transportation

The City shall encourage the utilization of a multimodal transportation network ~~system~~.

Policy 1.5.1: The City shall evaluate the need for enhanced public transportation and respond as appropriate.

Policy 1.5.2: The City shall ~~continue to~~ establish facilities ~~and~~ that encourage the use of ~~bicycle~~ nonmotorized vehicles, watercraft, and pedestrian ways.

Policy 1.5.3: The City shall review all proposed development and redevelopment site plans for the accommodation of multimodal transportation ~~bicycle, and pedestrian,~~ and the needs of other approved vehicles ~~traffic needs~~ through provisions within the land development regulations.

Policy 1.5.4: The City shall ~~continue to~~ provide access to the transportation disadvantaged ~~on city- owned buses.~~ through partnerships with transit providers.

Policy 1.5.5: The City shall support development of multi-use recreational facilities, including those for pedestrian, motorized and nonmotorized vehicles.

Policy 1.5.6: The City shall support and encourage access to mobility options through the development of alternative modes of transportation by creating flexible options that enable user choices.

~~Measure: Implementation of a multimodal transportation system~~

Objective 1.6: Intergovernmental Coordination

Transportation planning shall be coordinated with the City's comprehensive plan, the Florida Department of Transportation *5-Year Transportation Plan,* the Forward Pinellas ~~County Metropolitan Planning Organization (MPO)~~ *5-Year Transportation Improvement Program (TIP) and Long-Range Transportation Plan,* and plans of neighboring jurisdictions, as applicable.

Policy 1.6.1: The City shall review updated versions of the Florida Department of Transportation *5- Year Transportation Improvements Program* and the Forward Pinellas ~~County MPO~~ *Long Range Transportation Plan* ~~subsequent to their publication~~ and shall modify this element to be consistent with these plans, if necessary.

Policy 1.6.2: The City shall review for compatibility with this element, the transportation plans and programs of neighboring municipalities and Pinellas County as they may be amended.

Policy 1.6.3: Amendments to this multimodal transportation element shall be supported by an appropriate transportation analysis.

~~Measure: Periodic review of the transportation plans of other government agencies~~

~~**Objective 1.7: Land Development Regulations**~~

~~**Future growth and development shall be managed through the continued implementation and enforcement of land development regulations consistent with this adopted comprehensive plan.**~~

~~**Policy 1.7.1:** Continue to enforce land development regulations, consistent with Section 163.3202(1), Florida Statutes, which addresses the provisions and intent of the objectives and policies contained in this transportation element.~~

~~Measure: Development and implementation of land development regulations~~

Objective 1.7: Treasure Island Connectivity Plan

The City shall support a comprehensive multimodal network that enables local options for transportation mobility and accessibility through the development of a connectivity plan in pursuit of funding opportunities for multimodal infrastructure improvements.

Policy 1.7.1: The City shall maintain a connectivity plan, with the goal to enhance safety and improve multimodal infrastructure and connectivity for residents and businesses.

Policy 1.7.2: The connectivity plan shall be updated at a minimum every ten years.

Policy 1.7.3: The City will evaluate emerging transportation technologies and the impacts these advancements will have on transportation, land use, and the environment.

Policy 1.7.4: The City may seek funding sources through partner agencies to provide funds to implement the projects identified in the connectivity plan.

Policy 1.7.5: For all roadway designs, including for reconstruction, the City shall consider options for motorized and nonmotorized modes of transit.

References

City of Treasure Island,
City of Treasure Island Comprehensive Plan, 1989.
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Tampa Bay Regional Planning Council, Tampa *Bay Region Hurricane Evacuation Study Technical Data Report Update,* 1992.

HOUSING ELEMENT

The purpose of the Housing Element is to provide guidance to local governments to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate, low, and very low-income households, group homes, foster care facilities, and households with special needs.

Rule 9J-5.010, Florida Administrative Code

I. INTRODUCTION

Treasure Island is a predominately residential community, containing a mixture of seasonal and permanent residents, and is one of the few Pinellas County communities that can boast a neighborhood community atmosphere. As discussed in the *Future Land Use Element*, the city is divided into several distinct neighborhoods, including Sunshine Beach (Coney Island), Isle of Capri, Isle of Palms, Central Gulf Area, Paradise Island, and Sunset Beach. Because the city is virtually built out, there is minimal opportunity for large-scale growth other than through redevelopment.

As detailed throughout this element, a lack of vacant land combined with a high demand for coastal property have escalated housing values within Treasure Island. The median value of an owner-occupied home was $155,400 in 1990, nearly double the countywide median of $79,800. During the same year, the median cost of a rental unit within the city ($500) was also higher than the countywide average ($463). Consequently, most residents who can afford to live in Treasure Island are within the middle to upper income brackets. Affordable housing for very-low income households is virtually nonexistent, and the shortage is expected to continue throughout the 2010 planning horizon.

II. EXISTING CONDITIONS

A. Housing Stock Data

1. Number and Type of Housing Units

According to the U.S. Census Bureau, the city contained 5,525 housing units in 1990. Of these, 3,896 units (70.5 percent) were classified as occupied and 1,629 (29.5 percent) as vacant, as shown in Table 1. Although a vacancy rate of 29.5 percent is considered high, as discussed below, the majority of these "vacant" units are actually held for seasonal, recreational, or occasional use by households with a primary residence elsewhere. By comparison, only 16.9 percent of countywide housing was classified as vacant.

Like many other Florida beach communities, Treasure Island is considered home for thousands of seasonal residents. Generally, these residents have purchased second homes in Florida, live in them during the winter months, and leave them unoccupied during the summer season. However, the U.S. Census Bureau classifies a housing unit as "vacant" if it is not the primary residence of its occupants. The 1990 census noted that of the 1,629 "vacant" units in the city, all but 582 were held for seasonal, recreational, or occasional use.

The true vacancy rate for the city, as shown in Table 2, is thirteen percent.

Table 1
Total Housing Inventory in 1990

	Occupie	% of	Vaca	% of	Total
Treasure	3,896	70.5%	1,629	29.5%	5,525
Pinellas	380,635	83.0%	77,70	16.9%	458,34

Source: U.S. Bureau of the Census, 1990

Table 2
Total Vacant Units in 1990

	Treasure Island	% of Total Units	Pinellas County	% of Total Units
Total Vacant Units	1,629	29.5%	77,706	16.9%
True Vacant Units (Not Held for Seasonal Use)	582	13.0%	34,077	7.4%

Source: U.S. Bureau of the Census, 1990

2. Type of Dwelling Units

Although single-family dwellings occupy more land area, multifamily dwellings account for a larger percentage of the total housing stock. As shown in Table 3, the 1990 housing stock consisted of 37 percent single-family and 62 percent multifamily dwellings. The vast majority of multifamily residences are condominium complexes that line the Gulf of Mexico shoreline. The remaining one percent of the housing inventory consisted of 23 mobile homes (which have since been removed) and other types of dwelling units, including houseboats. Because the city is virtually built out, there is minimal opportunity for further large-scale residential growth other than through redevelopment.

Table 3
Housing Units by Type in 1990

	Treasure Island		Pinellas County	
	# of	% of total	# of	% of
Single-	2,059	37%	239,377	52%
Multifamily	3,410	62%	160,989	35%
Mobile	23	0.4%	53,324	12%

	Treasure Island		Pinellas County	
	# of	% of total	# of	% of
Other*	33	0.6%	4,651	1%
Total	**5,525**	**100%**	**458,341**	**100%**

* Includes campers, vans, and houseboats.
Source: U.S. Bureau of the Census, 1990

3. Housing Units by Tenure

The percentage of owner-occupied housing within Treasure Island is slightly lower than the countywide average. According to the 1990 U.S. Census, of the 3,896 occupied housing units within the city (excluding seasonal units), 2,370 units or 61 percent were owner-occupied. Comparatively, the countywide average was 69 percent. The city percentage may be artificially low because of the large number of seasonal units, which are generally occupied by homeowners, but are not classified as "owner-occupied" by the U.S. Census Bureau.

Table 4
Housing Units by Tenure for Occupied Units in 1990

	Owner-Occupied	% of Total	Renter-Occupied	% of Total	Total
Treasure	2,370	60.8%	1,526	39.2%	**3,896**
Pinellas	263,388	69.2%	117,247	30.8%	**380,635**

Source: U.S. Bureau of the Census, 1990

4. Housing Units by Age

Home construction soared during the 1960s and 1970s, with approximately 3,200 new homes built. Combined with home construction occurring since then, approximately 77 percent of the total housing stock is less than 35 years old (see Table 5). With less than thirteen acres of vacant land available for residential or mixed uses, new housing construction is expected to decline in upcoming years.

Table 5
Age of Housing Stock in 1990

Year Built	Treasure Island		Pinellas County	
	# of Units	% of Total	#of Units	% of Total
1985 to March,	509	9.2%	47,186	10.3%
1980 to 1984	497	9.0%	61,424	13.4%

1970 to 1979	1,695	30.7%	142,970	31.2%
1960 to 1969	1,547	28.0%	87,902	19.2%
1950 to 1959	863	15.6%	77,269	16.9%
1949 or earlier	414	7.5%	41,590	9.1%
Total	**5,525**	**100%**	**458,341**	**100%**

Source: U.S. Bureau of the Census, 1990

5. Value of Owner-Occupied Housing

The median value of an owner-occupied home in Treasure Island almost doubled during the 1980s, reaching $155,400 in 1990. This value is nearly double the countywide median of $79,800 (see Table 6). Within the city, the value of most units ranged from $100,000 to $199,999. Countywide, the majority were valued between $50,000 and $99,999.

Table 6
Owner-Occupied Housing Units by Value Ranges in 1990

	<$50,000	**$50,000 - $99,999**	**$100,000 - $149,000**	**$150,000 - $199,999**	**$200,000 - $299,999**	**>$300,000**	**Median**
Treasure	13	298	346	434	255	70	$155,4
Pinellas	31,056	99,782	26,094	10,643	7,082	3,981	$79,80

Source: U.S. Bureau of the Census, 1990

6. Monthly Cost of Housing

a. Owner-Occupied Mortgaged Units

The U.S. Census Bureau defines the monthly cost of owner-occupied housing to include monthly mortgage payments, real estate taxes, fire hazard and flood insurance, utilities, and fuels. In 1990, the median monthly cost of an owner-occupied *mortgaged* housing unit in the city was $1,078, as shown in Table 7. This value is approximately one and a half times the countywide median cost of $687.

Table 7
Monthly Costs of Owner-Occupied Mortgaged Units in 1990

	<$500	**$500 - $699**	**$700 - $899**	**$900 - $1,249**	**$1,250 -$1,499**	**>$1,500**	**Median**
Treasure	75	85	98	188	134	137	**$1,078**
Pinellas	7,023	21,791	32,380	23,913	18,408	10,754	**$687**

Source: U.S. Bureau of the Census, 1990

b. Owner-Occupied Non-Mortgaged Units

The monthly cost of owner-occupied *non-mortgaged* units within the city was much lower, with a median cost of $276 per month. Similar to mortgaged units, this value is approximately one and a half times the countywide median of $185 (see Table 8).

Table 8
Monthly Costs of Owner-Occupied Non-Mortgaged Units in 1990

	<$150	**$150 - $199**	**$200 - $249**	**$250 - $299**	**$300 - $349**	**>$350**	**Median**
Treasure	58	75	114	162	127	125	**$276**
Pinellas	4,651	15,282	16,087	10,779	6,261	9,334	**$185**

Source: U.S. Bureau of the Census, 1990

c. Renter-Occupied Units

The cost of living in renter-occupied housing, called "gross rent," is considered to include mortgage/rental payments, taxes, insurance, and utilities. In 1990, the median monthly gross rent for a renter-occupied housing unit in Treasure Island was $500, as compared to $463 for the entire county (see Table 9). As suggested by these data, the greater orientation of the rental market in Treasure Island is toward medium to higher rents.

Table 9
Monthly Gross Rent Distribution in 1995

	Treasure Island		**Pinellas County**	
	# of Units	**% of Total**	**# of Units**	**% of Total**
Median	$500	---	$463	---
>$199	17	1.1%	6,132	5.2%
$200-$299	59	3.9%	9,747	8.2%
$300-$399	284	18.6%	21,296	18.0%
$400-$499	367	24.0%	31,806	26.8%
$500-$599	251	16.5%	22,727	19.2%
$600-$699	204	12.4%	11,147	9.4%
$700-$999	200	13.1%	9,109	7.7%

>$1000	69	4.5%	3,067	2.6%
No Cash Rent	75	4.9%	3,518	3.0%
Total Units	**1,526**	**100%**	**118,54**	**100%**

Source: Shimberg Center for Affordable Housing, 1996

7. Housing Cost-to-Income Ratio

According to the Florida Department of Community Affairs, housing that is affordable consumes no more than 30 percent of a household's income, including mortgage or rent payments, taxes, insurance, and utilities. In the following analysis, households living in owner- and renter-occupied housing considered non-affordable were enumerated.

a. Owner-Occupied Units

As shown in Table 10, in 1990 housing costs were considered non-affordable for 18 percent of all owner-occupied households within Treasure Island, compared to 21.5 percent for the county as a whole. In both the city and county, households with annual incomes below $10,000 were the most likely to live in housing considered non-affordable.

Table 10
Percentage of Households Living in Owner-Occupied Housing Considered Non-Affordable in 1990*

	<$10,000	**$10,000 - $19,999**	**$20,000- $34,999**	**$35,000- $49,999**	**>$50,000**	**Total (% of all households for all income levels)**
Treasure	46.7%	31.9%	27.2%	14.6%	7.0%	18.0%
Pinellas	60.3%	36.9%	23.3%	10.3%	5.9%	21.5%

* Housing costing less than 30 percent of a household's gross income is considered affordable.
Source: Shimberg Center for Affordable Housing, 1996

b. Renter-Occupied Units

As shown in Table 11, in 1990 rental housing was considered non-affordable for 43.9 percent of the rental households within Treasure Island, comparable to 44 percent in Pinellas County. In addition, in Treasure Island 100 percent of rental households earning less than $10,000 annually were living in housing considered non-affordable, compared to 88.4 percent of countywide households in the same income range.

Table 11
Percentage of Households Living in Rental Housing Considered Non-Affordable in 1990*

	<$10,000	$10,000 - $19,999	$20,000- $34,999	$35,000- $49,999	>$50,000	Total (% of all households for all income levels)
Treasure	100.0%	68.5%	15.0%	4.5%	3.1%	43.9%
Pinellas	88.4%	69.6%	17.2%	4.0%	1.0%	44.0%

* Housing costing less than 30 percent of a household's gross income is considered affordable.
Source: Shimberg Center for Affordable Housing, 1996

It should be noted that apparent mismatches of housing and income may be linked to the large number of retirees living in Treasure Island, many of whom may have sold homes in other states to finance the purchase or rental of a home in Florida. Because this one-time sale of the home in another state is not reflected in the census definition of income, the homeowner's income would not appear to be large enough to afford the high-priced housing typical of barrier island communities. In addition, many residents purchased homes in the community prior to 1975, before housing prices began to outpace household income and before property values in coastal communities appreciated dramatically.

B. Condition of the Housing Stock

In addition to enumerating housing units, the U.S. Census Bureau publishes data regarding the structural condition of the housing stock. The survey includes the number of dwelling units lacking complete plumbing, complete kitchen facilities, and central heating, and those which are overcrowded. As shown in Table 12, only a small percentage of homes within Treasure Island lack these facilities or are considered overcrowded.

Table 12
Condition of the Housing Stock in 1990

	# Homes Lacking Complete Plumbing*	% of Total	# Homes Lacking Complete Kitchen*	% of Total	# Homes Lacking Heat**	% of Total	# Over-crowded Homes** †	% of Total
Treasure Island	16	0.28 %	0	0.0%	71	1.28 %	27	0.48 %
Pinellas County	976	0.21 %	1,945	0.43 %	2,004	0.52 %	7,784	2.06 %

* Calculated for all housing units
** Calculated for owner-occupied housing units
† According to the Shimberg Center, more than 1.01 persons per room is considered an overcrowded dwelling.
Source: U.S. Bureau of the Census, 1990

In 1995, a windshield survey conducted by city staff concluded that no substandard housing exists within Treasure Island. A windshield survey has distinct advantages over door-to-door interviews in that it is relatively expedient and inexpensive, and the surveyor does not intrude upon the privacy of the resident of the property. In addition, it has been found that the appearance of the exterior generally reflects the condition of the interior of the home. The following criteria were used to identify housing conditions in the 1995 windshield survey.

Standard: Good condition. Structurally sound, maintained with no major maintenance needed (possible painting required).

Substandard: Deteriorating condition. Poorly maintained, homes of inadequate original construction of advanced age, exhibiting signs of sagging roof lines, porches, walls or other indicators of structural decay. Possible demolition necessary.

C.Subsidized Renter-Occupied Housing Developments

There are no public housing units located within the corporate limits of Treasure Island.

D.Group Homes

There are no group homes (community residential homes) licensed by the Florida Department of Children and Families within the corporate limits of the city.

E.Mobile Home Parks

The City of Treasure Island land development regulations do not allow mobile homes in the city, in accordance with Federal Emergency Management Agency (FEMA) regulations. Although 23 mobile homes were located in the city during the 1990 U.S. Census, they have since been removed.

F.Historically Significant Housing

No properties are listed in the *National Register of Historic Places* or on the *Florida Master Site File*, and no nomination proposals are currently pending.

G.Housing Construction Activity

As required by Rule 9J-5, F.A.C., the final step in collecting housing supply data is obtaining "an inventory of the housing construction activity affecting changes in the number of housing units within the local government's jurisdiction based on new construction, conversions, mobile home placements, and removals, in number of units for the years since the latest decennial United States Census." Recent housing activity was moderately active, but remained significantly lower than other areas of the county. The majority of new placements since 1990 were single-family homes, accounting for 77 percent of new home construction. As shown in Table 13, all mobile homes located within the city at the John's Pass Trailer Park have been removed.

Table 13
Housing Inventory Update, 1990-1995

	Single-Family	Multifamily	Mobile Home*	Other**	Total

1990 Count	1,719	3,739	23	44	5,525
New Construction	41	12	0	0	53
Demolitions	11	0	23	0	34
1995 Total	**1,749**	**3,751**	**0**	**44**	**5,544**

* Placement represents the change in the number of mobile home tags issued between 1990 and 1995.

** Category includes other types of dwellings, such as houseboats.

Source: City of Treasure Island Building Department, 1996

III. HOUSING ANALYSIS

Chapter 163, Florida Statutes, requires the Department of Community Affairs (DCA) to conduct an affordable housing needs assessment for local jurisdictions. All communities, including Treasure Island, are required to use this data and incorporate it into their comprehensive plan. Under contract with the DCA, the Shimberg Center for Affordable Housing at the University of Florida prepared the *Affordable Housing Needs Assessment Study*, which is the basis for the following housing analysis. All projections developed by the Shimberg Center were based on data collected by the Pinellas County Planning Department.

Households, or occupied housing units, are the fundamental unit used to measure housing demand. With the population expected to increase through all planning horizons, the Shimberg Center projects the number of households to increase by 211 between 1995 and 2010 (see Table 14).

Table 14
Estimated and Projected Number of Households, 1990-2010

Year	# of Households	% Change
1990	3,951	--
1995	3,991	2.33%
2000	4,084	2.32%
2005	4,134	1.22%
2010	4,202	1.64%

Source: Shimberg Center for Affordable Housing, 1996

1. Projected Number of Households by Size

In 1995, one- and two-person households accounted for 83.8 percent of all households in Treasure Island (see Table 15). The Shimberg Center forecasts the number of two-person households to rise by 10 percent between 1995 and 2010. However, the number of all other

sized households, including one-person households, will remain virtually constant.

Table 15
Estimated and Projected Number of Households by Size, 1990-2010

	1990	1995	2000	2005	2010
1 person	1,393	1,413	1,417	1,412	1,413
2	1,908	1,930	1,991	2,049	2,035
3	368	375	394	404	408
4	178	197	199	192	178
5	68	76	83	77	68
Total	**3,915**	**3,991**	**4,084**	**4,134**	**4,202**

Source: Shimberg Center for Affordable Housing, 1996

Table 16
Estimated and Projected Number of Households by Income Range, 1990-2010

Income	1990	% of Total	1995	% of Total	2000	% of Total	2005	% of Total	2010	% of Total
$0-10,000	427	10.9%	412	10.3%	412	10.3%	425	10.2%	436	10.3%
$10,000-15,000	323	8.2%	333	8.3%	335	8.3%	333	8.0%	339	8.0%
$15,000-20,000	383	9.7%	405	10.1%	418	10.1%	418	10.1%	417	9.9%
$20,000-25,000	299	7.6%	299	7.5%	298	7.5%	309	7.4%	328	7.7%
$25,000-30,000	400	10.2%	387	9.7%	386	9.7%	391	9.4%	401	9.5%
$30,000-40,000	559	14.2%	558	14.0%	580	14.0%	600	14.5%	622	14.7%
$40,000-50,000	393	10.0%	411	10.3%	418	10.3%	424	10.2%	443	10.5%
$50,000-60,000	236	6.0%	252	6.3%	260	6.3%	250	6.0%	244	5.7%
$60,000-	216	5.5%	228	5.7%	243	5.7%	245	5.9%	244	5.7%

Income	1990	% of Total	1995	% of Total	2000	% of Total	2005	% of Total	2010	% of Total
75,000										
$75,000-100,000	271	6.9%	276	6.9%	287	6.9%	289	6.9%	293	6.9%
$100-150,000	223	5.6%	231	5.8%	246	5.8%	251	6.0%	253	6.0%
$150,000+	185	4.7%	189	4.7%	199	4.9%	199	4.8%	191	4.5%
Total Population	**3,915**	**100%**	**3,981**	**100%**	**4,082**	**100%**	**4,134**	**100%**	**4,211**	**100%**

Source: Shimberg Center for Affordable Housing, 1996

2. Projected Number of Households by Income Range

As shown in Table 16, the projected number of households in each income range is expected to remain relatively unchanged throughout the planning timeframes. Approximately 35 percent of all households will remain below the $25,000 income range. However, the city population includes a large number of retirees, many of whom have modest annual incomes but are able to finance higher priced homes through accumulated savings.

B. Estimated Housing Demand and Need

The final phase in the needs assessment process is to prepare housing demand and need estimates for 1995 and the projected years of 2000, 2005, and 2010. Housing demand and need is presented by the total number of housing units needed by type, tenure, and value. Furthermore, only units which are considered inhabited by permanent (non-seasonal) residents are considered within this analysis.

As explained in the *Affordable Housing Needs Assessment Methodology Users Guide* prepared by the Shimberg Center, future housing demand is determined by analyzing the relationship between the expected number of households and the anticipated vacancy rate. The following formula is used to calculate future housing demand:

Future housing demand = (future # of households) + (# of vacant units needed to maintain vacancy rate)*

* Future vacancy rate equals the 1990 rate (thirteen percent) calculated by the U.S. Census, excluding seasonal housing.

As detailed in the following analysis, housing demand increases over time, reflecting population growth. However, housing supply numbers are only updated to 1995 counts. Any additional units built between 1995 and 2010 are not considered as part of this analysis. Therefore, it is expected that housing need will be offset by housing construction occurring within those years.

1. Estimated Demand for Housing, 1995

In 1995, the total number of housing units within Treasure Island equaled 5,525, with a total

vacancy rate of 30 percent (see Table 17). Typically, a jurisdiction's vacancy rate averages around 5 percent. However, the high rate is partially explained by the Census Bureau's definition of a "vacant unit", which includes homes where the respondent claimed their usual place of residence as "elsewhere." According to this definition, an estimated 1,047 units were owned and occupied by seasonal residents in 1990.

Table 17
Total Number of Housing Units in 1995

	Number of
Total Housing Units	5,525
Vacant Units	1,629
Vacancy Rate	30%

Source: U.S. Bureau of the Census, 1990

As discussed above, the following analyses are based on housing units intended to be occupied by permanent residents. In 1995, the number of units occupied or intended to be occupied by permanent residents equaled 4,486 (see Table 18). The number of vacant units equaled 582 or thirteen percent, still among the highest vacancy rates in Pinellas County.

Table 18
Total Number of Non-Seasonal Housing Units in 1995

	Number of
Housing Units (Housing	4,486
Vacant Units	582
Vacancy Rate	13%

Source: U.S. Bureau of the Census, 1990

2. Projected Demand and Need, 2000-2010

Projected housing demand is based on the population projections developed by the Pinellas County Planning Department, as discussed in the *Future Land Use Element*. The Shimberg Center forecasts the demand for housing to increase by an average of 23 units annually until the year 2010, resulting in a total need of 350 units. This projected demand includes the number of units necessary to maintain a thirteen percent vacancy rate. Projected need is calculated by subtracting the 1995 housing supply from the projected demand for the years 2000, 2005, and 2010 (see Table 19).

As discussed later within this element, the Shimberg Center need assessment exceeds the expected need anticipated by the city. The Pinellas County Planning Department has produced estimates that more realistically forecast the future housing supply within Treasure Island. According to these estimates, by the year 2010 only 68 units will be needed, as opposed to the 350 units calculated by the Shimberg Center.

Table 19
Estimated and Projected Total Demand and Need for Housing*

	1995	2000	2005	2010
Estimated and Projected Total Households	3,999	4,092	4,146	4,207
Housing Supply	4,486	4,486	4,486	4,486
Projected Demand for Non-Seasonal Housing Units (Includes amount needed to maintain 13 percent vacancy rate)	N/A	4,703	4,766	4,836
Projected Need for Non-Seasonal Housing Units**	**N/A**	**(217)**	**(280)**	**(350)**

* A permanent vacancy rate of thirteen percent was assumed to occur in all projection years. Calculations included only permanent, non-seasonal households.
** Negative numbers indicate a housing supply deficit.
Source: Shimberg Center for Affordable Housing, 1996

3. Projected Demand and Need for Housing by Type

The percentage of multifamily homes located within the city will remain relatively constant at 58 percent of the total housing stock. As shown in Table 20, housing supply deficits are expected for both single-family and multifamily dwellings. However, with supply numbers based on 1995 estimates, housing construction occurring between 1995 and 2010 is expected to satisfy some or all of the anticipated need.

Table 20
Projected Demand and Need for Housing by Type (non-seasonal units)

	1995 Housing Supply	2000	2000 Need	2005	2005 Need	2010	2010 Need
Single	1,880	1,971	91	1,997	117	2,026	146
Multifamily	2,606	2,732	126	2,769	163	2,810	204
Total	**4,486**	**4,703**	**217**	**4,766**	**280**	**4,836**	**350**

Source: Shimberg Center for Affordable Housing, 1996

4. Projected Demand and Need for Housing by Tenure

Assuming a continued strong and stable economic climate, an increase in demand for owner-occupied housing units is expected to occur. Currently, owner-occupied housing comprises 61.8 percent of the housing stock, but is forecasted to total 65.4 percent in 2010 (see Table 21).

Table 21
Projected Demand and Need for Housing by Tenure*

	1995 Housing Supply	2000 Demand	2000 Need	2005 Demand	2005 Need	2010 Demand	2010 Need
Owner-Occupied Housing Units	2,474	2,585	111	2,675	201	2,775	301
Renter-Occupied Housing Units	1,529	1,510	(19)	1,474	(55)	1,435	(94)
Total**	**4,003**	**4,095**	**92**	**4,149**	**146**	**4,210**	**207**

* Calculations are for permanent, non-seasonal households, excludes vacant units.
** Household estimates and projections for "Total Households" are calculated separately. As a result, owner and renter households do not add up to total households. Differences are minor and are attributed to rounding.
Source: Shimberg Center for Affordable Housing, 1996

5. Projected Need for Ownership Housing Units by Value Ranges
According to the Florida Housing Finance Agency, a household can afford a home with a value of no more than 2.11 times its annual income. To calculate existing and future need for affordable ownership housing, households are grouped by income level, and a range of affordability is calculated for each level. For example, a household earning between $20,000 and $25,000 can afford a home valued at 2.11 times its annual income, or between $42,220 and $52,750.

As shown in Table 22, households earning less than $30,000 annually are considered to lack adequate affordable housing. Future shortages also are expected to occur in the $40,000 to $50,000 income bracket. However, the apparent mismatch of incomes and housing values may be linked to the number of retirees residing within the city. In many cases, these residents have sold homes in other states, and have used the proceeds to purchase a home outright or to negotiate a very small mortgage. This one-time sale of the home in another state would not have been reflected in the census definition of income. In addition, many residents purchased homes in the community prior to 1975, when housing prices in coastal communities appreciated dramatically.

Table 22
Projected Need for Ownership Housing Units by Value Ranges*

Household Income Range	Affordable Housing Unit	1995 Surplus/ (Deficit)	2000 Surplus/ (Deficit)	2005 Surplus/ (Deficit)	2010 Surplus/ (Deficit)
$0-5,000	$0-10,550	(26)	(31)	(34)	(36)

$5,000-10,000	$10,550-21,100	(159)	(164)	(171)	(179)
$10,000-15,000	$21,100-31,650	(130)	(130)	(131)	(139)
$15,000-20,000	$31,650-42,200	(90)	(96)	(105)	(114)
$20,000-25,000	$42,220-52,750	(95)	(94)	(103)	(119)
$25,000-30,000	$52,750-63,300	(87)	(99)	(116)	(134)
$30,000-40,000	$63,300-84,400	95	75	58	36
$40,000-50,000	$84,400-105,500	8	0	(18)	(51)
$50,000-60,000	$105,500-126,600	16	11	16	17
$60,000-75,000	$126,600-158,250	109	98	97	98
$75,000+	$158,250+	359	318	307	312
Total Surplus/(Deficit)		**0**	**(112)**	**(200)**	**(309)**

* Negative numbers indicate a deficit.
Source: Shimberg Center for Affordable Housing, 1996

6. Projected Need for Rental Housing Units by Value Ranges

According to the Shimberg Center, a rental payment is considered affordable if the amount is less than 30 percent of the household's monthly income. Similar to the analysis for ownership housing, households are classified according to their income and a range of affordability is calculated. For example, a household earning between $30,000 and $35,000 can afford a rental payment that is 30 percent of the monthly income, or between $750 and $875. As shown in Table 23, those households making less than $10,000 annually lack "affordable" rental housing. However, a surplus of affordable rental units exists for other low to moderate income households earning between $10,000 to $30,000.

Table 23
Projected Need for Rental Housing Units by Value Ranges*

Household Income Range	**Affordable Monthly Rent**	**1995 Surplus/ (Deficit)**	**2000 Surplus / (Deficit)**	**2005 Surplus / (Deficit)**	**2010 Surplus / (Deficit)**

$0-5,000	$0-125	(94)	(85)	(86)	(86)
$5,000-10,000	$125-250	(82)	(81)	(83)	(84)
$10,000-15,000	$250-375	19	17	20	22
$15,000-20,000	$375-500	201	194	203	213
$20,000-25,000	$500-625	177	177	175	172
$25,000-30,000	$625-750	17	30	42	50
$30,000-35,000	$750-875	(21)	(25)	(31)	(35)
$35,000-40,000	$875-1000	(7)	(5)	(2)	2
$40,000+	$1000+	(209)	(210)	(190)	(174)
Total Surplus/(Deficit)		1	12	48	80

* Negative numbers indicate a deficit.
Source: Shimberg Center for Affordable Housing, 1996

7. Need for Housing by Affordability Groups

Chapter 420, State Housing Initiatives Partnership, Florida Statutes, defines various affordability groups according to their annual income level (see Table 24). Although statutory requirements stipulate that "affordability" be based on the median income of a metropolitan statistical area, the Shimberg Center has based their calculations on Pinellas County's median income figure, which was reported at $26,296 in 1990.

Table 24
Income Ranges, Defined

Affordability Group	**Definition**	**Income Range**
Very-low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a very-low income household's annual income may increase to 140 percent of the 50 percent of the median income adjusted for family size.	$13,148 or less
Low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statical area...While occupying a rental unit, a low income household's annual income may increase to 140 percent of the 80 percent of the median income adjusted for family size.	$13,149 - $21,037

Moderate income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a moderate income household's annual income may increase to 140 percent of the 120 percent of the median income adjusted for family size.	$21,038 - $31,555

Source: Section 420.9071, State Housing Initiatives Partnership, Florida Statutes.

As shown in Table 25, very-low, low, and moderate income households are not adequately served by the existing and projected ownership housing supply. As a result, affordable housing for those households earning less than median income is virtually non-existent.

Table 25
Supply of Affordable Housing by Affordability Group, Owner-Occupied Housing

Affordability	Income Range	1995	2000	2005	2010
Very-low income	$13,148 or less	(276)	(285)	(295)	(310)
Low income	$13,149 -	(134)	(140)	(150)	(164)
Moderate income	$21,038 -	(152)	(173)	(202)	(236)

* Negative number indicates a deficit of affordable housing
Source: Shimberg Center for Affordable Housing, 1996

With rental payments more in line with countywide averages, a deficit of affordable rental housing exists for only very-low income households. Low income and moderate income households seem to be adequately served by the existing rental housing supply and future supply projections.

Table 26
Supply of Affordable Housing by Affordability Group, Renter-Occupied Units

Affordability	Income Range	1995	2000	2005	2010
Very-low income	$13,148 or less	(138)	(131)	(131)	(130)
Low income	$13,149 -	250	245	255	267
Moderate income	$21,038 -	88	97	103	104

* Negative number indicates a deficit of affordable housing
Source: Shimberg Center for Affordable Housing, 1996

C. Land Required for Total Housing Need

To accommodate the anticipated population of future residents, the city must ensure that land is available for residential development. The permanent population in 2005 is estimated to be 7,432. According to the Shimberg Center, 4,766 units will be needed to accommodate this population, requiring an increase of 280 units from the 1995 inventory. By the year 2010 an

additional 70 units will be needed, resulting in a total of 350 units needed within 15 years.

As discussed in the *Future Land Use Element*, approximately 7.8 acres are available for development within the vacant residential land use categories. A maximum of 192 units could be developed based on the allowable density as designated on *Map LU-4: Future Land Use Map*. Although such factors as environmental constraints, infrastructure limitations, or changes to land development regulations were not taken into account, this total represents a reasonable approximation of the maximum number of units that can be constructed within the current boundaries of the city.

When developing housing need projections for the years 2005 and 2010, the Shimberg Center based its calculations on population projections developed by the Pinellas County Planning Department. According to these projections, the permanent population is expected to increase by 77 residents by 2005 and another 16 residents by 2010. Assuming that the expected number of persons per household will remain relatively stable during these planning time frames (2005 and 2010), the city expects the need for additional housing to occur at the same rate as the increase in population. Furthermore, future demand should reflect recent housing construction activity, which was recorded at less than 8 units annually between 1990-1995.
Although the Shimberg Center has forecasted a need for an additional 350 units by 2010, independent projections made by the Pinellas County Planning Department anticipate a dramatically smaller need of only 68 units. The Shimberg Center has been made aware of this discrepancy, has recognized that there are shortcomings in the methodology, and its in the process of refining its analyses. Therefore, this element recognizes that the Shimberg Center projections may change significantly in the future.

D. Private Sector Provision of Housing

It is expected that future housing need can and will be met by the private sector. However, changes in market conditions, such as an increase in interest rates, may affect the number of homes built by the private sector housing delivery system.

E. The Private Sector Housing Delivery Process

The private sector housing delivery process essentially functions the same throughout the Tampa Bay area. For this reason, the private sector delivery process in this element will be discussed on a region-wide basis.

1. Costs

   Currently, the major costs of housing construction are structure costs (labor and materials), land development costs and other miscellaneous costs including overhead and profit. The distribution of structure costs as a percentage of the total construction cost has dramatically changed over the years. Following World War II, structure costs accounted for more than two-thirds of the total home price in the United States. According to unpublished data from the National Association of Home Builders, by 1982 labor and materials represented only about 45 percent of the cost of building a home. The cost of developing unimproved land has significantly increased since the 1970s. Before construction of home sites may begin, the unimproved land must be cleared, excavated, and utilities installed.

2. Services

   All development within the Treasure Island is provided with public facilities and services. As detailed in the *Infrastructure Element*, Pinellas County is responsible for serving residents

with potable water, and the City of St. Petersburg is responsible for treating sewage at the Northwest Wastewater Reclamation Facility. Treasure Island operates its own solid waste collection system and disposes of the waste at the Pinellas County Refuse-to-Energy Plant.

3. Financing

Financing affects the developer's cost to build a home as well as the purchaser's cost to buy one. The cost associated with home construction finance becomes especially apparent if the house remains vacant for an extended period of time. Construction loans generally float approximately two points above the primary interest rate. As long as a home remains unsold, the construction loan remains outstanding, requiring the builder to pay monthly "carrying costs."

4. Government Regulations

During the last two decades, governmental authority over residential development has greatly expanded in response to heightened concern for the quality of the urban environment. These increases in federal, state and local regulations are partly responsible for the rise in housing costs.

a. Housing Costs and Government Involvement

Various levels of government are involved in the private development process to ensure that public policies and goals are realized. The private housing industry has long recognized the value of having government as an active ally in the production of housing. Direct intervention by governments through the regulatory process has increased in recent years. Depending on the type, size and location of a prospective development in the Tampa Bay Region, a builder or developer is subject to review by a number of local, regional, state, and federal agencies.

The regulatory process is designed to protect the public health and safety, promote the general welfare, and prevent damage to the environment. Regulations ensure that residents are provided with adequate roads, utilities, stormwater drainage, open space, and other amenities. However, these same regulations have led to increased housing costs. A report published by the U.S. Department of Housing and Urban Development (HUD) concluded that "regulation by all levels of government is a major factor in increasing housing costs through both substantive requirements and processing delays." The report concluded that time-consuming and expensive review procedures and lengthy processing may exact a heavy cost to developers, which is usually added on to the price of housing.

b. Regulatory Tools

The following regulatory tools are governmental programs affecting housing costs in the region:

- Environmental Regulations
- Land Development Regulations
- Building Codes

The effect these government programs have on the housing delivery system is discussed below.

Environmental Regulations. In order to preserve the remaining natural resources, various governmental agencies, including the City of Treasure Island, have adopted

regulations to ensure that developers protect the environment. Unfortunately, the administration of environmental regulations can also delay residential construction and increase the cost of housing. Balancing the desirable goal of preserving the environment with the equally important need for moderately priced housing is not easily accomplished.

Land Development Regulations. As required by Chapter 163.3202, F.S., all municipalities within Florida are required to adopt and enforce land development regulations that are consistent with the comprehensive plan. Among other things, the land development regulations ensure that adequate public facilities and services are available, natural resources are protected, and incompatible land uses are separated. Specifically, land development regulations must, at a minimum,

- Regulate the subdivision of land;
- Regulate the use of land and water;
- Provide for the protection of potable water well fields;
- Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
- Regulate signage; and
- Provide that public facilities and service meet adopted level of service standards.

Building Codes. Structure costs for labor and materials are presently responsible for about half of the total price of a new home. Residential construction is regulated by a set of structural, electrical, plumbing, heating, mechanical, energy and fire safety codes. These local building codes are established to protect the health and safety of the occupants, and to ensure the quality of construction and durability of the buildings. Though minimum building requirements are necessary, increasingly higher standards and strict requirements have contributed to the rising cost of housing. The Southern Standard Building Code, which is used throughout the Tampa Bay region, was designed to provide standardization of construction requirements.

IV. SPECIAL TOPICS IN HOUSING

Rule 9J-5.010(2)(f), F.A.C., requires that each local government address the following special topics:

A. Future Housing Supply

City of Treasure Island relies entirely on the private sector, supplemented by outside government programs, to ensure the provision of adequate housing. In 1990, 55 percent of the renters paid $549 or less, and over 50 percent of owner-occupants had a housing cost of less than $1,250 versus less than $700 countywide. There are also a number of housing assistance programs available to the residents of the city, including Section 8 and low interest loans. The city will, additionally, take actions to encourage the development of very-low, low, and moderate income housing, where the city has identified need for said housing, by continuing to provide a variety of residential densities. The infrastructure currently in place is adequate to meet the needs of the residents of Treasure Island. The city provides the same level, amount, and quality of

infrastructure to all city residents, regardless of the resident's income.

B. Substandard Housing

A windshield survey of the city conducted in March, 1996, identified no substandard housing units on the exterior within the city's boundaries. According to the 1990 U.S. Census, 105 units reported interior substandard conditions. These conditions include: lack of complete plumbing, kitchen, and central heating facilities, and unit overcrowding. Due to the relatively high value of housing in the city, the private sector is quite active in ensuring the conservation and rehabilitation of housing. The city also actively enforces housing and health codes to ensure that the housing stock is brought up to, and remains in, standard condition.

C. Affordable Housing

There is a limited amount of vacant land remaining in the city. Thus, there are limited opportunities to build new housing within different price ranges. The city will take actions encouraging the private sector to provide very-low, low, and moderate income housing as long as such housing adheres to the density ranges established herein. No increase in density will be allowed for any purpose as such an increase could compound traffic and emergency evacuation efforts, have deleterious environmental impacts, and would contradict objectives established in the state, regional, and this comprehensive plan. Mobile homes are no longer allowed in the city pursuant to FEMA regulations. All of the mobile homes in the city have been removed since 1989.

D. Group Homes and Foster Care Facilities

No group homes are currently located in Treasure Island. Due to the cost of land and rents, it is very unlikely that group homes will be located in Treasure Island. The City of Treasure Island, however, requires no special permits or review for local residents to become foster parents, should they so choose.

E. The identification of conservation, rehabilitation or demolition activities and historically significant housing or neighborhoods.

Structurally, Treasure Island is a young community. There are no buildings in the city listed on the *National Register of Historic Places* or in the *Florida Master Site File*. Demolition, conservation, and rehabilitation activities are easily identified through the records of the building permit office, and the identification of historically significant housing can be accomplished through review of the records of the county property appraiser and the local historical society

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), F.S., and Rule 9J-5.010(3), F.A.C., the following represents the housing goals, objectives, and the policies of the City of Treasure Island. The goals are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed. Objectives are measurable actions, while policies are implementation activities, both of which support attainment of the goals.

B. Nonapplicable Items

~~Based on the findings contained in this element and pursuant to Rule 9J-5.002, F.A.C., it has been determined that the following objectives and policies identified in Rule 9J-5.010(3), F.A.C., are not applicable to the City of Treasure Island.~~

- ~~Rule 9J-5.010(3)(b)3., F.A.C.: Adequate sites for mobile and manufactured homes - No mobile homes exist in the city because of its location in the Coastal High Hazard Area.~~
- ~~Rule 9J-5.010(3)(c)5., F.A.C.: Establishment of principles and criteria guiding the location of homes for rural and farm worker households - There is no agricultural land used for farms in Treasure Island and there are no migrant or farm workers.~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through application of land development regulations (see *Future Land Use Element*).~~

Introduction

The Housing Element is intended to be used to promote decent, safe, and sanitary housing in suitable neighborhoods at attainable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status.

Goal~~s, Objectives, and Policies~~

~~Goal:~~ The C~~c~~ity shall ~~promote~~ maintain standards that encourage the provision of decent, safe, attainable, and sanitary housing in suitable neighborhoods ~~at affordable costs~~ to meet the needs of the present and future residents of the City, free from ~~arbitrary~~ discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status ~~sex, handicap, ethnic background, age, marital status, or household composition.~~

Objective 1.1: Adequate and Affordable Housing

The City shall assist ~~the~~ private sector in providing for a suitable mixture and distribution of affordable housing types where possible, including extremely low-income, very low-income, low-income, and moderate-income families, with supporting infrastructure and public facilities ~~affordable housing~~ to meet the needs of the ~~existing~~ current and future population, and any households with special housing needs.

Policy 1.1.1: The City ~~shall~~ may provide information and technical assistance to the private and nonprofit sectors for development or redevelopment of additional affordable housing units.

Policy 1.1.2: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of updating, amending, and streamlining in order to increase private participation in any future residential development and minimize development costs and delays while continuing to ensure the health, welfare, and safety of the residents.

Policy 1.1.3: The City ~~will~~ may encourage housing development to be affordable and widely dispersed throughout the community whenever possible.

Policy 1.1.4: The City shall ~~continue to~~ allow a variety of residential densities and housing types to permit a range of housing costs.

Policy 1.1.5: The City will ~~continue its~~ participat~~e~~ion in a cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program and HOME Investment Partnerships Programs.

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Policy 1.1.6: The City will explore the feasibility of using incentives to promote housing in downtown redevelopment. The City will explore density, unit size, and lot size provisions to encourage affordable housing.

Policy 1.1.7: The City may consider a policy implementing affordable housing into the Transfer of Development Rights process.

Policy 1.1.8: The City will monitor current and future housing needs and explore innovative solutions to increase the affordability and diversity of housing stock while maintaining compliance with Coastal High Hazard Area and Floodplain regulations.

Policy 1.1.9: The City shall seek for the development, redevelopment, retention, or replacement of affordable and attainable homeowner, and rental units to reduce the number of cost burdened households.

Policy 1.1.10: The City may foster public/private partnerships encouraging additional affordable housing development.

Policy 1.1.11: The City may seek additional funding, including grants, for affordable housing.

Policy 1.1.12: The City shall encourage developers to provide a wide range of flexible and affordable housing types.

Policy 1.1.13: The City may promote development to consider integrating health and equity.

Policy 1.1.14: The City may coordinate with the private sector in order to identify regulatory barriers to the provision of affordable, workforce, elderly and special needs housing, and ensure that these barriers are revised or removed in the land development regulations.

~~**Measure:** The provision of a suitable housing mix for a diverse population~~

Objective 1.2: Fair Housing

The City shall ensure the opportunity for all citizens to purchase or rent decent, safe, and sanitary housing free from ~~arbitrary~~ discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status. ~~sex, handicap ethnic background, age, marital status, or household composition.~~

Policy 1.2.1: The City shall notify enforcement agencies whenever housing discrimination is encountered.

Policy 1.2.2: The City shall ~~continue to~~ enforce the *Pinellas County Fair Housing Ordinance*.

Policy 1.2.3: The City shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

~~**Measure:** Enforcement of the *Pinellas County Fair Housing Ordinance*~~

Objective 1.3: Group Homes

Sites for group homes and foster care facilities shall ~~continue to~~ be made available in areas of residential character to ensure that the needs of City residents requiring such housing are met pursuant to Chapter 419, Florida Statutes.

Policy 1.3.1: The City shall review, and amend if warranted, the land development regulations so that group homes (community residential homes), for persons who do not require special provisions for emergency evacuation, will be permitted in areas of residential character, where group homes are necessary to meet the needs of residents pursuant to ~~Chapter 419,~~ Florida Statutes.

~~**Measure:** The placement of group and foster homes~~

Objective 1.4: Homelessness

The City shall seek opportunities to provide solutions to the homeless population.

Policy 1.4.1. The City will coordinate with the public and private sector to provide temporary, transitional and permanent housing or related support services, and support programs and initiatives serving the City's homeless population.

Objective 1.4~~5~~: Housing Maintenance

The ~~character of~~ existing residential ~~neighborhoods~~ housing stock shall be maintained

through the conservation, improvement, and/or rebuilding ~~rehabilitation~~ of structures in accordance with FEMA, City and County floodplain regulations, ~~compliant housing stock~~, and ~~the~~ elimination of substandard housing.

Policy 1.4~~5~~.1: The City shall review and amend where necessary the housing and health codes and standards relating to care and maintenance of residential and neighborhood environments and facilities.

Policy 1.4~~5~~.2: The City shall encourage individual homeowners to increase private reinvestment in housing by providing referral to the appropriate county or state program.

Policy 1.4~~5~~.3: The City shall maintain or increase code enforcement activities, through regular inspections of the housing stock.

Policy 1.4~~5~~.4: The land development regulations shall contain principles to guide techniques and strategies for conservation, rehabilitation, and demolition of existing housing.

~~**Measure:** Number of housing units improved or maintained; absence of substandard housing~~

Objective 1.~~5~~6: Displacement

The City shall provide uniform and equitable treatment for persons and businesses displaced by natural disasters or state and local government programs consistent with ~~Section 421.55,~~ Florida Statutes.

Policy 1.~~5~~6.1: Prior to their displacement, the City shall establish procedures to ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action.

Policy 1.6.2: The City shall coordinate with Pinellas County and private and non-profit sectors to ensure the availability of housing assistance to residents and other individuals within the City that are displaced by natural disasters and other acts of God.

Policy 1.6.3: The City shall coordinate with, maintain and distribute a list of Pinellas County emergency shelters, transitional housing options, and relocation assistance programs for those displaced by natural disasters.

~~**Measure:** The establishment of procedures to deal with displacement consistent with state and federal law~~

Objective 1.~~6~~7: Historic Preservation

The City shall identify, preserve, and protect historically and architecturally significant housing and structures.

Policy 1.~~6~~7.1: The City shall assist property owners of historically or architecturally significant

housing and structures in applying for and utilizing state and federal assistance programs.

Policy 1.6~~7~~.2: The City shall assist and encourage the rehabilitation and adaptive reuse of historically or architecturally significant housing by providing technical assistance and economic assistance programs.

Policy 1.6~~7~~.3: By providing referral to the appropriate governmental agencies, the City shall assist property owners in the identification of historically significant structures.

Policy 1.7.4: In the event that historically significant housing or structures are identified through surveying or other efforts, the City shall consider the establishment of a local register and listing processes and procedures.

Policy 1.7.5: The City shall coordinate, as appropriate, with local, ounty, State and Federal agencies and the private sector to ensure the protection of historically designated housing and structures that may be located within its boundaries.

~~**Measure:** The preservation of historically or architecturally significant housing~~.

Objective 1.8: Environmental Design and Construction Features

The City shall encourage new residential development and redevelopment to incorporate environmentally – friendly and resilient design and construction features.

Policy 1.8.1. The City shall promote green building regulations or incentives.

Policy 1.8.2. The City shall support and encourage energy and resource conservation measures as a component of development and redevelopment.

Policy 1.8.3. The City shall explore potential land development regulations to provide for the improvement of energy efficiency in new housing and in the redevelopment of existing housing.

Policy 1.8.4. The City shall educate current and new residents on resource reduction strategies.

Policy 1.8.5. The City may encourage that all new housing units are water and energy efficient to reduce monthly costs for the residents.

Policy 1.8.6. The City will encourage green design and building standards on all proposed new housing units and renovation building plans.

Policy 1.8.7 The City shall encourage terrain modification for developments with respect to projected sea level rise scenarios and flooding potential when practical.

~~References~~

~~City of Treasure Island,~~

~~*City of Treasure Island Comprehensive Plan*, 1989.~~
~~*City of Treasure Island Evaluation and Appraisal Report*, 1996.~~
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~~*Chapter 9J-5, Florida Administrative Code*, 1994.~~
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~~United States Department of Commerce, Bureau of the Census,~~

~~*1990 Census of Housing, Characteristics of Housing Units, Detailed Housing Characteristics, Florida, Part II, HC80-1-B11.*~~

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~~Census.gov~~

INFRASTRUCTURE ELEMENT

The purpose of the (Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Aquifer Recharge Element, hereafter referred to as the Infrastructure Element) element is to provide for necessary public facilities and services correlated to future land use projections.

Rule 9J-5.011(1), Florida Administrative Code

I. INTRODUCTION

The following section discusses the condition of public services and facilities in Treasure Island, including potable water, sanitary sewer, solid waste, and stormwater management. The following analysis includes a description of the current condition and level of service for each service and facility, and anticipates future demand based on projected population growth. As discussed in the *Future Land Use Element*, the total city population includes permanent residents, seasonal residents, and tourists (see Table 1).

Table 1
Permanent and Seasonal Population Estimates and Projections, 1995-2010

Year	Permanent Population	Seasonal Population		Total Population
		Permanent Housing*	**Tourists**	
1995	7,355	1,489	4,210	13,054
2005	7,432	1,503	4,214	13,149
2010	7,448	1,506	4,215	13,169

Source: Pinellas County Planning Department, 1995

In addition to the public services and facilities described above, statutory requirements mandate that local governments examine the effect of urban development on natural groundwater aquifer recharge areas. Because the West Coast Regional Water Supply Authority (WCRWSA), recently renamed "Tampa Bay Water", has determined that Treasure Island and the immediate surrounding area has very low to no recharge to any groundwater aquifer, this analysis will be limited in scope.

II. POTABLE WATER SUB-ELEMENT

A. Potable Water Facilities

1. Service Area and Predominant Land Uses

Treasure Island receives potable water from the Pinellas County Utilities System (PCUS). The PCUS service area includes over 630,000 people, and encompasses most of the

unincorporated county, as well as the cities of Largo, Seminole, Treasure Island, and the other beach communities. PCUS also supplements other water distribution systems, supplying water on a wholesale basis to the cities of Clearwater, Dunedin, Pinellas Park, Safety Harbor, and Tarpon Springs. The dominant land use classification within the service area is residential, although commercial, industrial, recreational, and public facility uses are also served.

2. Design Capacity

In early 1995, potable water was derived from the five wellfields listed in Table 2. Due to water quality problems, the East Lake Road wellfield was taken off-line in the fall of 1995. Of the four operating wellfields currently serving PCUS customers, three are managed by Tampa Bay Water, formerly known as the West Coast Regional Water Supply Authority (WCRWSA). Tampa Bay Water is charged with planning the future regional water supply system in an effort to accommodate expected growth. Pinellas, Pasco, and Hillsborough counties use this forum to discuss multi-jurisdictional issues associated with providing potable water to all residents within the Tampa Bay metropolitan area.

Table 2
Pinellas County Utility System Wellfields in 1996

Wellfield	Location	Operator	Average Daily Flow	Maximum Daily Flow
Eldridge-Wilde	NE corner Pinellas & NW corner of Hillsborough counties	PCUS	35 mgd	55 mgd
East Lake Road	NE corner of Pinellas Co., east of Lake Tarpon	PCUS	Taken off-line in Sept. 1995	Taken off-line in Sept. 1995
Cypress Creek	Central Pasco County	TBW	30 mgd*	40 mgd*
Cross Bar Ranch	Northern Pasco County	TBW	30 mgd	45 mgd
Cypress Bridge	Pasco County	TBW	8 mgd**	25 mgd**

TBW = Tampa Bay Water (formerly the West Coast Regional Water Supply Authority)
PCUS = Pinellas County Utilities System
* Pinellas County is entitled to withdraw 15 mgd average day and 18 mgd maximum day.
** Pinellas County is entitled to withdraw 4.45 mgd average day, or 55.65% of permitted capacity.
Source: Pinellas County, 1996

Currently, the permitted average daily capacity available to the PCUS is approximately 85 million gallons per day (mgd), and maximum daily capacity equals 135 mgd. To calculate existing and future demand, the Pinellas County Planning Department has divided the county into four water demand planning areas (WDPA). Treasure Island is considered part of the

Pinellas County WDPA which also includes the cities of Clearwater and Tarpon Springs water departments. These combined water systems have an average design capacity of 91 mgd, with a maximum capacity of 140 mgd.

B. Proportional Capacity

No proportional capacity agreement exists between Pinellas County and Treasure Island. To estimate potable water consumed by the city, its total population is multiplied by the per capita consumption for the overall service area.

C. Demand: Existing Level of Service (1995)

Since 1989, the PCUS service area population has increased by over 23 percent. Despite this growth, wellfield production has decreased due to a reduction in per capita demand. In 1987, average daily wellfield production was 72.7 mgd. Comparatively, average daily wellfield production was recorded at 67.3 mgd in 1994. In light of these new figures, Pinellas County has reduced the adopted level-of-service standard within the Pinellas County WDPA from 150 gallons per capita a day (gpcd) in 1989 to 125 gpcd in 1997. Because the consumption rate of 125 gpcd was based on 1994 potable water demand data, this figure will be applied to the city and Pinellas County WDPA population estimates for 1995, which are the most up-to-date counts currently available.

The total population, including permanent residents, seasonal residents, and tourists, amounted to 13,054 persons in 1995. Based on this estimate and a level-of-service standard of 125 gpcd, Treasure Island demanded approximately 1.63 mgd of potable water daily, thereby accounting for approximately 2.1 percent of the WDPA average daily flow (see Table 3).

Table 3
Potable Water Demand in 1995

	Pinellas County	**Treasure**
Total Population**	631,901	13,054
Level of Service	125 gpcd	125 gpcd
Average Daily Demand	78.9 mgd	1.63 mgd
% of Total Average Daily	100 %	2.1%

* Includes: Pinellas County Water Demand Planning Area (WDPA) includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.
** Includes permanent residents, seasonal residents, and tourists.
Source: Pinellas County, 1997

D. Projected Demand; Level of Service (2005 and 2010)

The county level-of-service standard for potable water will remain at 125 gpcd until the year 2005, and will then decrease to 120 gpcd for the remainder of the planning time frame. To calculate future demand, the projected service area population was multiplied by the

appropriate level-of-service standard for the years 2000, 2005, and 2010. As shown in Table 4, average daily flow is forecasted to rise by 1.2 mgd between 2000 and 2010 while capacity remains constant, producing a surplus of 7.35 mgd or greater.

Table 4
Water Supply Needs, 2000-2010
Pinellas County Water Demand Planning Area*

	2000	**2005**	**2010**
Service Area	666,538	689,294	704,329
Level-of-Service	125 gpcd	120 gpcd	120 gpcd
Average Daily Flow	83.3 mgd	82.7 mgd	84.5 mgd
Average Daily	91.85 mgd	91.85	91.85
Surplus	**8.55 mgd**	**9.15 mgd**	**7.35 mgd**

* The Pinellas County Water Demand Planning Area includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.
** Includes permanent residents, seasonal residents, and tourists.
Source: Pinellas County, Florida. 1998. *Pinellas County Comprehensive Plan.*

The water demands of the Pinellas WDPA can be satisfied by existing supply facilities through the year 2010, assuming that there are no reductions in permitted capacity, or water quality problems which would require removing wells from service. However, negotiations currently being conducted at the regional level may limit potable water withdrawals from existing wellfields over time. Since full permitted capacity may not be available throughout the planning horizon, development of alternative potable water supplies will most likely be required (Pinellas County, 1998).

E. Performance, Problems, and Opportunities

To ensure that potable water will be available beyond the year 2015, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies, particularly the former West Coast Regional Water Supply Authority, recently renamed "Tampa Bay Water." Under a new cooperative agreement between the major water providers in Pinellas, Hillsborough, and Pasco counties, Tampa Bay Water will own and oversee the regional water system, providing a reliable supply to all member utilities while promoting resource sharing. This agency is also responsible for locating and developing new water sources, and is currently studying the feasibility of building a desalination plant somewhere in the region.

In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices. In addition, the county's commitment to promoting reclaimed water use for irrigation could significantly reduce potable water demand, decrease the chloride content in deep wells, and eliminate the

need to discharge treated wastewater into surface waterbodies. Reclaimed water is currently being supplied to golf courses and select residential communities throughout the county. Pinellas County is "committed to reusing all treated wastewater, and is completing the upgrade of all facilities to the level of advanced wastewater treatment so that all wastewater will be available to be utilized in the reclaimed water system" (Pinellas County, 1997). Recently, the city has begun to explore the idea of developing a reclaimed water program in cooperation with PCUS. This program would bring effluent from the South Cross Bayou Wastewater Treatment Plant to the barrier island for irrigation use. However, this proposal is still early in its infancy, and many details have not yet been finalized.

Treasure Island is committed to conserving potable water, and strongly enforces local restrictions on irrigation. As set forth by ordinance, lawn watering is restricted to two days a week, between the hours of 4:00 p.m. and 10:00 a.m.

III. SANITARY SEWER SUB-ELEMENT

A. Operational Responsibility and Proportional Capacity

Treasure Island and St. Petersburg have entered into an interlocal agreement whereby St. Petersburg is responsible for the city's sewage treatment. With no septic tanks located within the jurisdictional boundaries of Treasure Island, all sewage is pumped to and treated at the Northwest Wastewater Reclamation Facility, located at 7500-26th Avenue North.

Because this facility serves several jurisdictions as well as areas of unincorporated Pinellas County, no proportional capacity agreement exists between St. Petersburg and Treasure Island. All data and analyses are initially based on the plant's service area population. Thereafter, Treasure Island's consumption rate is factored by its percentage share of the total population.

B. The Northwest Wastewater Reclamation Facility

All wastewater produced within the city travels along the Treasure Island Causeway in an 18-inch force main, joins sewage originating from St. Pete Beach at 79th Street and Central Avenue, moves through a 24-inch force main to a pump station located in South Pasadena, and then finally flows into the Northwest Wastewater Reclamation Facility. Treasure Island maintains the force main to 79th Street and Central Avenue. Thereafter, Treasure Island and St. Pete Beach are jointly responsible for shared pipes.

1. Background and Design Capacity

The Northwest Wastewater Reclamation Facility is a Type I complete mix activated sludge wastewater treatment plant with a capacity of 20 mgd. Treatment methods involve secondary, advanced, and activated sludge with filtration. Dewatered sludge is removed by private hauler and transported to Manatee, Hardee, and Desoto counties to be used for agricultural purposes; effluent is disposed through two methods, distribution of reclaimed water and deep well injection. Although Treasure Island is currently not a recipient of reclaimed water, city sewage treated at the Northwest Facility is pumped to reclaimed water customers residing in St. Petersburg. Recycling water yields several benefits, including reducing per capita demand for potable water, decreasing the chloride content in deep wells, and eliminating the need to discharge treated wastewater into surface water bodies. Effluent that exceeds reclaimed water demand or fails to meet reclaimed water quality standards is injected into deep wells.

2. Service Area and Predominant Land Uses

The Northwest Wastewater Reclamation Facility service area encompasses the northwest district of St. Petersburg, along with a portion of Gulfport, the cities of South Pasadena and St. Pete Beach, and the Bear Creek area of unincorporated Pinellas County. Within Treasure Island, the land uses served are predominantly residential, occupying 64 percent of the land area. Preservation areas account for 17 percent, with commercial, recreational, and public facility uses occupying another 17 percent.

C. Existing Level of Service

In order to remain consistent with the level-of-service analysis detailed within the St. Petersburg *Evaluation and Appraisal Report* (EAR), the following average daily flow calculations are based on the total population, excluding tourists. In 1995, the Northwest Facility was operating at an average daily flow of 12.9 mgd, or 64.5 percent of capacity. Serving an estimated population of 84,725 persons, the facility was operating at a level of service of 152.25 gallons per capita a day (gpcd), as shown in Table 5.

Table 5
Northwest Water Reclamation Facility in 1995

Capacity	20.0 mgd
Population*	84,725
Level of Service	152.25 gpcd
Average Daily Flow	12.9 mgd

* Includes permanent and seasonal residents, excludes tourists.
Source: City of St. Petersburg, 1996

D. Projected 2005 and 2010 Level of Service

Future levels of service were calculated by multiplying the expected population by the anticipated wastewater generation rate. First, population projections were developed by the City of St. Petersburg based on data from the Pinellas County Planning Department. As shown in Table 6, the Northwest Facility service area is expected to stay relatively stable, increasing by fewer than 2,700 users between 1995 and 2010.

Table 6
Service Area Population Projections, 1995-2010

Year	Population	% Change
1995	84,725	--
2005	86,744	2.38%
2010	87,369	0.72%

Source: City of St. Petersburg, 1996

Future wastewater generation rates were based on the highest average daily flow figure recorded between 1990 and 1995. As noted in the St. Petersburg EAR, the highest flow was used because "...flows vary significantly due to the effect of weather conditions on flow levels. Severe wet weather increases the amount of infiltration and thus increases the effluent at the wastewater treatment facilities." The highest average daily flow (14.4 mgd) occurred in 1992.

With a 1995 service area population of 84,725 and an average daily flow of 14.4 mgd, daily per capita demand equaled 170 gpcd. St. Petersburg considers this amount the newly adopted level-of-service standard for the Northwest Wastewater Reclamation Facility service area, and applies this rate when forecasting projected demand (see Table 7).

Table 7
Per Capita Daily Demand Level-of-Service Standard

1995 Service Area Population	84,725
Forecasted Average Daily Flow	14.4 mgd
Per Capita Demand/Level-of-Service	170 gpcd

Source: City of St. Petersburg, 1996

Based on a level-of-service standard of 170 gpcd, Table 8 lists the expected amount of wastewater that will be generated in 2005 and 2010. As illustrated below, the Northwest Facility has adequate capacity to treat the wastewater that will be generated from these projected populations.

Table 8
Projected Population Served, 1995-2010

	1995	2005	2010
Capacity	20.0 mgd	20.0 mgd	20.0 mgd
Service Area Population*	84,725	86,744	87,369
Level of Service	152 gpcd	170 gpcd**	170 gpcd**
Average Daily Flow	12.9 mgd	14.7 mgd	14.8 mgd
% of Capacity	64.5%	73.5%	74%
Surplus	7.1 mgd	5.3 mgd	5.2 mgd

* Includes permanent and seasonal residents, excluding tourists.
** Based level-of-service standard of 170 gpcd, as calculated by the St. Petersburg Planning, Housing, and Development Review Services Department.
Source: City of St. Petersburg, 1996

E. Performance, Problems, And Opportunities

Both St. Petersburg and Treasure Island have ongoing preventive maintenance programs that ensure the sanitary sewer system is operating efficiently. Currently, the city is rebuilding gravity lines and force mains along Gulf Boulevard from 108th Avenue to 117th Avenue, and has relined approximately 75 percent of its brick-lined manholes. Ongoing sewer improvements are scheduled through the year 2002, as shown in the *Capital Improvements Element*.

For a complete discussion of the current and future performance, condition, life expectancy, and problems and opportunities of the Northwest Wastewater Reclamation Facility, see the *Sanitary Sewer Subelement* of the *City of St. Petersburg Comprehensive Plan*.

IV. SOLID WASTE SUB-ELEMENT

A. The Role of Pinellas County

1. Operational Responsibility and Service Area

Along with the other twenty-three municipalities within Pinellas County, Treasure Island has entered into an interlocal agreement under which the county is responsible for the disposal of the city's solid waste. Prior to this agreement, the county enforced the Solid Waste Disposal and Resource Recovery Act, which legislatively charged the Board of County Commissioners with countywide disposal responsibility and also granted the Board flow control to direct all solid waste to one location. The U.S. Supreme Court found

flow control mandates unconstitutional in 1994. In response, Pinellas County looked toward the interlocal agreements to maintain municipal flow control authority.

Currently, Wheelabrator Environmental Systems (formally Universal Oil Products) is charged with the operational responsibility of the Refuse-to-Energy Plant. Through a 20-year management agreement originally signed in 1978, the contractor designed, constructed, and continues to manage the county-owned facility. The adjacent Bridgeway Acres Sanitary Landfill is operated by Addington, Inc.

Local refuse is collected by four city-owned 25-cubic yard rear loading trucks. On average, one truck is replaced every three years. The city also spends approximately $15,000 annually on the rehabilitation and purchase of dumpsters.

2. Proportional Capacity and Land Uses

Located at 3001-114th Avenue North, the Refuse-to-Energy Plant and adjacent landfill share operational space. Currently, no proportional capacity agreement for solid waste disposal exists between Treasure Island and Pinellas County. However, the city does record the total amount of refuse received, recycled, and sent to the Refuse-to-Energy Plant and Bridgeway Acres Sanitary Landfill. A wide array of land use activities is serviced by these facilities, including residential, commercial, and industrial uses. Within Treasure Island, residential remains the most predominant land use type and occupies 64 percent of all upland acreage. Commercial, recreation, and public facilities account for a combined total of 17 percent.

B. Background and Design Capacity

Countywide, the amount of solid waste collected annually surmounted the million ton mark in the late 1980s and appeared to be on the rise (see Table 9). Fortunately, this trend was counterbalanced by the rising popularity of recycling, increased donations to charitable organizations, and the diversion of construction and demolition debris to the county artificial reef program. The amount of collected refuse has stabilized at approximately 900,000 tons per year.

Solid waste entering the landfill has also significantly declined since the 1980s. As reported between 1990 to 1995, the annual average tonnage of refuse entering the landfill was just over 67,000 tons per year or 166 tons per day, representing a 69 percent reduction from the amount of waste deposited during the late 1980s. Reasons for this decline can be attributed to the following: more construction and demolition debris being diverted to the Refuse-to-Energy Plant and the recent expansion of this facility; construction debris being diverted to Pasco County; and massive recycling efforts.

Table 9
Refuse-to-Energy Plant Performance, 1986 - 1996 (tons/year)

Calender	Refuse-to-	Landfill	Stockpile	Total
1986	752,266	244,109	0	999,539

1987	934,722	230,167	0	1,165,564
1988	855,466	225,721	0	1,111,187
1989	867,648	170,034	160	1,037,842
1990	843,619	128,780	179	972,578
1991	773,375	101,683	314	875,373
1992	831,076	36,114	757	867,947
1993	860,960	62,050	207	923,217
1994	828,175	57,287	185	885,647
1995	818,757	75,029	202	893,988
1996	821,254	72,555	5	893,814

* Construction and demolition debris stockpiled for artificial reef program.
Source: Pinellas County Department of Solid Waste Management

Listed below is a description of the various types of solid waste disposal facilities used by the city and the associated design capacities.

1. Pinellas County Refuse-to-Energy Plant

A state-of-the-art facility, the three-boiler Refuse-to-Energy Plant disposes of waste through mass burning with waterwall incinerators, creating steam that drives turbines and generates electricity. The facility has a capacity of 3,150 tons per day or nearly 1,150,000 tons per year, and is currently operating at about 71 percent of capacity, with Treasure Island accounting for only 0.7 percent of average daily flow.

2. Landfill

Located adjacent to the Refuse-to-Energy Plant, the Bridgeway Acres Sanitary Landfill is the only Class I landfill in Pinellas County. A Class I facility can accommodate a wide variety of waste products and must be lined in order to prevent groundwater contamination. Typically, non-processible or non-burnable solid waste such as large tree trunks and construction debris is buried here.

Bridgeway Acres has approximately 538 acres of remaining permitted capacity, and is expected to last until approximately 2030. Due to high population densities and stringent groundwater regulations, the county has determined that Bridgeway Acres will be the last Class I landfill within county limits.

3. Recycling

Currently, the city's recycling program provides an opportunity for residents to recycle yard waste, cardboard, paper, clear glass, metals, and plastics. By contract with the city, Kimmins Recycling handles curbside pick-up for single-family residences. Meanwhile, commercial uses and multifamily units are encouraged to deposit recyclable materials at

four drop off sites. Yard waste is collected on regular collection days and is recycled into mulch.

C. Existing Demand (1995)

Treasure Island records the amount of solid waste collected, recycled, and incinerated. To calculate the per capita generation rate, tons collected per day was divided by the total population, including tourists. The city generated an average of 24.2 tons of solid waste daily in FY 1994/95 or 3.71 pounds per capita a day (ppcd). Of this total, 90 percent of all solid waste was sent to the incinerator or landfill. Table 10 shows that the city has a significantly lower per capita generation rate than the Pinellas County service area, which has a per capita generation rate of 10.11 ppcd.

Table 10
Solid Waste Generation, 1994/1995

	Pinellas County Service Area*	Service Area Per Capita Rates	Treasure Island**	Treasure Island Per Capita Rates
Population	925,591	--	13,054	--
Total Generation (per	4,681 tons	10.11 lbs.	24.2 tons	3.71 lbs.
Incinerated Solid Waste	2,241 tons (47.9%)	4.83 lbs.	21.8 tons (90.0%)	3.34 lbs.
Buried Solid	214 tons (4.6%)	0.48 lbs.		
Recycled	2,226 tons	4.80 lbs.	2.4 tons	0.37 lbs.

* Pinellas County Service Area, based on solid waste collected between July 1, 1994 and June 30, 1995.
** Based on solid waste collection figures collected between October 1, 1994 and September 30, 1995 and recorded by the City of Treasure Island.
Source: Pinellas County, 1996

It should be noted that this low per capita rate may not truly describe the solid waste generation habits of Treasure Island residents, due to two factors unique to the city. First, the use of total population figures within the analysis may skew per capita totals. As shown in Table 1, approximately 44 percent of the total city population consists of seasonal residents and tourists. Because these residents typically live in Treasure Island only during the winter months, they generate much less solid waste than permanent residents on an annual basis. As a result, the per capita solid waste generation rate for the permanent population is most likely higher than 3.71 ppcd. Secondly, although per capita generation of solid waste in Treasure Island was less than half that of the county, only ten percent of city waste is recycled, compared with 47.5 percent for the county. Therefore, the per capita generation of nonrecycled waste in the city (3.34 ppcd) is closer to that of the county (5.31 ppcd).

D. Projected Demand: 2005 and 2010 LOS

Treasure Island's total population is expected to reach 13,149 persons in 2005 and 13,169 persons in 2010, as shown in Table 11. At the current generation rate of 3.34 ppcd (which excludes recycled materials), the city will send approximately 22 tons of solid waste per day to the incinerator in both 2005 and 2010.

Table 11
Projected Level of Service, 2005-2010

	2005	**2010**
Projected Total Population	13,149	13,169
Generation Rate of Incinerated and Buried	3.34 ppcd	3.34 ppcd
Incinerated and Buried Solid Waste	21.96 tons per	21.99 tons per

Sources: Pinellas County Planning Department, 1995

Assuming that the solid waste generation remains relatively stable through the year 2010, and that countywide recycling continues at the current rate of nearly fifty percent, the Refuse-to-Energy Plant and adjacent landfill will have adequate capacity to handle expected demand through 2010 and beyond. As such, Pinellas County has concluded that no immediate need exists to expand the Refuse-to-Energy Plant or construct a second facility.

E. Performance, Problems, and Opportunities

The Refuse-to-Energy Plant has minimal impacts on adjacent natural resources. A bentonite slurry wall connected to an impervious clay wall allows zero discharge of pollutants into adjacent soils, groundwater, or surface waters, which are extensively monitored by Pinellas County. Runoff generated by the plant is collected and recycled for use in the cooling system. Construction, design, and monitoring of the facility complies with all federal and state regulations, and air quality around the site meets acceptable levels of the Environmental Protection Agency (EPA). For a complete discussion of the current and future performance, condition, life expectancy, problems, and opportunities of the Refuse-to-Energy Plant and Bridgeway Acres Sanitary Landfill, see the *Solid Waste and Resource Recovery Element* of the *Pinellas County Comprehensive Plan.*

V. STORMWATER MANAGEMENT SUB-ELEMENT

A. Operational Responsibility and Predominant Land Uses

The city maintains an extensive system of storm drains, which extend approximately 11 miles in length throughout public rights-of-way. Additional drains, swales, and other stormwater facilities located on private property are the responsibility of individual property owners. As discussed in the *Future Land Use Element*, residentially designated property remains the most predominate land use type within the city, occupying 64 percent of all upland area. Seventeen percent of land is held for preservation, and 17 percent is occupied by commercial uses, public facilities, and recreation/open space. The remaining 2 percent is vacant and undeveloped.

B. Background

Treasure Island is comprised of five small islands located within Florida's Gulf of Mexico barrier island system. The barrier islands were built up from sand and shell as a result of thousands of years of wave and tidal action, and have evolved natural drainage patterns to accommodate storms and flooding. During the rapid urbanization of the last several decades, however, these drainage patterns were dramatically altered. Asphalt and other impervious surfaces replaced permeable soils, while dredging, filling, and grading changed the shape of the natural landscape. As a result, stormwater no longer drained efficiently, causing flooding in many areas.

In 1981, Pinellas County adopted the *Pinellas County Master Drainage Plan* along with 52 individual storm drainage basin studies. These studies represented a comprehensive approach to identifying drainage needs within the county. Unfortunately, due to the small size of the sub-basins found on the barrier islands, the beach communities were not included within the plan. Local drainage problems were left to each municipality to resolve.

In 1996, the city commissioned Tampa Bay Engineering, Inc., to develop a drainage plan that identified needed drainage improvements within Treasure Island. In December 1996, the *City of Treasure Island Master Drainage Plan* was completed. The plan recommended improvements to be made to the stormwater management system, and set forth design criteria to be adopted into the comprehensive plan and land development regulations.

C. *Treasure Island Master Drainage Plan*

As part of the *Master Drainage Plan*, each of the city's drainage basins was analyzed using a 25-year/24-hour storm event, the level-of-service standard adopted in the 1989 comprehensive plan. Roughly, this translates into nine inches of rain within 24 hours. The analysis concluded that designing a stormwater conveyance system for such an event was physically and financially impractical, and that the city should instead adhere to a three-year storm design. Pipe diameters and inlets designed in accordance with this standard would reduce street flooding when the tide level is at or below one foot above sea level. When the tide level exceeds one foot above sea level or surmounts the seawall, storm pipes would not drain regardless of pipe size, water would back up, and flooding would occur. Furthermore, using larger pipes could impede drainage because sediment is not carried as efficiently and would build up over time, reducing conveyance capacity. The *Master Drainage Plan* recommends continued use of the 25-year/24-hour storm design for stormwater retention purposes only.

Table 12 lists six categories used to measure the performance of the stormwater management system. Level of service (LOS) "C" is the newly-adopted standard for Treasure Island. This level provides adequate protection at the most affordable cost. Improving the system to function at LOS "A" and LOS "B" would require a larger storm system, which would cost considerably more but would not significantly reducing flooding. All drainage basins analyzed by Tampa Bay Engineering currently function at LOS "C" or better.

Table 12
Level-of-Service Criteria

LOS A	Maximum water level below the top of curb and all traffic lanes are open.
LOS B	Partial yard flooding and standing water in traffic lanes. Water level is 0 to 3 inches over the crown of the road.
LOS C	Yard flooded; but first floor of buildings, including garages, are dry and one traffic lane open. Water level is 3 to 12 inches over the crown of road.
LOS D	Garage flooded. Water level is 12 to 18 inches over the crown of the road.
LOS E	First floor of building is flooded. Water level is greater than 18 inches over the crown of road.
LOS F	No flood protection; flooding threatens lives, structures, and property.

Source: Tampa Bay Engineering, 1996

D. Projected Demand: Level of Service (2005 and 2010)

Treasure Island relies heavily on new development and redevelopment to improve existing conditions. In 1987, no local regulations or programs were in place that addressed drainage. Since that time, the land development regulations now require all new development to address stormwater management during site plan review. The city also plans to improve its system by completing the recommended improvements included within the *Master Drainage Plan*, and amending the land development regulations to require a three-year storm design.

E. Performance, Problems, and Opportunities

Occasionally, flooding occurs along Gulf Boulevard during heavy rains at high tide. Several years ago, Gulf Boulevard was improved by the Florida Department of Transportation (FDOT) between 105th to 125th Avenues. Although drainage improvements were made simultaneously, flooding still occurs during severe storms, although not at the same intensity. Table 13 describes the major drainage project scheduled to be completed over the next two years. Further improvements will be planned for subsequent years, as need is determined.

Table 13
Recommended Drainage Improvements

Location	**Project Description**
West Gulf	

	Removal of stormwater via an exfiltration system using Parking Lots #2 and #3 and a new outfall on 88th Avenue. Drainage along West Gulf will be redone to connect to the parking lots. The lots will be resurfaced to provide improved permeability so storm water will move into the ground under the parking lots instead of on the roadways.

Source: Treasure Island Public Works Department

Runoff pollutant levels were recorded during the development of the *Master Drainage Plan.* Measured according to the SWFWMD *Non-Point Source Pollutant Loading Model*, loading rates in pounds per year were estimated for twelve pollutant constituents. The results indicated that Treasure Island's pollutant loading is average for a barrier island city, meets state regulations, and is at an acceptable level to enter Boca Ciega Bay.

F. Regulations

Stormwater management is regulated by a number of agencies, including the SWFWMD, the Department of Environmental Protection (DEP), and the federal Environmental Protection Agency (EPA). The city, together with the county and most other municipalities in the county, has received the final National Pollution Discharge Elimination System (NPDES) permit and is operating under its conditions.

The *Treasure Island Land Development Code* imposes extensive requirements regarding storm drainage. Section 43-117 mandates that certain developments undergo review for storm drainage prior to the issuance of a building permit. These developments include all permitted uses and approved special exception uses located on lots greater than 30,000 square feet, and uses (excluding single-family and two-family dwellings) located on lots abutting Boca Ciega Bay or any connecting waterway or canal. Drainage plans must include a hydraulic survey of the site and stormwater facilities proximate to the site, a description of on-site retention facilities, and a preliminary design drawing of the proposed storm drainage facilities. Section 43 of the *Land Development Code* states that "on-site retention methods and analysis and calculations shall be in accordance with the requirements, procedures, and methods as set forth by the city." Additionally, Section 36-77 requires the retention of the first one-inch of rainfall on site as a part of the concurrency management system. The comprehensive plan expands on this requirement to mandate that developments design for a three-year storm event. As outlined in the goals, objectives, and policies section of this element, the recommendations of the *Master Drainage Plan* will be incorporated into the land development regulations, to facilitate the site plan review process and improve the stormwater management system.

VI. NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

Over 80 percent of the Tampa Bay freshwater supply comes from groundwater resources. Groundwater refers to the water found beneath the surface of the earth in saturated soils or geologic formations, called aquifers. The surficial aquifer lies closest to the surface and lacks a continuous impermeable top layer. Below the surficial aquifer is a fairly impermeable confining layer that separates the surficial aquifer from the confined aquifer below. Generally, aquifers are replenished by rain water percolating through the surficial aquifer, crossing the

~~confining layer, and reaching the confined aquifer. This process is known as natural recharge. High recharge areas are found where the confining layer is absent or discontinuous and where permeable soils and sands exist.~~

~~In Pinellas County, recharge rates of the confined aquifer, otherwise known locally as the Floridan Aquifer, are generally very low to virtually zero. Of the 22 inches of annual rainfall entering the surficial aquifer, only two inches infiltrate downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is saline and recharge rates are negligible. Therefore, little or no groundwater recharge occurs in or around Treasure Island.~~

~~A. Introduction~~

~~Pursuant to Section 163.3177(6)(c), Florida Statutes (F.S.), and Rule 9J-5.011(2), F.A.C., the following represents the sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge goals, objectives, and policies of the City of Treasure Island, Florida, and to the providers or suppliers of these government services, on an areawide, county, or regional level.~~

~~B. Nonapplicable Items~~

~~Based on the findings contained in this element, it has been determined that the provisions related to natural groundwater aquifer recharge are not applicable to the City of Treasure Island based on the determination by the Southwest Florida Water Management District that the city is an "area of generally no recharge."~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the implementation of land development regulations.~~

Introduction

The ~~purpose of the (Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Aquifer Recharge Element, hereafter referred to as the~~ Infrastructure Element~~) element~~ <u>provides for necessary public facilities and services for solid waste management, water, sewer, and stormwater that are efficient, equitable, sustainable, and reliable in order to service the public health and quality of life needs for the residents and visitors of the City.</u>

Goal 1:

The City shall ensure that needed sanitary sewer, solid waste, and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1: Concurrency Management System

Utilize a system of standards for potable water, sanitary sewer, and solid waste to ensure adequate facility capacity for current and future needs. ~~Development permits shall be issued only when adequate facility capacity is available to serve the development and do not result in a reduction in the level-of-service standards adopted within this element.~~

Policy 1.1.1: The adopted potable water, sanitary sewer, and solid waste level-of-service standards for the City ~~of Treasure Island~~ shall be those listed in Table 1:

Table 1
Adopted Level-of-Service Standards

Facility	~~Time Period~~	Level-of-Service Standard
Potable Water	~~Beginning of planning time frame to 2005~~ ~~2005 to end of planning time frame~~	~~125 gallons per capita a day~~ ~~120~~ 115 gallons per capita a day*
Sanitary Sewer	~~To extend throughout the time frame of this comprehensive plan~~	190~~70~~ gallons per capita a day**
Solid Waste	~~To extend throughout the time frame of this comprehensive plan~~	~~3.34 pounds per capita a day (excludes recycled materials)~~ 1.3 tons per capita per year

* The LOS standards for potable water and solid waste are reflective of the standards adopted by Pinellas County.

**The wastewater LOS standard was calculated using the 2020 permanent population of 6,929 residents and the highest five-year treated flow from fiscal year 2017 through fiscal year 2021.

Policy 1.1.2: The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the adopted level-of-service standards.

~~**Measure:** Maintaining adopted level-of-service standards and agreements with the City of St. Petersburg and Pinellas County.~~

Goal 2: The City shall support ~~Pinellas County~~ efforts to meet local potable water quality and capacity needs, while maintaining the highest water quality standards and

provideing for the safe collection~~, treatment, and disposal~~ of wastewater ~~while protecting~~ to protect the surrounding natural environment.

Objective 2.1: Potable Water

The City ~~of Treasure Island and Pinellas County~~ shall work ~~together~~ to ~~reduce the city's potable water demand.~~ ensure that adequate and dependable supplies of potable water are available to meet existing and projected water demand.

Policy 2.1.1: The City will, prior to issuance of development orders and building permits, check to ensure adequate water supplies to serve new development will be available.

Policy 2.1.~~1~~2: The City shall require low water usage plumbing fixtures be installed in all new buildings or in conjunction with renovations.

Policy 2.1.~~2~~3: The City shall ~~continue to enforce the Pinellas County Utilities System water conservation program that restricts the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.~~ implement a water conservation program to reduce demand on potable water resources.

Policy 2.1.~~3~~4: ~~The City shall promote the use and reuse of water of the lowest acceptable quality for the intended purpose.~~ The City shall regularly review and maintain, through its land development regulations, water efficient design and construction standards that include rainwater capture and reuse.

Policy 2.1.4~~5~~: The City shall promote the use of native and Florida Friendly Landscaping™ ~~drought-tolerant landscaping~~ and encourage educational efforts that promote potable water conservation ~~as a means of conserving water~~.

~~**Policy 2.1.5:** The City shall support the reuse of treated wastewater for irrigation and landscaping.~~

~~**Policy 2.1.6:** The City shall enforce the requirements of Section 373.62, Florida Statutes, with regard to requiring the installation of rain sensor devices for new irrigation systems which will override the timing cycle when adequate rainfall has occurred.~~

Policy 2.1.6: The City will coordinate with Pinellas County to plan for potable water infrastructure improvements that may be needed with respect to sea level rise projections.

~~**Measure:** Adherence to adopted level-of-service standards.~~

Objective 2.2: Sanitary Sewer

~~**The City shall work with the City of St. Petersburg to reduce wastewater generation levels.**~~

The City shall ensure its sanitary sewer flows and needs are met in an efficient, economical and environmentally sensitive manner through interlocal agreements,

which provide that the City will collect and transfer wastewater to an outside jurisdiction for treatment.

Policy 2.2.1: The City shall support the reuse of treated wastewater for irrigation and landscaping.

Policy 2.2.2: The City ~~of Treasure Island~~ shall ~~continue the~~ implement~~ation of~~ a progressive maintenance program for C~~c~~ity-owned sanitary sewer lines and pump stations.

Policy 2.2.3: ~~In an effort t~~To increase the efficiency of the existing sanitary sewer system, the City shall identify damaged sanitary sewer lines in need of replacement or rehabilitation and ~~organize a line~~ maintain an ongoing repair and replacement program.

Policy 2.2.4: The City will evaluate inflow and infiltration and make repairs as needed.

Policy 2.2.5: The City will consider options for maintaining and upgrading sewer lines by performing sewer line inspections and requiring the installation of sewer cleanouts for new development and redevelopment.

~~**Measure:** Adherence to adopted level-of-service standards.~~

Goal 3: The City shall ~~continue~~ ensure that the solid waste collection needs of the City are met and strive to reduce the solid waste generation rate through ~~increased~~ recycling, yard waste reuse, ~~participation~~ and education ~~while ensuring that solid waste is being collected in an efficient and environmentally sound manner.~~

Objective 3.1: Solid Waste

~~**The City shall encourage the reduction of its per capita generation of non-recyclable solid waste by 10 percent by 2010.**~~ **The City shall ensure the regular collection, management, and maintenance of solid waste to protect the environment and public health.**

~~**Policy 3.1.1:** The City shall promote a sustainable recycling program.~~

~~**Policy 3.1.2:** The City shall continue the collection of solid waste according to the schedule adopted by the City Commission.~~

Policy 3.1.1: The City shall ensure the collection and management of residential, multifamily and commercial solid waste through municipal, contracted or City-licensed haulers, and ensure the adequate management of waste streams.

Policy 3.1.2: The City will provide receptacles and solid waste collection services, including recycling, on City properties and in public places as appropriate.

Policy 3.1.3: The City shall incorporate recycling programs with the goal of achieving 75% recycling of all waste in City buildings and offices by 2030.

Policy 3.1.4: The City shall promote, endorse, and implement education and outreach programs on waste conservation, management, and diversion, including, as applicable, the promotion of recycling, beneficial reuse of yard waste, reuse and diversions.

Policy 3.1.5: The City shall conduct regular maintenance and code enforcement to mitigate and abate solid waste impacts from disasters, including, but not limited to regular tree canopy trimming and storm preparation of public property.

Policy 3.1.6: The City will incorporate debris removal and management as a component of standard operating procedures for pre-disaster planning and post-disaster recovery efforts.

~~**Measure:** Reduction in solid waste generation~~

Goal 4:

Ensure that all areas of the City are reasonably protected from flooding giving due consideration to the City's natural and built environment. ~~Stormwater shall be managed to provide flood protection for residents and businesses and to preserve, protect, and enhance the water quality of receiving water bodies.~~

Objective 4.1: ~~*Treasure Island Master Drainage Plan*~~ Stormwater

~~The City shall implement the 1996 *Treasure Island Master Drainage Plan*.~~ Stormwater shall be managed to provide flood protection for residents and businesses and to preserve, protect, and prevent the degradation of ~~enhance the~~ water quality prior ~~of~~ to ~~receiving water bodies~~ discharge.

Policy 4.1.1: The City shall ~~ensure that adopted level-of-service standards for flood control are maintained as outlined in the Treasure Island Master Drainage Plan.~~ plan for stormwater improvements with the following objectives:

1. Identify stormwater infrastructure and funding needs;
2. Maintain or improve stormwater asset levels of service to the extent practical;
3. Minimize stormwater assets lifecycle costs;
4. Identify and manage risks; and
5. Evaluate additional regulations and/or incentive-based programs.

Policy 4.1.2: ~~Stormwater retention systems shall be designed to accommodate a 25-year, 24-hour storm event.~~ The City shall ensure that all ~~S~~stormwater management systems and conveyance ~~devices (e.g., drainage pipes) should be designed to accommodate a three-year storm event.~~ are designed and constructed in accordance with applicable laws, regulations and ordinances. Stormwater management systems and conveyances shall adhere to the level of service requirements outlined within the Watershed Management Plan.

Policy 4.1.3: The City shall require that the stormwater discharge rate for a post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, which would occur from the site under existing conditions for the design storm~~.~~, unless increases in flow rate or volume will not result in adverse impacts.

Policy 4.1.4: The Cc~~c~~ity will ~~continue to~~ coordinate with Pinellas County regarding surface water management efforts including the implementation of and compliance with the National Pollution Discharge Elimination System permit program.

Policy 4.1.5: ~~As part of the implementation of the *Treasure Island Master Drainage Plan*,~~ t~~T~~he City shall ~~develop~~ utilize ~~an~~ educational programs ~~which~~ to advise~~s~~ its citizens of the dangers associated with non-point source pollution, ~~and shall~~ addressing the following:

- Proper pesticide, herbicide, and fertilizer application practices;
- Illicit discharge detection and prevention methods;
- ~~Uses of turf blocks for patios, sidewalks, driveways, etc., to prevent~~ Measures to reduce ~~increasing~~ impervious surface area;
- The importance of maintaining motor vehicles to prevent the accumulation of oils, grease, transmission fluid, etc., on driveways; and
- ~~The importance of regularly collecting and properly composting~~ Prevention of yard debris ~~to prevent the accumulation of detritus which can adversely affect~~ from entering into the street, stormwater infrastructure or surface waters; and
- That storm sewers are not to be used for disposal purposes.

Policy 4.1.6: The following management techniques shall be incorporated into the Cc~~c~~ity's land development regulations:

- ~~No more than 70 percent of multifamily residential lots and 90 percent of commercial lots be covered by impervious surface;~~ The City will adopt within its land development regulations standards on the permissible amount of impervious surface;
- Site regulations shall ensure that new development or redevelopment does not adversely impact off-site conveyance and treatment systems;
- Commercial developments, new residential development or redevelopment, and multi-family developments or redevelopment, or any other regulated development, shall be designed and constructed to meet state and local laws governing water quality and quantity criteria;
- Use of front, rear, and side lot line swales in new development and redevelopment;
- ~~Use~~ Implementation of construction erosion control practices ~~and runoff control devices during construction~~ to restrict sediment transport;
- Minimization of surface cover vegetation loss during construction;
- ~~Design of finished grades to direct water flows along natural drainage courses and through natural terrain;~~
- ~~Where prudent and economically feasible, consider the construction of drainage retention areas in the public rights-of-way and the use of eminent domain condemnation to acquire property for drainage retention purposes; and~~
- ~~On the Gulf of Mexico, n~~Native ~~marine~~ vegetation shall be used for shoreline stabilization where ~~technically~~ feasible.

Policy 4.1.7: The land development regulations shall contain provisions which, at a minimum, protect natural drainage features found within the Cc~~c~~ity as follows:

- Impacts to t~~T~~he existing flood-carrying and flood-storage capacity of the 100-year floodplain shall be minimized to the greatest extent possible ~~maintained~~;

- Development along Boca Ciega Bay shall maintain adequate setbacks to maintain any existing areas of natural coastal/marine habitat;
- The prevention of erosion, retardation of runoff, protection of natural functions, and values of the floodplain shall be considered while promoting public usage; and
- The City shall require development or redevelopment proposals to be consistent with the performance standards regulating development within the designated floodplain.

Policy 4.1.8: The City ~~shall, as needed, improve and maintain the finger canals around Isle of Capri, Isle of Palms, and Paradise Island.~~ will utilize as needed the Preservation land use designation to protect open natural drainage areas from undue development.

Policy 4.1.9: The City will codify and enforce land development regulations adopted to implement minimum design criteria for drainage improvements.

Policy 4.1.10: The City shall maintain its outfall maintenance program and its pump systems to maintain the performance of its stormwater system.

Policy 4.1.11: All applicable federal, state, and local regulations relating to flood control, stormwater treatment, and wetland protection shall be met in public and private project design.

Policy 4.1.12: Where possible, the City will encourage the usage of low impact development (LID) techniques in public and private development or redevelopment, including but not limited to the reduction of impervious area, disconnecting impervious areas to facilitate infiltration, and conserving natural areas.

Policy 4.1.13: Where appropriate, the City may use backflow prevention to address tidal flooding impacts.

Policy 4.1.14: By 2025, the City shall review and include as appropriate land development regulation updates addressing the following considerations for the land development regulations:

- Establishing fill thresholds that would warrant heightened review;
- Mitigation strategies at locations of overland flow transfer;
- Seawall design considerations where overland flow transfer occurs;
- Workflows to determine when development would warrant stormwater model updates; and
- Defining how FEMA's "50% rule" is implemented within the City.

Policy 4.1.15: The City may encourage through its land development regulations the installation of rain sensor devices for irrigation systems which will override the timing cycle when adequate rainfall has occurred.

~~**Measure:** Implementation of the *Treasure Island Master Drainage Plan*~~

Objective 4.2: Water Quality

The City shall continue to protect and improve surface water quality within its jurisdiction to meet or exceed the standards established by the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and Chapter 62-25, Florida Administrative Code.

Policy 4.2.1: The city land development regulations shall contain provisions which ensure that all development activity, excluding single-family homes, shall adhere to the drainage requirements that retain the first one-inch of rainfall on-site.

Measure: Implementation of regulations designed to retain the first one-inch of rainfall on-site.

Objective 4.3: Existing Deficiencies

The following existing deficiencies are considered top priority within the stormwater management improvement program as listed in Table 2 and identified on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*.

Table 2
Drainage Improvement Program

Location	**Project Description**
West Gulf	Removal of stormwater via an exfiltration system using Parking Lots #2 and #3 and a new outfall on 88th Avenue. Drainage along West Gulf will be redone to connect to the parking lots. The lots will be resurfaced to provide improved permeability so storm water will move into the ground under the parking lots instead of on the roadways.

Measure: Correction of deficiencies

References

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Post, Buckley, Schuh & Jernigan, Inc, for the Pinellas County Planning Council, *Master Drainage Plan for Pinellas County, Florida*, 1976.

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Areas of Natural Recharge to the Floridan Aquifer in the Southwest Florida Water Management District, 1985.

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U.S. Dept. of Agriculture, Soil Conservation Service, *Soil Survey of Pinellas Co., Florida*, 1972.

West Coast Regional Water Supply Authority, *Recharge Areas of the Florida Aquifer*, Nov. 7, 1985.

COASTAL MANAGEMENT, ~~AND~~ CONSERVATION, AND RESILIENCY ELEMENT

~~*. The purpose of this Coastal Management and Conservation Element is to plan for and where appropriate restrict development activities where such activities would damage or destroy coastal resources, to protect human life and limit public expenditures in areas that are subject to destruction by natural disaster, and to promote the conservation, use, and protection of natural resources.*~~

~~*Rule 9J-5.012 and 9J-5.013, Florida Administrative Code*~~

~~I. INTRODUCTION~~

~~Spanning five islands in the Pinellas County barrier island system, Treasure Island was once dominated by mangroves, salt marshes, and other wetland vegetation that supported hundreds of wildlife species. Today, very little remains of what was once a unique ecosystem. Undisturbed natural areas are limited to small scattered marine wetlands, beaches, and dunes along the coast, and two islands located in Boca Ciega Bay. In an effort to preserve these vital resources, the city strictly enforces existing policies that support wetland protection, beach renourishment, and habitat restoration. However, the city realizes these regulations must be strengthened to reflect recent legislative changes and public opinion. Preparation and adoption of this element is recognized as the first step in this process.~~

~~This element of the comprehensive plan details the extensive array of factors affecting Treasure Island's natural resources. The following also discusses the city's impact on regional resources, including air quality, water quality, and hazardous waste. Natural disaster preparedness and post-disaster redevelopment procedures are reviewed, and sections on existing and future potable water demand and conservation measures are also included.~~

~~II. PREPARATION OF A COASTAL MANAGEMENT AND CONSERVATION ELEMENT~~

~~As outlined in Rule 9J-5, Florida Administrative Code (F.A.C.), the *Coastal Management and Conservation Element* is actually two individual elements, with each required to have its own data and analysis as well as goals, objectives, and policies. Only select local governments specified by the Department of Community Affairs, such as Treasure Island, must prepare a coastal management element. However, all local governments must prepare a conservation element. Because the city is located on a barrier island, and all natural resources required to be addressed within the conservation element are coastal in natural, the two elements have been combined pursuant to Rule 9J-5.005(1)(a), F.A.C.~~

~~III. COASTAL PLANNING AREA~~

~~The following analysis focuses upon the "coastal planning area" as defined by Rule 9J-5, F.A.C. (see below). According to this definition and as agreed to by the Board of City Commissioners, the entire City of Treasure Island is considered within this area and is included within the scope of this element. Rule 9J-5, F.A.C., defines a "coastal planning area" as:~~

...an area of the local government's choosing; however, this area must encompass all of the following where they occur within the local government's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; *coastal barriers* [emphasis added]; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the local government's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

IV. EXISTING LAND USE CONDITIONS

Typically, land use acreage within a "coastal planning area" would be significantly less than city-wide totals. However, in the case of Treasure Island and similar beach communities, the coastal planning area encompasses the entire city. As a result, the existing land uses within this area reflect those depicted on *Map LU-1: Existing Land Use Map.*

A. Existing Land Use Inventory

Treasure Island is dominated by residential land uses that occupy 64 percent of all land area, excluding rights-of-way. Conservation areas amount to 126 acres or seventeen percent, with the majority being beaches and dunes along the Gulf of Mexico. Of this, twenty acres are found on nearby Elnor Island and Bird Key. The remaining acreage is concentrated in three clusters along the shoreline of Boca Ciega Bay. Commercial uses occupy twelve percent of upland area and are located along Treasure Island Causeway and Gulf Boulevard. Finally, recreational facilities, open space, and public facilities comprise only five percent of land area. For a more detailed description of existing land uses within the city, see the *Future Land Use Element*.

B. Water-Dependent/Water-Related Land Uses

With a bustling economy geared toward tourists and seasonal residents, the city relies heavily on water-related activities. In addition to private residential docks, many other structures and land uses along the Gulf of Mexico and Boca Ciega Bay attract visitors. These uses are depicted on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities*, and include the following:

- A boardwalk located adjacent to the Land's End Condominium at Blind Pass;
- Four municipal parking lots near the Sunset Beach area and three municipal parking lots located north of Blind Pass Bridge;

- Two private docks associated with restaurants at the foot of the Blind Pass Bridge and at 116th Avenue;
- Several private docks associated with condominium developments and a private marina located adjacent to John's Pass;
- A private fishing pier located adjacent to John's Pass;
- A public ramp and dock at the end of 123rd Avenue;
- A public dock at the end of 83rd Avenue; and
- A floating dock at the 100th Avenue boat ramp.

C. Shoreline Uses and Redevelopment

The water-related activities described above are not in conflict with any abutting land uses, and adequately serve the needs of the community and surrounding area. Redevelopment activities may be needed in the future, but none are currently required.

D. Economic Base

Due to the abundance of tourists and seasonal residents visiting Treasure Island each year, the city's economic base rests primarily on commercial activities geared to these groups, specifically retail trade and hotel/motel services. Due to the built-out nature of the city, future land uses are not expected to alter the existing economic base significantly. Of the fifteen acres of vacant land within the city, only 1.8 acres are designated as commercial.

V. EFFECT OF FUTURE LAND USES ON NATURAL RESOURCES

As discussed in the *Future Land Use Element*, fifteen acres of vacant land are located within Treasure Island. Of this, thirteen acres can accommodate either residential or hotel/motel facilities. No expansive areas of undeveloped land remain, in that the largest of these parcels measure roughly one acre in size. Natural resources such as wetlands, wildlife habitats, and other marine resources are adequately protected by coastal management provisions in the city land development regulations. The following section provides an inventory of various natural resources found within the city, followed by an analysis of the effect future land uses may have upon these features.

A. Vegetative Cover

Due to extreme alteration by development, very few pristine natural areas remain in Treasure Island. Nearly all native vegetation has been destroyed by urbanization and the expansion of exotic plant species, such as Brazilian peppers, Australian pines, bishopwoods, ear trees, laurel figs, weeping figs, eucalyptus, willows, and punk trees. Currently, the land development regulations do not protect these species, and prohibit their planting in an effort to allow native vegetation to regain dominance. Only isolated areas of slash pine, oak, and palmetto, and three small pockets of wetland vegetative species currently exist on the island. Elnor Island and Bird Key, two spoil islands found in Boca Ciega Bay, are the only other areas within city limits that have entirely maintained their native vegetation.

B. Wetlands

Before the advent of dredge and fill development, Boca Ciega Bay's shoreline was dominated by extensive mangrove and saltmarsh communities with nearby subtidal seagrass beds. Currently, beach and dunes are found along the Gulf of Mexico coastline, stretching from the city's southern to northern boundary. In areas absent of seawalls, isolated mangrove and marsh areas are scattered along properties abutting Boca Ciega Bay. Tidal swamp environments are restricted to Elnor Island and Bird Key. Finally, seagrass beds are limited to a seven-acre area near the Isle of Palms, a ten- acre area between Isle of Capri and the Treasure Island Causeway, and the shallow water surrounding Elnor Island just north of Coney Island. The seagrass beds typically consist of either turtle grass (*Thalassia testudinum*), manatee grass (*Syringodium filiforme*), shoal grass *(Halodule wrightii*), or widgeon grass (*Ruppia maritima*).

C. Groundwater

In Pinellas County, recharge rates of the confined aquifer, known locally as the Floridan Aquifer, are generally very low to virtually zero. Of the 22 inches of annual rainfall entering the surficial aquifer, only two inches infiltrate downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is saline and recharge rates are negligible. Therefore, little or no groundwater recharge occurs within Treasure Island.

D. Air Quality

Pinellas County is located in a highly urbanized area of west central Florida. Many modern conveniences enjoyed by residents require the combustion of fossil fuel, which releases pollutants into the air. In 1970 the federal government passed the *Clean Air Act*, empowering the Environmental Protection Agency (EPA) to establish nationally uniform air quality standards to ensure that these pollutants do not reach unhealthful levels. Currently, the EPA enforces standards for the following six types of pollutants:

- Particulate: Solid materials suspended in the air, including dust, soot, and pollen particles. These airborne particles are generated from transportation sources, open burning of trash and garbage, dust from construction and industrial activity, and from the combustion of diesel fuel.
- Lead: A common metal that is present in many areas, including, air, water, and dust. Ambient lead is a particulate but is given special attention because of its potentially toxic effects.
- Nitrogen Dioxide: A brownish, highly reactive gas emitted during combustion especially during high temperature processes.
- Carbon Monoxide: A colorless, odorless, and poisonous gas that is a by-product of the incomplete combustion of carbon fuels. Transportation sources account for over 98 percent of all carbon monoxide pollution emitted in Pinellas County.
- Sulphur Dioxide: A pungent gas that can destroy lung tissue and weaken the lung's cleaning and protective mechanism, especially in children and the elderly. This compound is emitted primarily from power-generating plants that use fossil fuels such as sulphur coal and oil and is also a principal component of acid rain.

- Ozone: A colorless and highly unstable form of oxygen which is the principal component of urban smog. Although ozone in the upper atmosphere acts a shield against harmful ultraviolet rays, in the lower atmosphere it can be harmful when inhaled. Ozone is formed by a complex chemical reaction of compounds that are emitted from vehicles, combustion sources, and even trees and plants.

1. Tampa Bay Airshed

   With pollutants flowing across jurisdictional lines, the responsibility of maintaining clear air commands regional support. Pinellas and Hillsborough counties are considered part of one airshed. As such, the city has historically relied on and adhered to policies and regulations developed by Pinellas County and other joint efforts with Hillsborough County and the EPA.

2. Monitoring Process

   The Pinellas County Emergency Management Department has been monitoring the county's air since 1975. Currently, the department maintains a system of thirteen air quality sampling stations scattered throughout the county. The nearest station to Treasure Island is approximately one and a half miles away at Azalea Park, located at 72nd Street and 2nd Avenue North in St. Petersburg. Here samples are taken for nitrogen oxide, carbon dioxide, ozone, and particulates.

   The Air Quality Index, sometimes referred to as the Pollution Standards Index, was developed by the EPA in an effort to provide daily information regarding pollutant levels. A pre-recorded message announcing the Air Quality Index can be heard by calling the Pinellas County Emergency Management Department. An analysis of the index taken over the last ten years indicates a reduction in overall pollutants released into the air. Currently, air quality is considered good for an average of three out of four days during the year, and moderate for an average of one out of four days. In 1996, the last available data year, air quality was not considered unhealthful or harmful on any day.

3. Adherence to the *Clean Air Act*

   In 1978, the EPA officially designated Pinellas County as a nonattainment area for sulphur dioxide and ozone according to National Ambient Air Quality Standards. Consequently, corrective measures were applied to lower the discharge amount of these pollutants to safe levels. Sulphur dioxide levels were brought almost into immediate compliance, however, high levels of the pollutant ozone continued to be recorded. In 1982, although Pinellas County could prove that all ozone control strategies were being executed, the EPA could not grant a redesignation because Hillsborough County, which is classified within the same airshed, had not been in full compliance. After the completion of several studies and programs targeted at reducing ozone levels and implementation of industrial and automotive pollution control technologies, the EPA reclassified the Tampa Bay airshed to "attainment/maintenance" status in February, 1996.

E. Floodplains and Areas Subject to Coastal Flooding

A floodplain is an area that experiences repeated flooding. Typically, floodplain boundaries are delineated according to a 100-year storm event, where the chances are that land located inside this area will flood at least once every 100 years. Mapping a floodplain requires analysis

of topography, drainage patterns, and rainfall amount. The possibility of a tidal surge is also considered, as in the case of the area west of Gulf Boulevard.

F. Marine Life and Wildlife

The Gulf of Mexico, and more significantly the estuarine environment of Boca Ciega Bay, attracts a large variety marine life, birds, and animals. Below is a description of the species that are commonly found in the waters surrounding Treasure Island.

1. Shellfish

   Boca Ciega Bay once offered a plentiful supply of shellfish, particularly oysters and clams that were concentrated in flats, banks, or reefs. An important food source for many aquatic and bird species, shellfish also filtered significant amounts of water each day, and in doing so remove suspended matter and reduced turbidity. As a result of overharvesting, habitat destruction, and degradation of water quality, shellfish populations have sharply declined over the last thirty years, and scallops have virtually disappeared. However, with recent improvements in water quality as well as an active seagrass restoration program sponsored by the Tampa Bay National Estuary Program, scientists are hopeful that shellfish populations will recover.

2. Fish

   The coastal waters of Boca Ciega Bay and the Gulf of Mexico serve as home, feeding ground, and/or nursery for more than 270 species of resident, migrant, and commercial fishes (U.S. Fish and Wildlife Service, 1984). Many of the estuarine-dependent and recreationally important fishes found in the area include red drum, spotted sea trout, sheepshead, southern flounder, Florida pompano, black drum, and mullet. Offshore species include gag grouper, red snapper, and king and Spanish mackerel. In addition, the common snook is a species of special concern commonly found in this area. Although supplies of fish have experienced sharp declines, recent bans on purse seines and gill nets are expected to reduce commercial harvesting rates significantly, allowing these populations to recover.

3. Manatees

   Both Tampa Bay and the Gulf of Mexico provide critical habitats for manatees, which are protected by the federal *Endangered Species Act*. Recent research has revealed that seagrass meadows and manmade freshwater sources in these waterbodies attract manatees by providing feeding and gathering areas. Although not designated as a protection area by the Tampa Bay National Estuary Program, Boca Ciega Bay still serves as a year-round or seasonal home to some manatees.

   The Treasure Island *Code of Ordinances*, Section 72-143, protects manatee habitat such as seagrass beds. Any development likely to generate or attract increased boating activity in an area known to be frequented by manatees is required to establish an area-specific manatee protection plan, in cooperation with FDEP and the U.S. Fish and Wildlife Service. General seagrass bed locations are identified on *Map CM-1: Vegetative Cover and Marine Resources*.

4. Turtles

Through the *Endangered Species Act of 1973* and Chapter 370, Florida Statutes (F.S.), federal, state, and local agencies have continually pushed forward to protect existing sea turtle populations and assist in their proliferation. Contracted by the Board of County Commissioners, the Clearwater Marine Aquarium (CMA) monitors the survival of endangered and threatened sea turtles along county beaches from Clearwater to Treasure Island. Virtually all species of sea turtles nesting along the county's Gulf coast are loggerhead sea turtles, which are classified as threatened species.

Annually, CMA staff conducts routine daily beach surveys during the nesting season, which lasts between May and September. In 1996, due to good weather conditions in conjunction with a relocation program, the nesting season was very successful in terms of both the number of nests and the number of hatchlings released. Of the almost 14,500 eggs deposited, 78 percent hatched, compared to only 48 percent in 1995. Of the 147 nests located within the entire CMA study area, nineteen were within Treasure Island.

According to the CMA, lighting continues to be the number one problem for sea turtles and their hatchlings, most notably along northern Sand Key and in Madeira Beach. Bright lights can disorient and mislead hatchlings away from the water. Other obstacles facing sea turtles are beach renourishment projects, which compact sand and affect hatchlings' incubation period, and nest disturbances caused by humans and other animals (Clearwater Marine Aquarium, 1996). Currently, Section 40-51 of the *City of Treasure Island Land Development Code* limits development activity that will likely interfere with sea turtle nesting areas to winter and spring months. No lighting provisions are included.

5. Birds

Treasure Island serves as the seasonal home for hundreds of birds each year. In particular, Elnor Island, Bird Key, and other nearby mangrove islands are considered highly productive nesting areas. The meadowlark, warbler, brown pelican, heron, egret, and spoonbill are often seen in and around the city. Shore birds include gulls, skimmers, terns, and sandpipers. Species of special concern that frequent Treasure Island include little blue herons, reddish and snowy egrets, tricolored herons, white ibis, American oystercatchers, brown pelicans, and black skimmers. Endangered and threatened species, such as the bald eagle and the least tern, are also periodically spotted.

G. Terrestrial Habitats

Urbanization has eliminated virtually all terrestrial wildlife habitat in the city. Remaining wildlife consists of species adapted to the urban environment, such as mangrove water snakes, marsh rabbits, diamond-backed terrapins, raccoons, and domesticated animals.

H. Minerals

No known commercially valuable minerals are located within Treasure Island.

I. Soil

As shown in *Map LU-3: Soils Association*, the soils in Treasure Island fall into the following major categories: coastal beach, Made Land (created by dredge and fill activities), Palm Beach, St. Lucie fine sands, and Tidal Swamp. A description of each is provided in the *Future Land Use Element*.

~~VI. IMPACT OF FUTURE LAND USES ON HISTORIC SITES~~

~~As detailed in the *Future Land Use Element*, the city contains one prehistoric archaeological site, which is listed on the *Florida Master Site File* as "John's Pass Mound, 8PI4." *Map LU-5: Historic Resources* indicates that this site has been covered by a development project. There are no other known historic sites, and because the city is virtually built out, no future discoveries are anticipated. However, any such discovery would be protected from the impacts of development by policies contained within this comprehensive plan.~~

~~VII. ESTUARINE AND SURFACE WATER ENVIRONMENT~~

~~With the combination of a warm climate and miles of white beaches, the city has benefited economically from its geographic location. Both the Gulf of Mexico and Boca Ciega Bay have stimulated economic growth by attracting tourists and mainland neighbors in search of recreational opportunities, and by accommodating the ever-growing demand for waterfront and waterview properties. However, the transformation of this once pristine natural ecosystem into a popular urban destination has come with several drawbacks. Stormwater runoff and wastewater have polluted the Gulf of Mexico and Boca Ciega Bay, natural shorelines have been replaced with seawalls, and dredge and fill activities have destroyed many acres of wetlands. After understanding the effects these actions had upon surrounding waters, residents and visitors have learned that protecting the natural environment is vital to maintaining quality of life. The following section analyzes the impact development has had on these adjacent waterbodies, specifically Boca Ciega Bay, and details existing and proposed regulations designed to improve water quality.~~

~~A. Surface Waters~~

~~Surface water resources include both marine and estuarine waterbodies. Facing the Gulf of Mexico to the west and Boca Ciega Bay to the east, the city's shorelines are influenced by tidal movements. In Boca Ciega Bay, dredge and fill activities have extended the shoreline, creating numerous finger canals.~~

~~Two passes, Blind Pass to the east of the city and John's Pass to the north, allow boats to move between the Gulf and Bay. Blind Pass ranges from 200 to 750 feet wide and extends approximately one and a quarter miles, with depths ranging from one to nine feet. Although the pass is oriented in a north-south direction, it connects Boca Ciega Bay in the east to the Gulf of Mexico in the west. Historically, this channel has been unstable, with the secondary entrance at the north end having opened and closed several times. In 1978, the pass closed completely, but was re-opened the following year as crews used its fill for a portion of the Long Key beach renourishment project. On the northern end of the island, John's Pass has remained a stable, tide-dominated inlet connecting Boca Ciega Bay to the Gulf since its formation in 1848. In 1966, the inlet was dredged in conjunction with a general improvement project that included a new bridge.~~

~~B. Estuarine Waters~~

~~An estuary is a semi-enclosed coastal body of water that has open access to the ocean and is measurably diluted with freshwater derived from rivers. Freshwater mixing with saltwater creates a unique chemical and physical environment that attracts a large number and variety of marine species, birds, and other animals, some of which are described in Section V. Abutting~~

the entire eastern length of Treasure Island, Boca Ciega Bay remains a significant estuary within Pinellas County, although this resource is possibly the most physically and hydrologically modified estuarine system on Florida's Gulf Coast (Florida Department of Environmental Protection, 1996).

Covering approximately 24 square miles, with a mean depth of six feet, Boca Ciega Bay separates Sand Key and Treasure Island from mainland Pinellas County and serves as receiving waters for Long Bayou, Cross Bayou Canal, Clam Bayou, and Frenchman Creek. Boca Ciega Bay has undergone extraordinary changes in the last one hundred years. Dredging of navigational channels has provided enough fill to create a maze of finger canals to accommodate highly demanded waterfront homes. Since 1900, 2,506 acres of fill covering 22 percent of the original bay has been relocated within these waters to create new real estate and causeways. Other areas of the bay have been dredged to provide navigational channels and fill for upland development.

1. Tampa Bay National Estuary Program

   Although an estuary in its own right, Boca Ciega Bay is considered part of the Tampa Bay estuarine system, and is influenced by the water, pollutants, and marine life circulating within this larger area. In 1991, the Tampa Bay National Estuary Program was established to assist the community in developing a comprehensive plan to restore and protect Tampa Bay. Created under the auspices of the *Clean Water Act*, the program is part of a national network of estuary programs and is administered by the EPA. Local administrative support is provided by the Tampa Bay Regional Planning Council. Surrounding local governments and agencies that impact the Bay have agreed to set forth the goals of the program's *Comprehensive Conservation and Management Plan,* which focuses on improving water quality through the reduction of pollutants and the resurgence of native vegetation.

2. Boca Ciega Bay Aquatic Preserve

   Under the provisions spelled out in Section 258.397, F.S., the Boca Ciega Bay Aquatic Preserve was established to block the continued degradation of the bay and promote the propagation of native vegetation and marine life. With this designation, dredging and spoiling activities are prohibited unless approved by the Pinellas County Water Navigation Control Authority. Furthermore, seawalls cannot be constructed waterward of the mean high water line.

3. Outstanding Florida Waters

   Under the auspices of the Outstanding Florida Waters (OFW) program, the Florida Department of Environmental Protection (FDEP) has classified Clearwater Harbor and Boca Ciega Bay as Class III waters that are to be used for body contact activities, such as swimming or water skiing, and for the maintenance of a productive fish and wildlife population. With this designation, FDEP cannot issue permits that would allow direct or indirect pollutant discharges that would lower existing water quality. Additionally, permits for dredging and filling must meet Outstanding Florida Waters requirements.

C. Water Quality

Unsafe levels of nutrients and contaminants continually threaten the life of marine species and vegetation. Boca Ciega Bay is the receiving waterbody for many sources of pollutants,

including stormwater runoff flowing from several beach communities, mainland Pinellas County from Largo to Mullet Key, and two industrial developments located in central and northern Pinellas County. The finger canals created by dredge and fill activity also perpetuate water quality problems. The canals were created to increase boating access; however, these same canals obstruct natural tidal flushing patterns. As a result, nutrients and pollutants discharged into the Bay are flushed out slowly. In addition, the depths necessary to provide safe boat passage prevent subtidal seagrass growth and facilitate the accumulation of polluted sediments.

Research conducted by the Tampa Bay National Estuary Program and other agencies have revealed high levels of nutrients and contaminants within Boca Ciega Bay. Excess amounts of nitrogen, he most common nutrient, can trigger algae blooms that reduce oxygen levels and shield light from reaching the sandy bottom. This process, known as eutrophication, has led to the death of virtually all of the Bay's underwater grass beds and has impeded their regeneration. Boca Ciega Bay also maintains one of the highest levels of containments found within Tampa Bay. Substances found within these waters include various metals such as copper, lead and zinc, pesticides, polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs). Immediately northeast of Treasure Island, the entrance to Long and Clam Bayous is considered one of the most contaminated areas of Tampa Bay, with over 65 percent of sediment samples taken exceeding the highest threshold levels.

Nitrogen and other contaminants chiefly enter Boca Ciega Bay through stormwater runoff, wastewater discharges, and atmospheric deposition, as shown in Table 1. Although less frequent, spills and sewage overflows can also dramatically affect water quality.

Table 1
Annual Nitrogen Loadings and Discharging Sources (1992-1994 Average)

	Boca Ciega Bay		**Tampa Bay**	
	Tons	**%**	**Tons**	**%**
Stormwater Runoff	69	39%	1,710	45%
Atmospheric Deposition	93	52.5%	1,100	29%
Industrial and Municipal Point Sources	15	8.5%	420	11%
Fertilizer Material Losses	0	--	270	7%
Springs and Groundwater	0	--	190	5%
Total	**177**	--	**3,800**	--

Source: Tampa Bay National Estuary Program, 1996

Pollution sources are classified as either "point source" or "non-point source." Point source pollution includes any discrete, identifiable source that discharges directly into the water or air, such as a factory or sewage treatment plant. Contaminants produced by these sources can

be measured and regulated. Conversely, non-point source pollution flows from an unconfined or unidentifiable source, such as agricultural land, parking lots, or automobile traffic.

1. Point Source Pollution

Over 36 billion gallons of sewage effluent are discharged into Tampa Bay each year. Although most is treated by tertiary/advanced methods, treatment plants are still responsible for eleven percent of the annual nitrogen loading within Tampa Bay, and 8.5 percent within Boca Ciega Bay. Locally, the Northwest Wastewater Treatment Plant stopped discharging effluent into the Bay in 1983, and now disposes of it through deep well injection and reuse.

Other point source pollution contributors to Boca Ciega Bay include Florida Rock Industries and Ewell Industries, located in central and northern Pinellas County. Emissions from these sources travel through a canal that discharges into Cross and Long Bayous, and subsequently flows into Boca Ciega Bay. Another point source discharge occurred on August 10, 1993, when three tankers collided near Fort DeSoto Park and spilled nearly 328,000 gallons of oil into Tampa Bay. The oil was spread north along the Pinellas County coastline and contaminated several south county beaches, including Treasure Island.

2. Non-Point Source Pollution

Over 90 percent of nitrogen loadings entering Boca Ciega Bay are deposited through non-point pollution sources, primarily through atmospheric deposition and stormwater runoff. Runoff from these sites can only be reduced during redevelopment, through land development regulations requiring stormwater facilities to be retrofitted to current standards.

a. Stormwater Runoff

Due to the amount of impermeable urban land and the severe alteration of the natural shoreline, urban runoff levels remain high within Treasure Island, particularly during and after hard rain events. Stormwater runoff accounts for 45 percent of nitrogen entering Tampa Bay, and 39 percent entering Boca Ciega Bay. Excessive phosphorus levels recorded within local waters are also carried through this process (Environmental Protection Agency, 1986).

In order to reduce runoff, existing land development regulations require all new development to address stormwater management during site plan review. The city also plans to improve its stormwater drainage system, following recommendations made by the 1996 *Master Drainage Plan*. For a more extensive discussion of stormwater drainage issues, please refer to the *Infrastructure Element*.

While the volume of runoff is currently high, tests conducted during the development of the *Master Drainage Plan* show that pollutant loading levels (pounds per year) are average for a barrier island city, and that stormwater quality is at an acceptable level to enter Boca Ciega Bay, based on standards established by the Southwest Florida Water Management District. The city will continue to upgrade its drainage system according to the *Master Drainage Plan*, in order to maintain or improve water quality.

b. Atmospheric Deposition

As explained above, Tampa Bay's air quality is affected by the combustion of fossil fuels that lead to the emission of pollutants. Recently, scientists have discovered that pollutants found in the air play a leading role in the degradation of water quality. In addition to the 93 tons of nitrogen loadings that are annually deposited into Boca Ciega Bay from the atmosphere, significant amounts of cadmium, copper, and lead are also deposited into the Bay from this process.

Reducing airborne containment loads is difficult at best. Because emissions travel up to hundreds of miles, local control strategies cannot entirely reduce all levels. In upcoming years, nitrogen loads are expected to continue increasing, although not at the same rapid rate that occurred in the 1970s and 80s.

D. Impact of Development and Future Facilities

Treasure Island is classified as a built-out community, and city officials anticipate that future development will have virtually no impact on the circulation patterns, water quality, or accumulation of contaminants in local waters. To achieve this end, the land development regulations state that "no project which is likely to negatively impact any existing marine sea grass bed shall be permitted. All projects which are likely to inhibit tidal circulation shall include mitigation measures to maintain tidal circulation and flushing."

The land development regulations also regulate the construction and maintenance of seawalls, groins, jetties, docks, and boat lifts. Seawall construction is prohibited along the Gulf of Mexico, even in cases where existing seawalls are damaged. Although not required, the regulations also encourage shorelines along non-seawalled waterways to be planted with native marine vegetation.

Although no immediate dredging activities are scheduled, any future activities must be reviewed and permitted by the Pinellas County Navigation Control Authority, in accordance with the Boca Ciega Bay Aquatic Preserve and Outstanding Florida Waters regulations.

E. Actions to Remedy Pollution Problems

As stated previously, the majority of nutrients and pollutants entering Boca Ciega Bay are the result of atmospheric deposition and stormwater runoff. Although Treasure Island enforces air quality regulations, air pollution continues to be a regional problem requiring regional solutions. However, local action alone can significantly reduce the amount of pollutants discharged through stormwater runoff. Through requirements outlined within the land development regulations, all new development and select redevelopment must design stormwater management facilities to accommodate a 25-year storm event and retain the first one-inch of rainfall on site.

Unfortunately, recent research has revealed that designing for a 25-year event is beyond the ability of most developments. A more achievable design storm was suggested by Tampa Bay Engineering during the preparation of the *Treasure Island Master Drainage Plan.* The plan concluded that new development should adhere to a three-year storm. Pipe diameters and inlets designed in accordance with this standard would reduce street flooding when the tide level is at or below one foot above sea level. When the tide level exceeds one foot above sea level or surmounts the seawall, storm pipes would not drain regardless of pipe size, water

would back up, and flooding would occur. Furthermore, using larger pipes could impede drainage because sediment is not carried as efficiently and would build up over time, reducing conveyance capacity. For a further discussion of Tampa Bay Engineering's findings, see the *Infrastructure Element*.

F. Regulatory Programs

Regulatory programs governing the Boca Ciega Bay estuary are largely carried out on the state level by FDEP, and at the regional level by the Southwest Florida Water Management District (SWFWMD). The FDEP *Florida Water Plan* and SWFWMD *Water Management Plan* contain directives guiding flood protection, water quality, and estuarine integrity. Additionally, FDEP provides funding for the development of estuarine protection studies, establishes standards for the state's natural resources, and implements habitat restoration programs for local aquatic preserves.

VIII. BEACH AND DUNE SYSTEMS

Treasure Island's sandy beaches not only provide recreational opportunities for residents and tourists, but also perform several natural functions. Along the Gulf of Mexico, beaches and dunes serve as buffers against threatening waves and storm surges while serving as a home and/or nesting area for birds and sea turtles. The preservation of the dune system is reliant upon continued protection against development and the presence of native vegetation. Salt-tolerant plants found within these dunes, including sea oats, railroad vine, and sea grapes, grip sand within their root system. By anchoring down sand, the dune retains its form and can continue to inhibit erosion and protect against tidal action.

Since urbanizing, mangrove stands that once lined Boca Ciega Bay have been uprooted and replaced with seawalls, while high density condominiums and hotels have encroached into the beach and dune system along the Gulf of Mexico. Although the shoreline abutting Boca Ciega Bay and the majority of the city only vaguely resemble pre-development conditions, the narrow portion of beach stretching over 3.5 miles has retained its original form due to the efforts of an active beach renourishment program.

A. Erosion and Accretion

1. Boca Ciega Bay

In an effort to retain fill material and prevent erosion, seawalls and other shoreline hardening devices were installed along Boca Ciega Bay in the 1960s. Consequently, dredging and filling activities associated with seawall construction destroyed vast areas of coastal, intertidal, and subtidal habitats. In addition, finger fills created to meet the demand for waterfront property have greatly extended the Boca Ciega Bay shoreline.

2. Gulf of Mexico

Excluding the north end, Treasure Island's shoreline abutting the Gulf of Mexico receded between 1873 and 1950. Thereafter, aerial photographs indicate the shoreline advanced over the entire length of the island until 1979. In particular, the north end grew from deposits of fill leftover after dredging John's Pass. The remaining beach advanced due to accretion at the Blind Pass jetty and the placement of fill by the federal beach erosion

control project for Treasure Island (U.S. Department of the Interior, 1994). Currently, the beach width is maintained by the beach renourishment projects being conducted by the U.S. Army Corps of Engineers (CoE) and Pinellas County.

B. Coastal Protection Structures

1. Boca Ciega Bay

After monitoring their effectiveness against erosion for many years, scientists have recently discovered that shoreline hardening actually facilitates erosion and may escalate property damage during strong storms. When large waves strike a seawall, energy is displaced both downward and upward. The downward water pressure scours out vegetation, sand, and bottom sediments in front of the seawall, while the water shunted upward commonly erodes the material landward of the seawall. Both actions create a high maintenance problem for landowners.

Currently accepted development practices suggest a combination of native vegetation and gradual sloping to protect property from tidal action. Where existing seawalls require maintenance, the toe area of the wall should be planted with native vegetation or rip-rap material to prevent additional scouring. New seawalls should only be constructed when the two adjacent properties possess seawalls. Current regulations prohibit seawall construction along the Gulf of Mexico, even in cases where existing seawalls are damaged. However, seawall construction, in accordance with the land development regulations, is still allowed along Boca Ciega Bay.

2. Gulf of Mexico

Since the 1950s, many federal, state, and local agencies have contributed funds to prevent erosion along the Gulf beaches. In 1960, the city built 56 groins and replaced existing timber panels with concrete at a total cost of $263,000. In 1962, a native stone, rubble-mound jetty was built on the north side of Blind Pass at a cost of $18,000. In the 1970s, this groin was raised 2.5 feet to prevent overspillage of sand. Although the groins and jetty have reduced rates of erosion, beaches are still being threatened by strong tidal action and storms, and require periodic renourishment.

C. Existing and Potential Beach Renourishment Areas

Since 1964, the city and the CoE have conducted several large-scale beach renourishment projects along the Gulf of Mexico to supplement the efforts of existing coastal protective structures. Beach renourishment areas include the entire length of the city's coastline abutting the Gulf of Mexico. Specific sites in this area are treated as the need arises. Improvements to the channels, passes, and beaches found within and around Treasure Island were first recorded in 1916, when a secondary entrance at the north end of Blind Pass was closed by pumping sand from an offshore bar. Not until the 1960s did the city begin to actively construct protective devices to prevent the erosion of community beaches. Also during this decade, Blind Pass and John's Pass were dredged and emergency fill was deposited on the city's northern shoreline. During the 1970s and 80s, six renourishment projects were conducted by the CoE in an attempt to restore beach areas.

D. Measures to Protect or Restore Beaches or Dunes

Treasure Island beaches will continue to require preventative measures for protection against erosion. The city, in cooperation with Pinellas County and the state, has been involved with a number of beach stabilization projects since the early 1970s. These projects include construction of dune walkovers and the replanting of sea oats along shorelines.

Through Chapter 161, Florida Statutes, FDEP administers the Coastal Construction Control Line program and beach erosion control. Furthermore, the city continues to uphold Section 40-51 of the *Land Development Code*, which states that "construction which is likely to adversely impact any primary sand dune is prohibited."

IX. BEACH FACILITIES

Twenty-eight public access points allow residents and visitors access to the city's beaches as illustrated on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water Dependent/Water Related Uses.* Generally located at the end of public rights-of-way, seven beach access areas have associated municipal parking lots, while the remaining have limited parking available with typically less than ten spaces each.

X. COASTAL PLANNING AREA AND COASTAL HIGH HAZARD AREA

Due to its coastal location, the city contains several boundaries delineating construction lines, floodplains, and hazard areas. Included within the glossary located at the end of this comprehensive plan are definitions describing each demarcation line and the agency responsible for its implementation. As part of this element and as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*, the Florida Legislature requires the city to illustrate the boundaries of the coastal planning area and Coastal High Hazard Area (CHHA).

A. Coastal Planning Area

The coastal planning area includes all land area in the city, and supports a mixture of resort facilities, housing, and retail business. Many of these structures were built prior to stringent federal, state, and local regulations designed to protect them from hurricane hazards, and as a result, remain susceptible to damage by major storms.

B. Coastal High Hazard Area

Until 1993, the CHHA only included property seaward of the Coastal Construction Control Line and the V-Zone established by the National Flood Insurance Program. Realizing that land outside this area was equally susceptible to severe damage resulting from strong storms, the Florida Legislature amended the CHHA definition. According to Section 163.3178, F.S., the CHHA is defined as "category 1 evacuation zones", or those areas that must evacuate when a category 1 hurricane threatens a region. According to the Tampa Bay Regional Planning Council, Treasure Island is located entirely within Evacuation Level "A", and therefore all residents would evacuate in the event of any hurricane. With this designation, the entire city is

~~within the CHHA, as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*.~~

~~C. Existing Infrastructure~~

~~Table 2 lists Treasure Island's existing infrastructure. Because the CHHA encompasses the entire city, existing infrastructure cannot be relocated to a less threatened area.~~

~~Table 2~~
~~Existing Infrastructure, 1996~~

~~Seawalls~~	~~50-foot seawalls on the east ends of 127th, 122nd, 121st, 120th, 119th, 101st, 102nd, and 99th Avenues.~~ ~~20-foot seawall on east end of Harrell Ave., on each corner of the bridge that crosses from Isle of Capri on 116th Ave, along all four corners of 115th Ave. by the Isle of Palms, on all four corners of 107th Ave. where it crosses Paradise Island, and six 20-foot seawalls and one 100-foot seawall on the bridges along the Treasure Island Causeway.~~ ~~40-foot seawall on both sides of bridge to the Isle of Palms.~~ ~~65-foot seawall at south end of Bayshore Drive.~~ ~~680 feet of seawall behind the City Hall and Fire Department.~~ ~~2,334 feet of seawall along the Paradise Island Golf Course.~~
~~Sanitary Sewer & Potable Water Facilities~~	~~Potable water services are provided by Pinellas County. Sewage treatment service is provided by the City of St. Petersburg. The city owns and maintains 25 miles of sanitary sewer lines and 11 lift stations.~~
~~Drainage Facilities~~	~~Natural drainage pattern of the city diverts water into Boca Ciega Bay.~~
~~Bridges~~	~~The city owns the following bridges: three on the Treasure Island Causeway and a fixed bridge on both the Isle of Palms and the Isle of Capri.~~
~~Marina~~	~~The city owns a municipal marina behind City Hall and four boat ramps accessing Boca Ciega Bay.~~
~~Boat Launch Facilities~~	~~A light craft launching area to the Gulf is located at Municipal Lot No. 2.~~

D. Future Demand on Infrastructure

Because Treasure Island is virtually built-out, future demand on existing infrastructure is expected to remain relatively consistent with existing demand. For a discussion of capital improvement projects, see the *Capital Improvements Element*.

XI. NATURAL DISASTER PLANNING

The National Weather Service has identified the Tampa Bay region as one of the most hurricane-vulnerable areas in the United States, with the potential for large-scale loss of life. This is especially true of Treasure Island. Since 1886, 37 hurricanes have passed within 100 nautical miles of the mouth of Tampa Bay. Based on these statistics, a hurricane can be expected to pass within 100 nautical miles of the city at least once every 2.8 years (Pinellas County Department of Emergency Management, 1985). The latest storm to hit the area was Tropical Storm Josephine. Skirting the Pinellas County coastline on October 7, 1993, the storm resulted in a presidential disaster declaration with over $25 million worth of damage.

The most recent major hurricane that affected the Pinellas County coastline was Hurricane Elena in the summer of 1985. Although the center of this Category 3 storm remained more than 100 miles from shore, heavy flooding occurred, structures were damaged, and electrical service was disrupted for over 40,000 county residents. In southern Pinellas County, damage assessment teams identified more than 7,500 structures that sustained at least moderate damage. Within Treasure Island, the city had to repair sidewalks, the phone system, parking lots, and the drawbridge's hydraulic system. Although damage was considerable, the results could have been significantly worse had Hurricane Elena come closer to the Pinellas County shoreline and been a more intense storm (Florida Department of Community Affairs, 1985).

Although cyclonic storms are recognized as the most common type of life-threatening disaster affecting Pinellas County, a recent disaster was not caused by a hurricane, tropical storm, or tornado. In March, 1993, an unusually strong cold front with associated gale force winds, hail, and rain moved into the Tampa Bay area. This winter storm, more commonly referred to as the "Storm of the Century", dropped temperatures into the high 20s, swept boats onto shore, shattered windows, and tore roofs. The storm resulted in $20 million worth of damage and received a presidential disaster declaration. Treasure Island beaches suffered serious erosion due to strong tidal effects of the storm.

With the looming possibility of severe storms or other natural disasters striking Treasure Island, fast, safe, and efficient evacuation is critical in protecting infrastructure and the life of residents. The following section summarizes the plans and procedures guiding hurricane evacuation, and details the various elements that affect evacuation within Treasure Island.

A. *Treasure Island Emergency Action Guide* and the *Pinellas County Comprehensive Emergency Management Plan*

Adopted in 1983, the *Treasure Island Emergency Action Guide* outlines the procedures to be taken in response to a natural disaster. The *Guide* defines the Disaster Committee, which is comprised of the Mayor, department heads, and the City Commission, and details their roles. The *Guide* provides standard operating procedures, and provides a description of the personnel, equipment, communications and warning system involved in supervising an evacuation. Also included is an outline of the expected public response to occur during warning periods, evacuations, and after the emergency passes. The city has designated the Fire Chief as the emergency management coordinator who oversees the development and maintenance of the *Guide*. Continuously updated, the document works in unison with the Pinellas County *Comprehensive Emergency Management Plan* (CEMP).

The CEMP was developed by the Pinellas County Department of Emergency Management to set forth policies, procedures, and guidelines to prepare for, respond to, recover from, and mitigate future impacts of the hazards and disasters that could affect Pinellas County. A key component in implementing the CEMP is the Disaster Advisory Committee (DAC). Consisting of representatives from all municipalities, fire districts, disaster response agencies, and other key county officials, the DAC acts as the "conduit for information on plans, exercises, training, and response and recovery activities" (Pinellas County Department of Emergency Management, 1997). The DAC also advises the Board of County Commissioners on the timing and level of any needed evacuations. Treasure Island actively participates in the DAC, with the Fire Chief serving as the city representative.

B. Hurricane Vulnerability Zone

Based on elevation, proximity to shore, and other geographical factors, all of the land area in Pinellas County falls within one of six hurricane evacuation levels. An area is assigned an evacuation level of "A" through "E" based on its likelihood of being inundated by landfalling hurricanes of categories 1 through 5. For example, an area that would be inundated by a category 1 hurricane is designated as Evacuation Level "A" (also called the Coastal High Hazard Area). Areas that would not be inundated even during a category 5 hurricane are designated as non-evacuation areas. All residents of mobile homes, regardless of location, are required to evacuate in the event of any hurricane.

The 1998 Hurricane Guide, distributed to residents annually by Pinellas County and local municipalities, contains a color-coded map delineating evacuation levels. Table 3 defines Evacuation Levels "A" through "E" by their corresponding hurricane and storm surge vulnerability levels (Tampa Bay Regional Planning Council, 1998). According to this map, all of Treasure Island is located in Evacuation Level "A."

Table 3
Hurricane Evacuation Levels

LEVEL A	Category 1 hurricane -- Coastal High Hazard Area Storm surge of five (5) to seven (7) feet

~~LEVEL B~~	~~Category 2 hurricane Storm surge of seven (7) to twelve (12) feet~~
~~LEVEL C~~	~~Category 3 hurricane Storm surge of twelve (12) to fifteen (15) feet~~
~~LEVEL D~~	~~Category 4 hurricane Storm surge of fifteen (15) to twenty (20) feet~~
~~LEVEL E~~	~~Category 5 hurricane Storm surge of twenty (20) to twenty four (24) feet~~

~~Source: Tampa Bay Regional Planning Council, 1998~~

~~C. Evacuation Population~~

~~Because all residents must evacuate when the Board of County Commissioners announce any evacuation, the affected population would equal the total city population. Emergency transportation is provided by the county for those disabled and elderly residents who have no other means to evacuate. Treasure Island is assigned two large buses, provided by the Pinellas County School Board, which report to the Treasure Island Community Center located at 1 Park Place. The Pinellas County Emergency Operation Center (EOC) arranges any additional emergency transportation that may be needed.~~

~~Residents requiring special assistance during an evacuation are urged to pre-register with the city and/or county. According to the Treasure Island Fire Department, 25 residents are currently listed on the "evacuees with special needs" roster. In accordance with Section 252.355, F.S., this roster is maintained by both the Fire Department and the Pinellas County Department of Emergency Management. Emergency personnel are charged with keeping records of all transported evacuees and where they are taken. The city, in coordination with the Pinellas County EOC, would confirm that all registered people with special needs have received necessary assistance before evacuating the Treasure Island EOC located in City Hall.~~

~~D. Evacuation Routes~~

~~As shown on *Map T-4: Existing & Future Hurricane Evacuation Routes*, the evacuation routes for Treasure Island direct traffic along the Treasure Island Causeway, east on Central Avenue, north on I-275, and across the Howard Frankland Bridge to I-4. The bridge approaches to the causeway and bridge are low-lying and susceptible to flooding. The Tampa Bay Regional Planning Council's *Hurricane Evacuation Plan* identifies 31 critical route points in Pinellas County, which could potentially cut off the evacuation of other areas if severe flooding occurs. Two of these points are located within the city:~~

- ~~Boulevard south of John's Pass: Inundation can impede the evacuation of North Treasure Island south to the Treasure Island Causeway; elevation 4.7 feet above mean sea level (msl).~~

- Mainland approach to the Treasure Island Causeway: Inundation can impede the evacuation of Treasure Island's evacuation east to St. Petersburg; elevation 4.0 feet above msl.

E. Evacuation Times

Pinellas County periodically prepares estimates of the time needed to evacuate threatened residents from an approaching hurricane. Evacuation time includes two components: "clearance time", the time required for all evacuees to pack, travel on an evacuation route, wait in traffic jams, and arrive at a safe location; and "additional delay", caused by the expected 20 percent reduction in roadway capacity due to rainfall. As shown in Table 4, evacuation times are estimated for two scenarios, an "expected threat" and an "unexpected threat." An expected threat assumes good public response due to average lead time, while an unexpected threat assumes a rapid public response because of short lead time. Treasure Island and other areas located in Evacuation Level "A" should be able to evacuate within thirteen hours for an expected threat and twelve hours for an unexpected threat.

Table 4
Pinellas County Clearance Times
by Evacuation Level and Threat

Evacuation Level	Expected Threat* + Additional Delay** = Evacuation Time In Hours	Unexpected Threat† + Additional Delay** = Evacuation Time In Hours
A	10 + 3 = 13	10 + 2 = 12
B	13 + 3 = 16	12 + 2 = 14
C	13 + 3 = 16	12 + 2 = 14
D	14 + 3 = 17	15 + 2 = 17
E	17 + 3 = 20	15 + 2 = 17

Source: Pinellas County Department of Emergency Management, 1997

* An expected threat anticipates a good public response due to average lead time.

** Additionally delay resulting from a 20% reduction in roadway capacity due to pre-storm rainfall.

† An unexpected threat anticipates a rapid public response due to short lead time.

F. Hurricane Shelters

The American Red Cross is the lead agency providing emergency public shelter for Treasure Island. The agency has a total of 62 primary shelters, located throughout Pinellas County. Primary shelters are typically schools and large churches located in non-evacuation zones. Secondary shelters are facilities that, because of size, food preparation capability, or other factors, are used only for overflow. These shelters are opened when the nearest primary

shelter reaches capacity or when a major hurricane evacuation is called. Currently, city evacuees are not zoned to any particular shelter. The closest primary shelters available to Treasure Island residents are Azalea Elementary School at 1680-74th Street North, and Azalea Middle School at 7855-22nd Avenue North. These shelters have a combined capacity of 3,510 persons.

G. Number of Persons Requiring Public Hurricane Shelter

A number of refuge alternatives are available to evacuees. As forecasted by the Tampa Bay Regional Planning Council, approximately fifteen percent of evacuees seek public shelters during a disaster. Other options include leaving the region, checking into a motel or hotel, or staying with a friend or relative within a non-evacuation zone. Currently, Pinellas County is recommending the "Host Home" concept as the preferred kind of evacuation. The Host Home program solicits churches, businesses, and organizations to pre-determine the evacuation status of all members, and encourage members living in non-evacuation areas to host evacuees. In cases where the entire membership lives in an evacuation area or in mobile homes, a church or facility outside that area is encouraged to accommodate those members during an evacuation. Because of projected deficits in hurricane shelter spaces that exist, all public education and information efforts are focused on encouraging evacuees to stay with friends, relatives, motels/hotels, or host-homes in non-evacuation zones. Furthermore, Pinellas County is looking at alternatives to traditional public shelters. These include retrofitting structures to meet shelter space criteria, using unconventional refuge locations, and evacuating guests from transient accommodations to inland "sister" accommodations.

H. Anticipated Evacuation Population

The 100 additional residents expected to reside in the city by 2010 will have virtually no impact on the amount of evacuation space needed. However, the city will continue to circulate information regarding hurricane routes, shelters, and evacuation procedures.

I. Measures to Reduce Evacuation Times

The city actively informs residents of hurricane evacuation procedures by conducting annual seminars, distributing newsletters and flyers, and actively supporting the Disaster Advisory Committee. In addition, Treasure Island continues to support the Metropolitan Planning Organizations in its efforts to improve regional evacuation routes.

XII. POST-DISASTER REDEVELOPMENT

Recovery from a major disaster generally occurs in three stages: the immediate emergency period, a short-range restoration period, and a long-range reconstruction period. Many question arise throughout this process from how reconstruction expenses are to be paid, to what new regulations must be followed during redevelopment. To lessen the chaos that usually follows a major disaster, local governments should outline clear and concise redevelopment procedures in advance.

In the event of such an occurrence, the city is to follow the procedures spelled out in the *Treasure Island Disaster Recovery Planning Guide*. The document details a step by step

process that should be undertaken following a disaster, including search and rescue procedures, restoration of services, and damage assessments. Redevelopment provisions are outlined within the land development regulations. Furthermore, the city is to consult the Pinellas County *Post-Disaster Redevelopment Guide* and *Post-Disaster Redevelopment Plan,* tailoring procedures to meet the needs of the community. Below is a brief description of the policies and procedures the city will follow after a major disaster.

A. *Treasure Island Disaster Recovery Planning Guide*

Last updated in June 1995, the *Treasure Island Disaster Recovery Planning Guide* includes all pertinent ordinances, forms, and procedures that should be carried out immediately following a disaster. Associated emergency ordinances empower local officials to impose curfews, prohibit price gouging, and regulate the use of potable water. Recovery operations are divided into three phases, an immediate emergency period, a short-range restoration period, and a long-range reconstruction period. The procedures and forms included within the *Guide* address each phase. However, reconstruction and redevelopment procedures are more thoroughly addressed within the land development regulations.

B. *Treasure Island Land Development Code*

The *Land Development Code* contain a non-conforming use provision that states, "a structure that has been damaged or made unsafe or unusable to an extent less than 50 percent of its fair market value may be restored or reconstructed for its intended use." However, the regulations specifically state that "nothing contained in this section shall relieve the owner/developer of the obligation to restore the damaged structure in compliance with the *Building and Life Safety Codes* in effect." As such, all damaged property must be restored to prevent recurring damage from a severe storm.

C. *Pinellas County Post-Disaster Redevelopment Guide*

The Pinellas County *Post-Disaster Redevelopment Guide* adheres to the requirements of Rule 9J-5, F.A.C., by setting forth procedures to eliminate the exposure of human life and property to natural hazards. However, the guide has a dual purpose; it also provides locals governments with supplemental guidance in carrying out critical actions following a major disaster.

The *Post-Disaster Redevelopment Guide* also encourages each local government to establish a Post-Disaster Redevelopment Task Force. The task force advises the governing board regarding issues and problems faced during redevelopment and reconstruction. Among other functions, the task force would review damage reports, recommend rezonings and building moratoria, set a schedule for recovery, and recommend relocations and property acquisitions. For smaller local governments like Treasure Island, the task group should be broad-based and include both elected and non-elected representatives who could provide fresh perspectives on development.

D. Reconstruction

To effectively manage the timing and sequence of reconstruction, the city will follow a sequential process. According to the *Treasure Island Disaster Recovery Planning Guide,* a primary task of the Building Official and Building Inspector will create a damage assessment

team to determine the extent of property damage, provide data in order to complete federal assistance applications, and identify and mark structures unsafe to occupy. Reconstruction cannot commence until a damage assessment field report is completed. The land development regulations provide guidance and instructions for the massive undertaking of post-disaster redevelopment. However, the city realizes that certain topics must be added, amended, and/or strengthened to expedite this process, including economic recovery, redevelopment of public facilities, and criteria for acquisition of damaged land and structures.

E. Hazard Mitigation

Treasure Island participates in a number of hazard mitigation programs created at the federal, state, and county level. Likely the most notable program developed by the federal government is the National Flood Insurance Program (NFIP) established in 1968. The program grants federal flood insurance to floodplain residents where building code and land use control measures have been instituted by the local government. In addition, the agency records data on the number of flood insurance claims in each community, allowing local governments to identify areas with critical flooding problems. According to the NFIP, the city contains one hundred and eleven "repetitive loss properties", or properties that have filed two or more flood insurance claims in the past five years.

Other federal programs include the Community Rating System, Disaster Assistance Programs, the Coastal Barrier Resources System, and beach renourishment projects administered by the CoE. In addition, the Interagency Hazard Mitigation Team dispatches survey teams to tour disaster sites following a presidential declaration of a major disaster. Based on the team's observations, a report is issued that includes recommendations to the local government regarding methods to reduce damage caused by future storms.

State programs include the *Coastal Zone Protection Act of 1985*; the Coastal Construction Control Line program; permitting programs operated by FDEP for the construction of piers, docks, breakwaters, groins, jetties, and beach renourishment; the State Conservation and Recreation Lands program; the Florida Beach Management and Erosion Control Program; the Coastal Barrier Infrastructure Program; and the Statewide Hazard Mitigation Strategy.

At the county level, the Local Mitigation Strategies initiative was designed to assist communities with hazard mitigation. Through this program, communities appoint work groups composed of local officials, city staff, community volunteers, and other interested parties to examine hazard mitigation issues. Each work group identifies repetitive loss properties, hazardous materials sites, and other vulnerable areas within its community, and formulates strategies to reduce known hazards. Appropriate recommendations of the work group are then integrated into the community's comprehensive plan, land development regulations, site plan reviews, and other planning procedures and guidelines. Treasure Island actively participates in this program.

XIII. POTABLE WATER

Rule 9J-5.013, F.A.C., requires local government to address current and projected water needs and sources within a ten-year planning time frame. Although conservation issues are discussed in the following paragraphs, in order to eliminate redundancy between elements, please refer to the extensive needs analysis provided in the *Infrastructure Element* of this

~~comprehensive plan. Furthermore, because Pinellas County Utilities System (PCUS) provides potable water to the city, a needs assessment-based study can be found within the *Pinellas County Comprehensive Plan Potable Water Sub-Element*.~~

~~To ensure that potable water will be available beyond the year 2015, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies, particularly the former West Coast Regional Water Supply Authority, recently renamed "Tampa Bay Water." Under a new cooperative agreement between the major water providers in Pinellas, Hillsborough, and Pasco counties, Tampa Bay Water will own and oversee the regional water system, providing a reliable supply to all member utilities while promoting resource sharing. This agency is also responsible for locating and developing new water sources, and is currently studying the feasibility of building a desalination plant somewhere in the region.~~

~~In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices. In addition, the county's commitment to promoting reclaimed water use for irrigation could significantly reduce potable water demand, decrease the chloride content in deep wells, and eliminate the need to discharge treated wastewater into surface waterbodies. Reclaimed water is currently being supplied to golf courses and select residential communities throughout the county. Pinellas County is "committed to reusing all treated wastewater, and is completing the upgrade of all facilities to the level of advanced wastewater treatment so that all wastewater will be available to be utilized in the reclaimed water system" (Pinellas County, 1997). Recently, the city has begun to explore the idea of developing a reclaimed water program in cooperation with PCUS. This program would bring effluent from the South Cross Bayou Wastewater Treatment Plant to the barrier island for irrigation use. However, this proposal is still in its infancy, and many details have not yet been finalized.~~

~~XIV. HAZARDOUS WASTE~~

~~Hazardous wastes are "materials which by their nature are inherently dangerous to handle or dispose of, such as old explosives, radioactive materials, some chemicals, and some biological wastes" (International City Management Association, 1987). Many pieces of federal and state legislation have been passed in the last twenty-five years to control the amount of hazardous waste being discarded, in an effort to protect public health, safety, and welfare. Hazardous waste disposal in Florida is administered by Florida Department of Environmental Protection (FDEP), and locally hazardous waste management is handled at the county level. Although no federally recognized hazardous waste sites exist within Treasure Island, some small businesses such as gas stations, dry cleaners, and photo shops discard small quantities of hazardous materials.~~

~~Until 1993, Treasure Island participated with Pinellas County in the state's Amnesty Day program. This program encouraged residents to bring hazardous household chemicals to a mobile facility for disposal. In 1993, the program was discontinued with the opening of the Household Chemical Collection Center (HC3) located adjacent to the Refuse-to-Energy Plant. Residents are encouraged to dispose of fertilizers, fungicides, pesticides, household chemicals, cleansers, paints, solvents, automotive fluids, pool chemicals, and household~~

batteries at this facility. Pinellas County and some cities also coordinate local collection days, where hazardous materials are dropped off locally and then transported to appropriate disposal or recycling facilities.

In addition to these efforts, Pinellas County has developed a proactive program to reduce the volume of hazardous waste currently being produced. The Pollution Prevention Program provides counsel and technical assistance to any individual or company conducting business within Pinellas County.

Rule 9J-5.013(1)(b), F.A.C., requires that "for each natural resource (rivers, bays, lakes, wetlands, air, floodplains, soil, fisheries, wildlife, marine habitats and vegetative communities) known pollution problems including hazardous waste and the potential for conservation, use, or protection shall be identified." Pollution remains a critical issue affecting Treasure Island, Boca Ciega Bay, and the Gulf of Mexico. The most common types of hazardous waste affecting the city stem from atmospheric deposition of pollutants, stormwater discharges, and isolated spillage accidents involving petroleum. The most significant accident involving hazardous waste occurred on August 10, 1993, when three tankers collided near Fort DeSoto Park and spilled nearly 328,000 gallons of oil into Tampa Bay. The oil was spread north along the Pinellas County coastline and affected several south county beaches, including Treasure Island. However, more extensive damage was avoided due to favorable tide and weather conditions and quick mobilization of clean-up crews.

XV. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Sections 163.3177(9) and (10), F.S., and Rule 9J-5.012(3) and 9J-5.013(2) F.A.C., the following represents the coastal management and conservation goals, objectives, and policies of the City of Treasure Island intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

B. Nonapplicable Items

The municipal boundaries and the coastal area designation are the same. Therefore, those goals, objectives, and policies addressed in the other elements are applicable to the City of Treasure Island coastal area. However, based on the findings contained in this element and pursuant to Rule 9J-5.002, F.A.C., it has been determined that the following objectives and policies are not applicable to the City of Treasure Island:

- ~~Rule 9J-5.012(3)(c)12: Orderly development of deepwater ports - The city contains no ports.~~
- ~~Rule 9J-5.013(2)(c)7: Protection of existing natural reservations - The city contains no natural reservations.~~
- ~~Rule 9J-5.013(2)(c)2: Protection of areas suitable for extraction of minerals - The city contains no areas where minerals are to be extracted.~~
- ~~Rule 9J-5.013(2)(c)1: Protection of groundwater aquifer recharge areas and wellhead protection areas - No such areas are found within the city.~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the implementation of land development regulations.~~

Introduction:

The Coastal Management, Conservation, and Resiliency Element centralizes interdisciplinary objectives for sustainability and adaptation to climate change. The element contains policies to address resiliency planning including natural resource protection, shoreline protection, land development, City operations and emergency preparedness.

Goal 1:

To ensure the highest environmental quality possible, the City ~~of Treasure Island~~ shall conserve, protect, and appropriately manage natural resources ~~(aquatic, wetland, terrestrial, and air)~~.

Objective 1.1: Water Conservation and Quality

The City shall protect the quality and quantity of surface and groundwater.

Policy 1.1.1: The City shall promote water conservation as an integral part of water management programs, rules, and plans and the use and reuse of water of the lowest acceptable quality for the intended purpose.

Policy 1.1.2: The City shall enforce the provisions set forth by the Southwest Florida Water Management District and Pinellas County as applicable ~~in the Southwest Florida Water Management District Water Shortage Plan, Chapter 40D-21, Florida Administrative Code~~.

Policy 1.1.3: The City shall meet or exceed the National Pollution Discharge Elimination System (NPDES) regulatory standards, and report on activities associated with the City's Stormwater Management Program annually to the Florida Department of Environmental Protection (FDEP).

Policy 1.1.4: The City shall explore incentive programs and regulations for private sewer lateral inspection and maintenance.

Measure: Improvement in surface and groundwater quality and quantity

Objective 1.2: Floodplain Management

Regulations for development within the 100-year floodplain shall be strictly enforced.

Policy 1.2.1: New development or redevelopment approvals shall require that post-development runoff rates, volumes and pollutant loafs do not exceed pre-development conditions impacts to exiting flood storage capacity be minimized to the greatest extent possible.

Policy 1.2.12: Recognizing that the community is located within the 100-year floodplain, the City shall strictly enforce all appropriate federal, state, and regional, and local coastal floodplain management, construction codes and coastal setback regulations.

Policy 1.2.3: The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood-storage capacity are maintained.

Policy 1.2.4: The City shall adhere to the impervious surface ratios defined in Objective 1.1 and associated policies of the *Future Land Use Element*, in order to minimize runoff and stabilize water quality.

Measure: Implementation of floodplain management and impervious surface ratio regulations

Objective 1.3: Wetlands

The City shall conserve or improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.

Policy 1.3.1: Mangroves and marsh Wetland areas shall be designated Preservation on the *Map LU-4:* City's Future Land Use Map.

Policy 1.3.2: The City shall coordinate with other agencies for the protection of locations of known marine seagrass beds and other protected habitats. shall be identified on *Map CM-1: Vegetative Cover and Marine Resources*, and shall be protected to the greatest extent possible from adverse impacts.

Policy 1.3.3: Projects (e.g., marinas, causeways, and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

Policy 1.3.4: Any project which produces changes in tidal circulation patterns shall be approved only after sufficient hydrographic information is available to allow an accurate evaluation of the possible impacts of the project.

Policy 1.3.~~5~~3: The City's existing wetlands shall be conserved and protected from physical and hydrological alterations, as required by law.

Policy 1.3.~~6~~4: ~~Marine w~~Wetlands, ~~barrier island~~ property containing native vegetative communities, ~~and/~~or shoreline locations ~~with limited habitat diversity~~ shall be considered priorities for environmental land acquisition.

Policy 1.3.~~7~~5: The City shall ~~continue to~~ preserve ~~Bird Key and~~ Elnor Island in its natural state.

Policy 1.3.6: The City shall review any proposed development and redevelopment that would reduce recreational and commercial working waterfront uses against the potential for the development to mitigate such loss of any economic and recreational benefits the City would lose.

~~**Measure:** Implementation of land regulations which protect environmental systems~~

Objective 1.4: ~~Native~~ Vegetation

The City shall conserve~~, appropriately use,~~ and protect native vegetation.

Policy 1.4.1: ~~By 2000, t~~The City shall ~~modify~~ enforce the local tree ordinance to require that all new development and redevelopment preserve ~~on-site native~~ vegetation according to standards contained in the land development regulations.

Policy 1.4.2: Native and Florida Friendly™ vegetation shall ~~continue to receive priority~~ be the preferred species in the landscaping requirements of the land development regulations.

Policy 1.4.3: ~~Land development regulations shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline, trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife~~ The City shall promote the construction of living shorelines where appropriate.

Policy 1.4.4: Land development regulations shall ~~continue to~~ encourage the removal and prohibit the planting of exotic and invasive species. ~~such as punk trees (*Melaleuca sp.*), Australian pine (*Casuarina sp.*), and Brazilian pepper (*Schinus sp.*).~~

Policy 1.4.5: The City shall consider soil conditions and vegetation classifications when designating land use categories.

~~**Policy 1.4.6:** Although limited natural resources remain in the City of Treasure Island, every effort shall be taken to protect these resources as follows:~~

Policy 1.4.6: ~~Recreational d~~Development shall be compatible with the surrounding natural environment and shall be subject to performance standards adopted in the land development regulations.~~; and~~

Policy 1.4.7· The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted by the land development regulations and the Florida Statutes.

~~**Measure:** Development and implementation of land development regulations~~

Objective 1.5: Species of Special Status

The City shall protect species with special status from adverse impacts of development.

Policy 1.5.1: The City shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (i.e., endangered, rare, threatened, and species of special concern).

~~**Policy 1.5.2:** Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months, or by collecting eggs from the nests, incubating them, and releasing the hatchlings.~~

~~**Policy 1.5.3:** All spoil islands shall be designated bird sanctuaries.~~

~~**Policy 1.5.4:** The City shall work in cooperation with the Florida Department of Environmental Protection , U.S. Fish and Wildlife Service, and other state and federal agencies to develop an area-specific manatee protection plan to ensure long-range manatee and habitat protection.~~

Policy 1.5.2: The City will work with the appropriate agencies to assist in enacting and enforcing measures to protect species of importance and their habitats.

Policy 1.5.3: The City shall identify and manage plant and wildlife species in City-owned natural areas in coordination with local, state and federal agencies.

~~**Measure:** Implementation of protective measures~~

Objective 1.6: Hazardous Waste

The City shall coordinate with the appropriate entities ~~participate with Pinellas County to~~ ensure hazardous wastes are handled, collected, transported, stored, disposed of, and recycled in a manner that protects human health, safety, and the environment.

Policy 1.6.1: The City shall support ~~the Pinellas County Pollution Prevention (P2) P~~programs which aim~~s~~ to regulate small generators of hazardous wastes and reduce the volume produced in the county.

Policy 1.6.2: The City, in conjunction with Pinellas County and neighboring local governments, shall ~~institute an educational program~~ perform public outreach ~~using regular bill mailings and public meetings~~ to inform residents of effective methods to minimize the use of,

safely store, dispose of, and recycle hazardous waste products such as oils, solvents, and paints.

Policy 1.6.3: The City shall encourage residents to deposit household hazardous waste at the ~~Pinellas County household chemical~~ appropriate collection centers.

~~**Policy 1.6.4:** The City shall direct generators and users of hazardous material to Pinellas County staff for technical assistance regarding proper disposal methods.~~

~~**Measure:** Participation in hazardous waste management efforts~~

Objective 1.7: Air Quality

The City shall comply with all state and federal standards for air quality.

Policy 1.7.1: The City shall work to reduce the potential for automobile emissions pollution by the following measures:

- Require vegetative buffer strips between roadways and ~~residential~~ development where appropriate.~~;~~
- Promote ~~alternative~~ multi-modal transportation, consistent with the Multimodal Transportation Element of this comprehensive plan, modes such as transit, carpooling, pedestrian and bicycle paths; and
- ~~Assure continued operation of roadways at acceptable levels of service.~~
- Support efforts to expand electric vehicle infrastructure within the City.
- Evaluate the feasibility of converting the City's fleet to electric or hybrid vehicles.

Policy 1.7.2: The City shall support expansion of renewable energy sources.

Policy 1.7.3: The City shall evaluate the feasibility of incorporating renewable energy during the construction or reconstruction of public buildings.

Policy 1.7.4: The City shall consider maintaining a greenhouse gas inventory and developing a reduction plan.

~~**Measure:** Compliance with standards~~

Objective 1.8: Boca Ciega Bay ~~Estuary~~ Protection

The City shall carry out the provisions of federal, state, and regional programs aimed at protecting the quality of Boca Ciega Bay.

~~**Policy 1.8.1:** In order to reduce non-point source pollutant loadings, land development regulations governing stormwater management shall follow the recommendations of the 1996 *Treasure Island Master Drainage Plan*, and shall meet the requirements of Chapter 40D-4, F.A.C.~~

Policy 1.8.12: ~~In order to reduce non-point source pollutant loadings and improve the functioning of the City drainage system, t~~The land development regulations shall include provisions prohibiting the dumping of debris ~~of any kind (e.g., yard clippings and trimmings),~~ into roadways, drainage ditches, the bay, canals, and stormwater collection and control structures.

~~**Policy 1.8.3:** The City shall coordinate with neighboring municipalities, Pinellas County, and the Tampa Bay Regional Council to protect estuarine areas by providing adequate sites for water-dependent uses, preventing pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.~~

Policy 1.8.24: The state of natural watercourses shall be protected, and their alteration shall be prohibited, except in cases of overriding public benefit as determined by the City Commission (e.g., construction of groins to reduce erosion).

Policy 1.8.35: The City shall ensure ~~utilize~~ construction that ~~and maintenance methods that do~~does not adversely affect water quality or flow.

Policy 1.8.46: The City shall adhere to regulations pertaining to Boca Ciega Bay as an aquatic preserve ~~as~~ outlined in the ~~Section 258.97,~~ Florida Statutes~~, Boca Ciega Bay Aquatic Preserve,~~ and the Florida Department of Environmental Protection Outstanding Florida Waters designation.

Policy 1.8.57: The City ~~of Treasure Island~~ shall work with the Southwest Florida Water Management District in implementing ~~the Tampa Bay Surface Water Improvement and Management (S.W.I.M.) program in an e~~efforts to improve water quality ~~and restore coastal habitats~~ within Boca Ciega Bay.

Policy 1.8.68: The City shall support the policies identified in the Tampa Bay National Estuary Program *Comprehensive Preservation and Management Plan* for Tampa Bay in an effort to improve water quality and encourage natural resource recovery.

~~**Measure:** Development practices consistent with the Outstanding Florida Waters designation, the S.W.I.M. program, and the Tampa Bay National Estuary Program.~~

Objective 1.9: Beaches and Dunes

The City ~~of Treasure Island~~ shall protect and support restor~~ation~~e of its beaches, dunes, and natural systems and establish construction standards ~~which~~ to minimize the impacts of man-made structures on these systems.

Policy 1.9.1: Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to ~~Section 161.05,~~ Florida Statutes.

Policy 1.9.2: Seawalls shall be prohibited on the Gulf of Mexico and ~~when~~ such existing seawalls ~~on the Gulf are damaged, they~~ shall not be replaced.

Policy 1.9.3: ~~A dune preservation zone shall be established in the land development regulations to~~The City shall uphold state regulations to protect the ~~primary~~ dune system~~,~~ ~~which shall address~~ and prohibit~~ion on~~ the excavation~~s~~, or destruction of native dune vegetation~~, and activities which affect the natural fluctuation of the dunes~~.

Policy 1.9.4: The City shall ~~continue~~ advocate for ~~its program for~~ the restoration and maintenance of the coastal dune system which shall include stabilization projects utilizing native vegetation and ~~development~~ implementing ~~of~~ an educational program emphasizing the need to protect the coastline. As appropriate, the City shall apply for state and other funding through the DEP to plan for and enhance the coastal dunes.

~~**Policy 1.9.5:** The City shall continue its program for the restoration and maintenance of its beaches.~~

Policy 1.9.6~~5~~5: The City shall ~~continue~~ provide~~ing~~ adequate public access to beaches and shorelines; enforcing public access to beaches renourished at public expense; enforcing the public access requirements of the *Coastal Zone Protection Act of 1985*; and providing parking facilities for beach and shoreline access.

Policy 1.9.7~~7~~6: The City shall limit shoreline development ~~that will adversely~~ impact~~s~~ to marine fisheries habitats.

Policy 1.9.7: The City shall assure shoreline stabilization strategies are found to be in the public interest while taking into consideration the City's vulnerability to climate change impacts.

~~**Measure:** Implementation of coastal construction regulations~~

Objective 1.10: Intergovernmental Coordination

The City shall participate in the establishment and implementation of an intergovernmental coordination mechanism to protect coastal resources which shall address natural systems on a systemwide basis regardless of political boundaries.

Policy 1.10.1: The City shall participate in proceedings to develop joint planning and management programs with neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater, protection of wetland vegetation, coastal management, and coordinating efforts to protect species with special status.

Policy 1.10.2: The City shall cooperate with the U.S. Army Corps of Engineers and Pinellas County in addressing the environmental issues associated with the maintenance of navigational channels.

~~**Policy 1.10.3:** Pursuant to Rule 9J-5.012(3)(b)11., Florida Administrative Code, the levels of service for coastal area are those designated in this element and in Objective 1.5 of the *Capital Improvements Element*.~~

Policy 1.10.~~3~~4: For development and redevelopment which may impact coastal resources, t~~T~~he City shall ~~continue to~~ coordinate with Pinellas County to ~~plan and fund infrastructure and services consistent with~~ meet the adopted level-of-service ~~standards~~ and to ~~shall~~ ensure that permits ~~for development and redevelopment activities~~ are issued only if the public facilities necessary to meet the standards are available concurrent with the impacts of the development.

~~**Measure:** Establishment of intergovernmental coordination mechanisms to manage coastal resources and enforcement of concurrency requirements~~

Goal 2:

The City shall provide a set of guidelines for development and redevelopment that protects the lives and property of its residents from the effects of natural disasters.

Objective 2.1: Coastal High Hazard Area Development

The City shall limit public expenditures that support development permitted in Coastal High Hazard Area except for restoration or enhancement of natural resources, or facilities determined to be an overriding public benefit.

Policy 2.1.1: The Coastal High Hazard Area ~~is~~ shall be defined as the area ~~within an Evacuation Level "A" as established by the *Tampa Bay Region Hurricane Evacuation Study Update,* published by the Tampa Bay Regional Council and inclusive of the area~~ below the elevation of the category 1 storm surge line, as established by Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~**Policy 2.1.2:** The City shall not support or finance new local transportation corridors which lie within the Coastal High Hazard Area, although existing corridors may be maintained or improved as~~ The City shall limit public funding within the identified Coastal High Hazard Area unless infrastructure improvements are necessary to protect the health, safety, access, or ~~and~~ welfare of ~~existing~~ residents, and those population densities anticipated by this comprehensive plan.

~~**Measure:** Amount and nature of public expenditures in the Coastal High Hazard Area~~

Objective 2.2: Coastal High Hazard Area Population

The City shall ~~not increase permanent population concentrations in the Coastal High Hazard Area except as anticipated in this comprehensive plan.~~ support hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, through policies that consider the capability to safely evacuate the density of coastal population in the event of an impending natural disaster.

Policy 2.2.1: The City shall implement growth management directives to control development/redevelopment, including maintaining or reducing~~e~~ allowable permanent density

within the Coastal High Hazard Area consistent with adequate evacuation times. ~~with the adopted *Future Land Use Map,* of this comprehensive plan~~.

~~**Policy 2.2.2:** The City of Treasure Island shall continue to implement growth management directives which control development/redevelopment other than recreational purposes within the Coastal High Hazard Area consistent with the adopted *Future Land Use Map,* of this comprehensive plan.~~

Policy 2.2.2~~3~~: Consistent with ~~Section 163.3178(8),~~ Florida Statutes, as may be amended from time to time, the City ~~of Treasure Island~~ shall review proposed comprehensive plan map amendments for compliance with state coastal high-hazard provisions. Proposed amendments shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;

OR

2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffi~~r~~c-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available;

OR

3. Appropriate mitigation is provided that will satisfy subparagraphs 1. or 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for an applicant to accommodate impacts reasonably attributable to the development. The City and the applicant shall enter into a binding agreement to memorialize the mitigation plan.

AND

4. The Final Project Plan adheres to the provisions of Section 163.3178(8), Florida Statutes, as may be amended from time to time.

Policy 2.2.3~~4~~: The City may ~~shall maintain its~~ establish a program ~~off~~ or ~~public~~ land acquisition and management for recreation, conservation, and preservation areas. This may include designated adaptation action areas which experience coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.

Policy 2.2.4~~5~~: The City shall review federal and state development projects which are to be located within the City, and support those which are consistent with this plan.

~~**Measure:** Control of development within the Coastal High Hazard Area~~

Objective 2.3: Hurricane Clearance

The City shall through coordination with state, regional and county agencies, shall support funding necessary to improve evacuation routes and promote early evacuation of the population, in order to reduce hurricane clearance times.

Policy 2.3.1: The City shall coordinate with state, regional, and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

Policy 2.3.2: The City, in cooperation with the Pinellas County Department of Emergency Management, ~~and~~ the American Red Cross, and other agencies, shall sponsor preparedness seminars to increase hurricane awareness.

Policy 2.3.3: City emergency response personnel and volunteers shall coordinate pre- and post-event activities with county and state emergency response agencies in an effort to plan for safe and efficient evacuations and re-entries.

~~**Policy 2.3.4:** The City shall suspend the collection of tolls on the Treasure Island Causeway to expedite ordered evacuations and re-entries.~~

~~**Measure:** The City's participation with other governmental and non-profit agencies in the Tampa Bay Region to educate the public on emergency preparedness and early evacuation.~~

~~The participation of the City's emergency personnel with other agencies to provide traffic control in order to facilitate travel and reduce hurricane evacuation clearance times.~~

Objective 2.4: Natural Disaster Preparedness

The City shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

Policy 2.4.1: The City, in coordination with the Pinellas County Department of Emergency Management, shall ~~continue to~~ maintain and update ~~the *Treasure Island Emergency Action Guide*~~ an emergency preparedness and management plan which addresses the four phases of comprehensive emergency management: preparedness, response, recovery, and mitigation.

Policy 2.4.2: The City shall review the existing coastal construction building code and adopt, at a minimum, the coastal construction standards embodied in the *Coastal Zone Protection Act* and shall strictly enforce their implementation through the building inspection process.

Policy 2.4.3: Recognizing the entire community is located within the Hurricane Vulnerability Zone and the 100-year floodplain, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, ~~coastal~~ setback requirements, special

Coastal Construction Control Line facility siting restrictions, and floodplain management regulations in effect at the time of adoption of this plan.

Policy 2.4.4: Special care facilities, including hospitals, nursing homes, and similar types of facilities established for the care of non-ambulatory patients, shall not be located in the Coastal High Hazard Area.

~~**Measure:** Implementation of the *Treasure Island Emergency Action Guide*.~~

Goal 3:

The City shall expedite post-disaster recovery and reduce the future risk to human life, and public and private property from natural hazards, through recovery and redevelopment strategies.

Objective 3.1: Post-Disaster Recovery

The City shall develop and maintain ~~a system of~~ post-disaster recovery procedures, including debris clearance, property damage assessments, and restoration and continuity of basic services~~, which shall be outlined in the *Treasure Island Disaster Recovery Planning Guide*~~.

Policy 3.1.1: The City's emergency management coordinator~~, as designated by the City Manager, shall revise, as appropriate, the *Treasure Island Disaster Recovery Guide*;~~ shall maintain an Emergency Management Plan and act as a liaison between state, regional, county, and city emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the ~~c~~City of Treasure Island.

Policy 3.1.2: City infrastructure damaged by storms intended to be repaired or replaced ~~in its current location~~ shall be built to a higher standard, or relocated, to the extent feasible.

Policy 3.1.3: The City shall develop a Substantial Damage Management Plan that describes the community's process for evaluating damage to buildings and addressing those that have been substantially damaged.

Policy 3.1.4: The City may pursue grant funding to develop a Post Disaster Recovery Plan to outline procedures and higher design guidelines for redevelopment to expedite permitting during disaster recovery.

~~**Objective 3.2: Short-Term Reconstruction**~~

~~**The City shall maintain procedures to guide short-term repair and cleanup activities following a disaster, in order to protect public health and safety.**~~

Policy 3.1.5~~2.1~~: Following a major disaster, the City Commission may adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

~~**Policy 3.2.2:** The City shall adopt post-disaster redevelopment procedures which will expedite permitting for minor repairs, include development plan review, engineering approval, and permitting while ensuring coordination with appropriate agencies and consistency with the objectives of this comprehensive plan.~~

~~**Measure:** Establishment of reconstruction permitting procedures~~

Objective 3.~~3~~2: Hazard Mitigation

The City shall ~~follow~~ maintain long-term redevelopment strategies~~,~~ which will be used to promote hazard mitigation.

Policy 3.~~3~~2.1: Where feasible, property which has received recurring major hurricane damage from storm surge should be publicly acquired or designated Preservation on the adopted *Future Land Use Map* of this comprehensive plan*,* to prevent redevelopment of the property to its pre-disaster land use.

Policy 3.~~3~~2.2: The City may consider one or more of the following strategies in those areas which receive major or moderate damage:

- Reduction of permissible permanent density of development in the area;
- Reconstruction according to more stringent building and construction standards; and
- Public acquisition of damaged areas.

Policy 3.~~3~~2.3: The City shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:

- Enhancement of local recreational and open space opportunities;
- Enhancement of local public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion, noise, and other transportation related problems; and
- Enhancement of the long-term economic vitality of the local commercial base.

Policy 3.~~3~~2.4: The City shall explore the potential for removal, relocation, or structural modification of any infrastructure damaged during a natural disaster, consistent with federal funding guidelines and public safety.

Policy 3.~~3~~2.5: Appropriate recommendations of interagency hazard mitigation reports, such as the *Pinellas County Local Mitigation Strategies* initiative, shall be incorporated into this comprehensive plan.

~~**Measure:** Implementation of post-disaster redevelopment policies and procedures~~

Objective 3.3 Redevelopment Strategies

The City shall implement redevelopment strategies to reduce future risk of damage to real property.

Policy 3.3.1: The City shall work to identify areas particularly susceptible to damage from flooding, including FEMA designated flood zones and repetitive loss areas, and shall specify procedures for relocating or replacing public infrastructure away from these locations, where feasible. Working in coordination with county, state, and federal agencies and programs, the City will work to mitigate hazards through acquisition, elevation, or relocation mitigation alternatives.

Policy 3.3.2: The City will work with FEMA and other agencies as appropriate to support public and private projects and programs that elevate, relocate, or provide for the voluntary acquisition of properties with repetitive flooding.

Policy 3.3.3: The City will maintain a list of critical facilities within areas vulnerable to repeat flooding and analyze the facilities capacity to accommodate sea-level rise over the life expectancy of the infrastructure.

Policy 3.3.4: The City will maintain federal, state, County and regional programs that will assist in reducing flood risk to a level that is at minimum consistent with the required program, and where possible and in the best interest of the City, more stringent than the program.

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

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

Policy 3.3.7: The City will take advantage of emerging data and technological opportunities to regularly evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts. Adaptation strategies may include, but are not limited to:

a. Public Infrastructure Planning, Siting, Construction, Replacement, Operation and Maintenance
b. Emergency Management
c. Stormwater Management
d. Land Development Regulations
e. Building Codes
f. Comprehensive Planning
g. Utility Asset Management

Policy 3.3.8: The City shall, through its land development regulations, ensure that any structure not compliant with current flood plain regulations, shall be rebuilt only to the extent that complies with the current floodplain management standards for the affected property.

Policy 3.3.9: The City may evaluate the feasibility of pre-buildback regulations as a mitigation strategy in order to expedite potential permitting and other needs for post-disaster recovery.

Goal 4: Sustainability & Resiliency

The City shall aim to protect and enhance quality of life through actions and strategies that promote sustainability, where environmental, economic, and social development meets the needs of the present without compromising the livelihood of future generations. Resiliency shall be of the utmost importance.

Objective 4.1: Sustainability Planning

The City shall provide for and implement strategies to ensure planning for a sustainable and resilient community.

Policy 4.1.1: The City shall adopt and maintain a sustainability and resiliency plan and coordinate with other entities to develop and fund sustainability and resiliency strategies.

Policy 4.1.2: As part of its sustainability and resiliency planning, the City will evaluate and incorporate as appropriate pre-disaster mitigation strategies to enhance resiliency.

Policy 4.1.2: The City shall consider pursuing LEED for cities certification.

Policy 4.1.3: The City shall consider sustainability and resiliency in the CIP review and prioritization process.

Policy 4.1.4: The City shall evaluate the appropriateness of a green building ordinance with incentives or options, which may include in lieu fees, to meet green building standards."

Objective 4.2: Sustainability and Resiliency Education and Outreach

The City will coordinate with public and private partners for ongoing assessments of existing and projected conditions related to our changing climate and collaborate as necessary in the identification and development of effective solutions and strategies to adapt and improve resiliency of the community.

Policy 4.2.1: The City shall provide regular outreach to encourage public education of current policies, ideas, and sustainable practices to promote sustainability, reduce household GHGs and energy waste, promote participation in clean energy programs, and increase community resiliency.

Policy 4.2.2: The City shall incorporate sustainability education into City programming and events as feasible.

Policy 4.2.3: The City shall provide, as part of information at the beginning of the hurricane season, information on evacuation routes, sources of information in case of emergencies, and best practices and contact information for reporting of flood and debris post disaster.

Policy 4.2.4: The City will foster effective collaborations, partnerships (including P3), and coordination with national, state, regional, and local partners to identify risks, vulnerabilities, and opportunities associated with coastal hazards and the impacts from climate change.

Objective 4.3 Resiliency in Design

The City shall ensure the application of various design techniques to enhance resiliency and address climate change needs for the City's built environment.

Policy 4.3.1: The City shall encourage the incorporation of resilient design elements in new development and redevelopment and adopt design guidelines conducive to address climate change mitigation, coordinated with Florida Building Code requirements.

Policy 4.3.2: To promote resiliency to natural disasters, the City may develop programs to incentivize building standards above those required by law.

Policy 4.3.3: Land development regulations shall encourage or require the maintenance of seawalls and increased seawall heights, as feasible.

Policy 4.3.4: The land development regulations shall contain provisions that encourage increased resiliency to future environmental changes and incorporate building design specifications that increase resilience to impacts from more intense storm and increasing flood events through available resilience strategies.

Policy 4.3.5: The City may consider adopting redevelopment regulations providing for adaptive building design (including first floor adaptability) and form-based approaches, including but not limited to flexible first floor ceiling heights, overall maximum building heights, freeboard regulations, and flex use, which provide for physical modifications of buildings for ~~easy~~ change of use.

Policy 4.3.6: To improve resiliency and address impacts of climate change, the City may evaluate revising its code to permit a maximum freeboard requirement without penalty for building height in order to allow flexible adaptability of ground level uses.

Policy 4.3.7: The City shall encourage reductions in impervious cover and promote stormwater infiltration onsite to the extent feasible.

Policy 4.3.8: The City may assess and implement innovative infrastructure for stormwater management, including hard and natural systems, and incorporate these guidelines into design construction criteria.

Policy 4.3.9: The City shall promote approaches to design that lead to the reduction of heat islands, including, but not limited to, the incorporation of acceptable alternative construction materials allowable by Building Code or engineering, cool roofs, and increases in tree canopies within the City.

Policy 4.3.10: The City shall ensure power resiliency for critical City infrastructure and support hardening of infrastructure and utility undergrounding, as appropriate.

Objective 4.4: Waste Reduction

The City shall promote waste reduction to support a sustainable community.

Policy 4.4.1: The City shall consider the elimination of use of single use plastics and polystyrene by the City, licensees operating on City property, and users of City facilities and at permitted events on City property.

Policy 4.4.2: The City shall strive to divert City construction and demolition waste as feasible.

Policy 4.4.3: The City shall assess the feasibility of implementing a residential composting program.

Policy 4.4.4: The City shall encourage commercial waste reduction through policies or incentives.

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PARKS, RECREATION AND OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, and other recreational facilities.

Section 163.3177(4)(e), Florida Statutes

I. INTRODUCTION

Pinellas County has become one of the most attractive areas in the United States for those who seek warmth, sunshine, and abundant leisure and recreational opportunities. As one of Pinellas County's prime coastal municipalities, Treasure Island offers residents and visitors a unique natural setting. The shallow Gulf waters and natural resources of the city provide an attractive and readily accessible environment for recreational activities. Approximately 3.5 miles of beaches stretch along the Gulf of Mexico, providing year-round sunbathing and swimming for residents while attracting thousands of tourists each year. The scenic waters of the Gulf and Boca Ciega Bay are popular for boating, fishing, picnicking, and observing wildlife. In addition to these outdoor attractions, the city offers a wide variety of restaurants, shops, hotels, and other entertainment options.

Although the population is relatively stable in size, the process of maintaining and upgrading recreational resources is ongoing. The City of Treasure Island, along with other governmental agencies, shares in the responsibility of providing recreational opportunities and protecting open spaces. This element of the comprehensive plan assesses current opportunities, analyzes future needs, and contains goal, objective, and policy statements which will be used by the city to further the system of public and private recreation and open space sites available to the public.

II. INVENTORY OF EXISTING RECREATION AND OPEN SPACE FACILITIES

A. Existing Recreation Facilities

1. Resource-Based and User-Oriented Sites and Facilities

Outdoor recreation, broadly defined, is any leisure activity which takes place outdoors. Typically, the vast field of outdoor recreation is subdivided into two categories: "resource-based" and "user-oriented" (Florida Department of Environmental Protection, 1994).

Resource-based outdoor recreation is dependent on some particular element or combination of elements in the natural environment, such as a beach or a forest. Participants must travel to a suitable, naturally-occurring area; facilities cannot be located for user convenience. This category includes both active and passive types of activities, and tends to be informal rather than rule- or team-oriented. Examples of resource-based recreation include beach activities, boating, fishing, hiking, nature study, and visiting historical/archeological sites.

User-oriented activities, by contrast, tend to be structured and rule-oriented, and are often conducted as part of a local recreation program under the supervision of trained staff. Facilities for user-oriented recreation are part of the built environment, and most can be located in neighborhoods or urban centers for the convenience of users. Some common user-oriented activities include golf, tennis, basketball, football, and swimming pool use.

2. Resource-Based Recreation

There are many opportunities for resource-based recreation in Treasure Island. The most prominent recreational resources are the Gulf of Mexico and Boca Ciega Bay, which surround the city. Twenty-eight access points along the Gulf Beaches and Boca Ciega Bay offer a range of amenities, including rest rooms, showers, dune walk-overs, and concession stands. Boat ramps and fishing sites are found at the Bay access points on 84th, 99th, 100th, and 123rd Avenues.

3. User-Oriented Facilities

There are a number of activity-based recreation sites and facilities within Treasure Island, including:

- The Treasure Island Park and Community Center, located at 1 Park Place and 106th Avenue. The Center has picnic tables, a shelter, an exercise parcourse with 12 stations, a multi-purpose field, and a center that hosts numerous community events.
- The Treasure Island Golf, Tennis, and Recreation Center, located on Paradise Boulevard. Facilities include a par-3 executive golf course, a putting green, tennis courts, shuffleboard courts, a basketball goal, a volleyball court, a horseshoe pit, a clubhouse, an equipped playground, and picnicking areas. The center originally existed as two separate sites: the Paradise Isle Golf and Tennis Club, which was owned by the city and leased to a private agency, and the Paradise Island Playground. The city upgraded and combined the sites in 1994.
- Roselli Park, located at Second Street East and Capri Circle South. This park provides picnic tables, tennis courts, shuffleboard courts, a baseball/softball field, an equipped play area, a basketball goal, and a concession stand.
- The Boardwalk, located at the southern end of Sunset Beach.

The Recreation Department provides a number of programs and activities at these recreation centers. Past activities have included art classes, concerts, holiday parties, sporting events, and special events for children.

4. Recreation Facilities Levels of Service/Standards

In order to identify existing and future recreation needs, an inventory of recreation and open space lands was updated, and a population-based recreation standard was developed. Because many parks are suitable for both resource-based and user-oriented activities, the sites and facilities were first categorized by physical size, then by specific activity.

The standards adopted by the city were formulated by the Florida Department of Environmental Protection (1994) to provide guidance to local governments, and have been modified to meet the specific recreation needs of the community. For example,

handball/racquetball courts were removed from the list in accordance with citizen input. Other activities are already adequately served by regional facilities found outside of city limits, such as the football field at Boca Ciega High School. Still other facilities are supplied in abundance by the private sector, such as the swimming pools and shuffleboard courts found at many hotels and commercial recreation centers.

a. Recreation Site Guidelines

Site guidelines are a set of general criteria for determining the specific types and amounts of park lands necessary to accommodate the recreational needs of local communities. The criteria define the acreage, facility type and service area requirements for various types of community recreation sites and areas, and are shown in Table 1.

Table 1
Level-of-Service Standards For Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini-Park	2 - 3 block area/2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile/5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles/5,000	All facilities found in the neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre/1,000	Passive recreation area, trails, and commemorative structures optional.
Beach	1 access/0.5 mile of	Walkways, parking, and rest rooms

Source: Florida Department of Environmental Protection, 1994

b. Facility Standards for Specific Activities

In order to adequately assess the recreational needs of a community, it is necessary to look not only at the need for different facilities, but also the need for particular types of activities within each facility. The adopted level-of-service standards for specific activities are presented in Table 2.

Table 2
Level-of-Service Standards for Specific Activities

Activity	Per Person Level-of-Service Standard
Baseball/Softball	1 field per 6,000
Basketball	1 court per 5,000
Beach Activities	1 mile beach per 25,000
Bicycling	1 mile of trail per 5,000
Boating	1 boat ramp/dock per 5,000
Fishing (from land)	1 site per 5,000
General Play	1 equipped play area per 10,000
Golf	1 9-hole course per 25,000
Jogging/Walking	1 exercise/parcourse trail per 15,000
Picnicking	1 acre per 6,000
Tennis	1 court per 2,000

Source: Florida Department of Environmental Protection, 1994

5. Existing Recreation Inventory

Table 3 presents an inventory of existing recreation and open space sites and facilities in the city, including information on ownership, location, access, facilities provided, and condition for each site. These sites are also geographically located on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities.*

Table 3
Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipment mments
COMMUNITY PARKS					
1	Municipal Beach rs E 1	M	3.4	N/A	Restrooms, Show Concession Stand
2	Treasure Island Tennis, Golf,	Y/M	15.0	N/A	8 Tennis Courts E

	& Recreation Center 10315 Paradise					1 Par 3 (9 golf holes) 2 Shuffleboard Courts 1 Horseshoe Pit 1 Clubhouse w/ Storage 1 Putting Green 1 Basketball Goal 1 Volleyball Court 1 Equipped Play Area
NEIGHBORHOOD PARKS						
3	Treasure Island Park & Community Center 1 Park Place & 106th Ave.	M	4.0	N/A	Tables, 1 Shelter 1 Community Center 1 Commem. Structure 1Exercise/Parcourse (12 stat.) 1 Multi-purpose Field 1 Equipped Play Area	E
4	Roselli Park 2nd St. E & Capri Circle So.	M	3.4	N/A	Tables, 2 Tennis Co 2 Shuffleboard Courts 1 Baseball/Softball Field 1 Equipped Play Area 1 Basketball Goal	G 1
5	Treasure Island Beach Center Use to be 8000 W. Gulf Boulevard	M	1.03	med	1 Multipurpose Bui	D
MINI-PARKS						
6	82nd Ave. Mini Park 82nd Ave. & Gulf Blvd.	M	0.24	50' □ 75'	Tables	
7	Beach Park Between 77th & 79th Ave.	M	0.9	300' □ 75'	None	F
8	Bay Access/Mini Park 125th Ave.	M	0.33	55' □ 100'	1 Saltwater Board lk (30' Length) 1 Equipped Play Area	G 1

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Equipment	Age ents
MINI-PARKS (continued)						
9	Kingfish Drive Park Kingfish Drive Boardwalk (20' Length)	M	0.25	N/A	3 Tables, 1 Shelter 1 Saltwater	G1
10	Bay Access/Mini Park	M	0.1	60' □ 75'	Table	G

	103rd Ave. on Boca Ciega Bay				
11	Bay Access/Mini Park	M	0.15	60' □ 75'	Table
	119th Ave. on Boca Ciega Bay				1 Saltwater Boardwalk (10' Length)
12	Bay Access/Mini Park	M	0.1	60' □ 75'	Table G
	127th Ave. on Boca Ciega Bay				
13	Bay Access/Mini Park	M		60' □ 75'	1 Table
	125th Ave. on Boca Ciega Bay				1 Boardwalk (30' □ 20')
SPECIAL PURPOSE FACILITIES					
14	Municipal Marina	M	3.4	N/A	2 Saltwater Boaralk1
	120 - 108th Ave. on Boca Ciega Bay				(70' Length), Tables, 1 Saltwater Marina (20 slips)
15	Bay Access/Boat Ramp	M	0.10	45' □ 105'	Tabl
	84th Ave. on Boca Ciega Bay	1 Saltwater Boardwalk (10' Length)			1 Saltwater Ramp (1 lane)
16	City Hall & Auditorium	M	8,542 sq. ft.	N/A	Conference Room
	120 - 108th Avenue				Auditorium, Art Guild
17	Bay Access/Boat Ramp	M	0.21	72' □ 130'	1 Saltwater Ramp (1
	100th Ave. on Boca Ciega Bay				
18 G 1	John's Pass Bridge Catwalk	S	0.10	N/A	2 Saltwater Catwal
	SR 699/Welch Causeway John's Pass at Gulf of Mexico				(700' Length)
19 G 1	Bay Access/Boat Ramp	M	0.10	50' □ 100'	1 Saltwater Ramp
	123rd Ave. on Boca Ciega Bay				(1 Lane)
CONSERVATION/PRESERVATION AREA					
20 ation	Elnor Island	M	10.5	N/A	None E
	John's Pass in Boca Ciega Bay				Area/Open Space

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Owner	Acres	Mgmt/ Beach Areas	Total Equipmen	Age mments
PUBLIC BEACH ACCESS						

21	Public Beach	M Recreation	180.0	Dimensions vary	Noneion/ pace/
22	Weckesser Park	M	0.02	80' □ 117'	4 Picnic TablesG
	88th Avenue o& Gulf Blvd.				
23	97th Avenue & Gulf Blvd.	M	0.05	30' □ 75'	None
24	99th Avenue & Gulf Blvd.	M	0.08	30' □ 110'	Dune walk-over (0G
25	100th Avenue & Gulf Blvd.	M	0.10	60' □ 75'	Dune walk-over (40' □ 40')
26	101st Avenue & Gulf Blvd.	M	0.10	60' □ 75'	None G1
27	102nd Avenue & Gulf Blvd.	M	0.09	50' □ 75'	Dune walk-over (50')G1
28	103rd Avenue & Gulf Blvd.	M	0.10	60' □ 75'	Dune walk-over (50')1
29	119th Avenue & Gulf Blvd.	M	0.21	30' □ 300'	None1
30	120th Avenue & Gulf Blvd.	M	0.21	60' □ 150'	Dune walk-over (')1
31	121st Avenue & Gulf Blvd.	M	0.09	60' □ 75'	Dune walk-over (40')
32	122nd Avenue & Gulf Blvd. (150') G 1	M	0.50	40' □ 120'	Dune walk-over
33	123rd Avenue & Gulf Blvd.	M (150')	0.75	50' □ 100' G 1	Dune walk-over
34	124th Avenue & Gulf Blvd.	M	0.55	40' □ 100'	Dune walk-over (1)1
35	125th Avenue & Gulf Blvd.	M	0.03	50' □ 30'	Dune walk-over (150') 1
36 1	126th Avenue & Gulf Blvd.	M	0.10	30' □ 150	Dune walk-over (40'
37	127th Avenue & Gulf Blvd.	M	0.50	50' □ 400'	None 1
38	Bay Access	M	0.10	60' □ 75'	None

Blind Pass Dr. &
Bayshore Dr. on Boca Ciega Bay

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	ge Equipment

Comments

PUBLIC BEACH ACCESS (continued)

39	Bay Access	M	0.1	60' □ 75'	None

~~87th Avenue on Boca Ciega Bay~~

~~40 Bay Access M 0.06 40 □ 70' None G~~

~~90th Avenue on Boca Ciega Bay~~

~~41 Bay Access M 0.7 15' □ 130' None G~~

~~95th Avenue on Boca Ciega Bay~~

~~42 Bay Access M 0.1 60' □ 75' 1 Table, 1 Boat Ramp,~~

~~99th Avenue on Boca Ciega Bay 1 Dock~~

~~43 Bay Access M 0.1 60' □ 75' None~~

~~101st Avenue on Boca Ciega Bay~~

~~44 Bay Access M 0.1 60' □ 75 1 Bench~~
~~G 1~~
~~102nd Avenue on Boca Ciega Bay~~

~~45 Bay Access M 0.1 60' □ 75' 1 Bench G~~

~~120th Avenue on Boca Ciega Bay~~

~~46 Bay Access M 0.1 60' □ 75' 1 Saltwater Boardwalk~~

~~G 1~~
~~121st Avenue on Boca Ciega Bay (30' □ 15'), 1 Dock, 1 Bench~~

~~47 Bay Access M 0.1 60' □ 75' 1 Bench~~

~~G 1~~
~~122nd Avenue on Boca Ciega Bay~~

~~48 Bay Access M 0.1 60' □ 75' 1 Saltwater Boardwalk~~

~~G 1~~
~~123rd Avenue on Boca Ciega Bay (10' length), 1 Boat Ramp~~
~~1 Dock (30')~~

~~49 Bay Access M 0.1 60' □ 75' 1 Bench~~

~~G 1~~
~~124th Avenue on Boca Ciega Bay~~

~~PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS~~

~~50 Bilmar Beach Resort X 1.0 550' □ 50' 2 Swimming Pools~~

~~E 1~~
~~10650 Gulf Blvd. (60' □ 40', 45' □ 25')~~

~~51 John's Pass Marina X 3.0 N/A 1 Saltwater Marina~~

~~E 1~~
~~12795 Fish Drive (14 slips/moorings)~~

on John's Pass (140 dry dock)

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipmentts
	PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)				
52	Jolly Roger Boatel	X	1.0	N/A	1 Saltwater Marina
	11525 Gulf Blvd. on Intracoastal Waterway				(6 slips/moorings)
53	Treasure Island Tennis	Y	1.5		14 Tennis Courts
	& Yacht Club				1 Saltwater Marina
	400 Treasure Island Causeway on Intracoastal				(36 slips/moorings)
54	Key Capri	Y	1.0		1 Saltwater Marina
	Key Capri on				(36 slips/moorings)
	Gulf of Mexico				1 Fishing Pier
55	Capri Lagoons Club	Y	1.0		1 Saltwater Marina
	12500 Capri Circle N. on Gulf of Mexico				(14 slips/moorings)
56	Paradise Island Towers	Y	1.0		1 Saltwater MarinaE
	10355 Paradise Boulevard				(12 slips/moorings)
57	Bay Breeze	X	DK	N/A	1 DockG
	10109 Gulf Boulevard on Bay				
58	Beach Club of T.I.	X	DK	N/A	1 Doc
	8516 E. Bay Drive on Gulf				
59	Beach Villas of T.I.	X	DK	N/A	Shuffleboard
	10280 Gulf Boulevard on Gulf				
60	Blind Pass Lagoons	X	DK	N/A	Marina, Pool
	9805 Harrell Avenue				
61	Blue Waters	X	DK	N/A	ShuffleboardG
	8105 W. Gulf Boulevard				

62	Caravel 12405 3rd St. E	X	DK	N/A	Dock	G
63	Capri Harbor 12200 2nd St. E		X	DK	N/A	Pool, Dock
G	1					
64	Capri Isle Garden 250 & 280 126 Ave.		X	DK	N/A	Dock
G	1					
65	Chalet Capri 275 Capri Circle		X	DK	N/A	Pool, Dock
G	1					

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipmen dments
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)					
66	Capri Cove 11700 Capri Circle S	X	DK	N/A	Dock
67	Capri Landings 11775 116th Ave.	X	DK	N/A	Pool, Dock
68	Club Capri 175 116th Ave.	X	DK	N/A	Pool, Dock
69	Chanticleer 290 107th Ave.	X	DK	N/A	Dock
70	Copa Palms 11440 1st St. E	X	DK	N/A	Dock, Poo G
71	Courtyard Villas 279 104th Ave.	X	DK	N/A	Dock, Pool
72	Fairlane 129 104th Ave.	X	DK	N/A	Dock G
73	Gulf to Bay Lagoons 10301 Gulf Blvd.	X	DK	N/A	Dock, Pool 1
74	Isla Del Capri 11655 3rd St. E	X	DK	N/A	Pool, Dock
75	Island Sun	X	DK	N/A	Dock, Pool

	12525 3rd St. E				
76	LaCosta Brava	X	DK	N/A	Pool, Dock
	505 Plaza Seville Ct.				
77	Lagoon Lane Condo	X	DK	N/A	Pool, Dock
	11901 Lagoon Lane				
78	Landt-Tri	X	DK	N/A	Dock
	225 116th Ave.				
79	Lands End	X	DK	N/A	Pools, Jacuzzi, Boar
	7500 Bayshore Dr.				Tennis, Volleyball

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipment ts
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)					
80	Malyn	X	DK	N/A	Pool, Dock
	282 107th Ave.				
81	Mansions by the Sea	X	DK	N/A	Tennis, BoardwalkG
	7600 Bayshore Dr.				Pools, Shuffleboard
82	Mohawk Villas	X	DK	N/A	Pool
	8422 W Gulf Blvd				
83	Open Water Condo	X	DK	N/A	Dock
	275 110th Ave.				
84	Outrigger Condo	X	DK	N/A	Dock
	283 104th Ave.				
85	Pointe Capri	X	DK	N/A	Pool, Dock
	184 117th Ave.				
86	Pointes West	X	DK	N/A	Pool, DockG
	12000 Capri Circle S				
87	Porto Fino	X	DK	N/A	Dock

	143 94th Ave.				
88	Sanctuary	X	DK	N/A	Dock
	12495 3rd St. E				
89	Sand Dunes	X	DK	N/A	Pool
	200 120th Ave.				
90	Smugglers Cove	X	DK	N/A	Pool, Dock
	215 85th Ave.				
91	St. James	X	DK	N/A	Pool, Dock
	285 107th Ave.				
92	Sun Ketch	X	DK	N/A	Pools
93	Sunset Cove	X	DK	N/A	Pool, Dock
	8567 W Gulf Blvd.				
94	Sunset Chateau	X	DK	N/A	PoolG
	8470 W Gulf Blvd.				

Recreation and Open Space Sites - Existing Inventory

Map No.	**Site, Type, Name & Address**	**Mgmt/ Owner**	**Total Acres**	**Beach Areas**	**Equipment**
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)					
95	Tides of Capri E.	X	DK	N/A	Dock, Pool G
	12055 3rd St. E				
96	Tides of Capri W.	X	DK	N/A	Dock, Pool
	11650 Capri Cir. S				

97	Treasure Island Villas 10365 Paradise Blvd.	X	DK	N/A	Pool, Docks
98	T. I. Lagoons 9901 1st St. E	X	DK	N/A	Pool, Dock
99	Treasure Sands 11000 Gulf Blvd.	X	DK	N/A	Pool G
100	Treasure of Capri 255 Capri Circle N	X	DK	N/A	Pool, Marina
101	Village of Paradise Is Intracoastal Waterway	X	DK	N/A	Pool, Docks
102	Westwind 9715 Harrell Ave.	X	DK	N/A	Dock
103	Whitehart Condo 9755 Harrell Ave.	X	DK	N/A	Pool, Dock
104	135 Sunset Place 135 92nd Ave.	X	DK	N/A	Dock

Footnotes:
1 Management/Ownership Code: F - federal, S - state, C - county, M - municipal, Y - club, X - commercial, Z - non-profit organization, SD - special district
2 Condition Code: E - excellent, G - good, F - fair, NI - needs improvement, U - under construction, ND - not developed
3 Age Group Served Code: 1 - all, 2 - children, 3 - youth, 4 - adults, 5 - seniors, 6 - children and youth

6. Recreation for All Age Groups

All parks and recreational facilities are not used equally by the same groups of people. Persons of different age groups tend to prefer different types of recreation. Children often prefer to play active games and team sports with other children; senior citizens tend to enjoy dancing, arts, and crafts, and some prefer seniors-only activities. The Recreation Department addresses these age-specific needs, offering recreational classes, clubs, and events which appeal to a variety of age groups. The resource-based parks, while providing separate areas for recreation activities, are designed for all age groups to enjoy. Table 3 indicates the age groups served by each park and facility.

7. Recreation and the Business Community

While the city provides residents and tourists with many recreational opportunities, the business community also adds a vital component to recreation and leisure in Treasure Island. Examples of privately-owned recreational facilities include the Bilmar Beach Resort, John's Pass Marina, Jolly Roger Boatel, Treasure Island Tennis and Yacht Club, Key Capri, Capri Lagoons Club, Blind Pass Lagoons, and Paradise Island Towers. Private facilities are also inventoried in Table 3.

8. Recreation for Visitors

The Florida tourism industry, which draws visitors from all over the United States as well as Canada and Europe, is dependent on the state's favorable climate and abundant natural resources. As a barrier island community, Treasure Island possesses many of the features which draw Florida vacationers: miles of beaches, hotel, motel, and condominium accommodations, dining, night-life, shopping, popular attractions, and recreational opportunities on both the Gulf of Mexico and Boca Ciega Bay. These same resources attract Pinellas County residents from outside the city, who also contribute an important source of revenue and economic stimulus. When planning for the use of recreational and open space facilities, therefore, the needs of tourists and visitors must be taken into account.

The city encourages tourism through its membership in the Greater Gulf Beaches Chamber of Commerce, which prints informational brochures and holds promotional events for a consortium of local beach communities. In addition, the city extends nearly all of its recreational facilities to residents and visitors equally. Beaches, parks, open space areas, and all-ages events are accessible to all for free or for the same fee; only the golf course and some children's events charge a differential fee for nonresidents.

9. Recreation for Special Population Groups

Special population groups served by the City of Treasure Island include the physically disabled and members of various age groups. Parking facilities for disabled drivers are provided at municipal parks and facilities, and programs offered by the Recreation Department are accessible to patrons of all ages and levels of physical ability. Ramps, safety railings, modified restroom facilities, specially equipped playgrounds, and other accommodations allow safe use of the facilities by all.

10. Public Participation

Because recreational facilities are designed for use by the public, it is important for local governments to involve the public in the recreational planning process. Identifying citizens' needs and preferences in the early stages of planning leads to more effective use of financial resources, and decreases conflict over project choices.

The city encourages public participation through its Facilities Committee, a group of citizens, business people, and architects who provide the city with input regarding planned recreational improvements, and through public hearings which are held whenever a new project is considered. Based on citizen feedback, the city has canceled plans to build a handball/racquetball court which was recommended by the previous plan, and has concentrated on improving golf and tennis facilities.

11. Bicycle Recreation

Statewide, bicycle riding is the third most popular outdoor pastime among residents and tourists, after saltwater beach activities and pool swimming. The Tampa Bay area alone is projected to need 677.85 linear miles of new bike lanes and trails by the year 2000 to keep up with user demand (Florida Department of Environmental Protection, 1994). To help meet this need, Pinellas County has adopted the *Pinellas Bikeways Plan*, which seeks to coordinate the efforts of the County and local municipalities in creating a countywide network of bicycle routes. Projects will be financed through Penny for Pinellas and other local, state, and federal funding sources. Included in the plan is a proposed Gulf Beaches Bike Path, which would extend from Sand Key Park to the Pinellas Bayway, passing through Treasure Island. The route could include expanded sidewalks, bike lanes along existing roads, or dedicated bike trails, and could incorporate municipal, county, or state rights-of-way (Pinellas County Department of Planning, 1996).

Treasure Island is a popular destination for the many bicyclists who use Gulf Boulevard as a thoroughfare. Gulf Boulevard is an FDOT right-of-way, on which the city is unable to designate bike lanes. However, the city has a beautification project planned for this road, and has created 1.5 miles of bike lanes along three other rights-of-way, Capri Boulevard, Paradise Boulevard, and 115th Avenue. In addition, plans are being evaluated for an approximately four-mile-long pedestrian and bike trail, which would connect beachfront sidewalk areas with Gulf Boulevard.

To complement these projects, the city promotes safe bicycling in other ways, such as regular maintenance of sidewalks and vehicle lanes which receive bicycle travel. Where feasible, newly constructed or resurfaced roads can also be made "bicycle friendly" by the allocation of surplus space to the sidewalk or outside vehicle lane.

B. Existing Open Space

For the purposes of this plan, open space will be defined as undeveloped lands that are suitable for passive recreation or conservation uses, and which are available to the public for free or for a small fee. In addition to providing recreational opportunities, open space enhances community design by allowing trees and plants to grow, providing buffering between conflicting land uses, protecting homeowner privacy, and preserving views of the Gulf and Bay. Existing open spaces in Treasure Island were inventoried and classified according to function: passive recreation, conservation, or corridor open space.

1. Recreation Open Space

The primary role of passive recreational lands is to provide resource-based recreation. This classification overlaps the park designation and includes parks that were established for the protection of historic and/or natural resources or aesthetic beauty. There are approximately 33 acres of recreation open space in the city. *Map R/OS-1, Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities* shows the location and extent of passive recreation open space. In addition, all of the beach acreage considered conservation open space is open to the public for recreation.

2. Conservation Open Space

Lands not suitable for development due to their environmental importance are classified as conservation open space. These areas include lakes, rivers, wetlands, floodplains, and areas dedicated to future resource development. There are 126 acres of conservation open space in the city, which consists of 20 acres on two spoil islands and 115.5 acres of public beach seaward of the Coastal Construction Control Line.

3. Corridor Open Space

Corridor open spaces are areas through which people travel but which are also designed for aesthetic enjoyment and leisure. These corridors can provide a linkage between recreational facilities and residential or commercial areas. Examples of corridor open space in Treasure Island include the rights-of-way along Gulf Boulevard and the public beach access points.

C. Natural Reservations

Rule 9J-5, F.A.C., defines natural reservations as those areas designated for conservation purposes, and operated by federal, state, regional, or local government or non-profit agencies. These areas include national and state parks, and lands purchased under the Save Our Coast, Conservation and Recreation Lands, Save Our Rivers, or similar programs. Also included are sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, National Seashores, and Outstanding Florida Waters. Boca Ciega Bay is an Outstanding Florida Water, an Aquatic Preserve, and a part of the Tampa Bay National Estuary Program.

1. Outstanding Florida Waters

The Outstanding Florida Waters (OFW) program is administered by the Department of Environmental Protection. With an OFW designation, the Department cannot issue permits that would allow direct or indirect pollutant discharges which would lower existing water quality. Additionally, permits for dredging and filling must meet OFW requirements. Boca Ciega Bay is designated as a Class III Outstanding Florida Water, which can be used for body contact activities such as swimming or water skiing as well as the maintenance of a productive fish and wildlife population.

2. Archaeological Site

The city has one prehistoric archaeological site listed in the *Florida Master Site File*, located in the John's Pass area. However, this site has since been covered by construction and is inaccessible.

3. Tampa Bay National Estuary Program

The Tampa Bay National Estuary Program was created in 1991 under the Clean Water Act. Administered by the U.S. Environmental Protection Agency (EPA) with local support from the Tampa Bay Regional Planning Council, the program's purpose is "to assist the community in developing a comprehensive plan to restore and protect Tampa Bay." Participating local governments must abide by the program's *Comprehensive Conservation and Management Plan*, which has set goals of reducing pollutants and

restoring native vegetation. As a part of the larger Tampa Bay estuary, Boca Ciega Bay is also protected by this program.

4. Boca Ciega Bay Aquatic Preserve

The Boca Ciega Bay Aquatic Preserve was established under the provisions of Section 258.397, F.S. Designed to protect water quality and marine life, the program prohibits dredging and spoiling activities in the Bay unless they are approved by the Pinellas County Water Navigation Control Authority. Construction of seawalls is also prohibited waterward of the mean high water line.

III. EXISTING AND PROJECTED NEEDS

The need for recreational facilities is determined by comparing the total population (permanent plus seasonal) with the level-of-service standard for each type of facility. For example, a city with a population of 10,000 and a standard of one mini-park per 2,500 persons would have a need for four mini-parks. Because populations change and increase over time, it is necessary to compare level-of-service standards against projected future populations at various intervals.

For this study, the adopted level-of-service standards presented in Table 1 were compared with population estimates and projections for Treasure Island through the year 2010, as discussed in the *Future Land Use Element*. Projections for the years 2000, 2005, and 2010 were used to calculate the minimum number of various park facilities needed for those years. These numbers were compared against the numbers of existing park facilities in each category, and the total number of needed new facilities was determined. As shown in Table 4, the city has adequate park facilities to meet level-of-service standards through the year 2010.

Table 4
Existing and Projected Need for Parks and Open Space

Park Type	Per Person Level-of-Service Standard	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total New Facilities Required
Mini	1 per 2,500	5	5	5	5	7	0
Neighborhood	1 per 5,000	2	2	2	2	2	0
Community	1 per 5,000	2	2	2	2	2	0
						33 acres	0 acres

Park Type	Per Person Level-of-Service Standard	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total New Facilities Required
Open Space	1 acre per 1,000	13 acres	13.1 acres	13.1 acres	13.2 acres		
Beach Access	1 per ½ mile of shoreline	7	7	7	7	28	0

* Based on an estimated 1995 total (permanent + seasonal) population of 13,054.
** Based on a projected 2000 total (permanent + seasonal) population of 13,114.
† Based on a projected 2005 total (permanent + seasonal) population of 13,149.
†† Based on a projected 2010 total (permanent + seasonal) population of 13,169.
Source: Florida Department of Environmental Protection, *Outdoor Recreation in Florida,* 1994 Pinellas County Department of Planning, *Pinellas County Population Projections, 1995-2030*, Appendix A, 1995

As with parks and open space, the adopted level-of-service standards presented in Table 5 were compared with population estimates and projections through the year 2010. The analysis indicates that the city has adequate facilities to meet level-of-service standards for specific recreational activities through the year 2010.

Table 5
Existing and Projected Need For Specific Activities

Activity	Per Person Level-of-Service Standards	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total Additional Facilities Needed
Baseball/Softball	1 field/6,000	2	2	2	2	2	0
Basketball	1 court/5,000	2	2	2	2	2	0
Beach Activities	1 mile beach/25,000	1	1	1	1	3.5	0
Bicycling	1 mile trail/5,000	2	2	2	2	3	0

Activity	Per Person Level-of-Service Standards	Minimum Existing Facilities Needed *	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total Additional Facilities Needed
Boating	1 dock/5,000	2	2	2	2	2	0
Fishing (land)	1 site/5,000	2	2	2	2	4	0
General Play	1 play area/10,000	1	1	1	1	4	0
Golf	1 9-hole course/25,000	1	1	1	1	1	0
Jogging/Walking	1 parcourse/15,000	1	1	1	1	1	0
Picnicking	1 acre/6,000	2	2	2	2	2	0
Tennis	1 court/2,000	6	6	6	6	12	0

* Based on an estimated 1995 total (permanent + seasonal) population of 13,054.
** Based on a projected 2000 total (permanent + seasonal) population of 13,114.
† Based on a projected 2005 total (permanent + seasonal) population of 13,149.
†† Based on a projected 2010 total (permanent + seasonal) population of 13,169.
Source: Florida Department of Environmental Protection, *Outdoor Recreation in Florida,* 1994 Pinellas County Department of Planning, *Pinellas County Population Projections, 1995-2030*, Appendix A, 1995

Most recreational facilities in Treasure Island are focused on the Gulf of Mexico, which draws a large number of residents as well as many local visitors and tourists. It is of the utmost importance to keep these facilities adequately maintained. The analysis shows that the city has adequate recreational facilities to meet the needs of the community through the year 2010. The city meets adopted level-of-service standards for parks, open space, and specific recreational activities, and anticipates no deficiencies for the remainder of the planning period.

The city will continue to obtain citizen input into its recreational planning process, and to revise its level-of-service standards to reflect community interest. For example, the demonstrated popularity of tennis in the community may require the level-of-service standard to be increased in the future, in order to keep up with user demand. In addition, the city may choose to address the lack of facilities for in-line skating, which is popular among residents but currently illegal on many roads and sidewalks.

IV. GOALS, OBJECTIVES, AND POLICIES

~~**A. Introduction**~~

~~Pursuant to Section 163.3177(6)(e), Florida Statutes (F.S.), the following represents the recreation and open space goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term end towards which the recreation programs and activities of the community are ultimately directed.~~

~~**B. Nonapplicable Items**~~

~~Based on the findings contained in this element, it has been determined that all items contained in Section 163.3177(6)(e), F.S., are applicable.~~

~~**C. Implementation**~~

~~Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.~~

Introduction:

The Parks, Recreation and Open Space Element commits the City to maintaining proper care of its parks and open spaces, ensuring quality spaces for activities to provide opportunities for community unity and healthy lifestyles. The City commits to ensuring equity, accessibility, and equality in community programming in order to enhance the quality of life for residents and visitors of all ages and abilities.

~~**D. Local Goals, Objectives, and Policies**~~

Goal:

The City shall ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public recreational parks and facilities and promote private recreational opportunities which shall meet the needs of current and future residents, visitors, and tourists.

Objective 1.1: ~~Level-of-Service~~ Standards

The City, in cooperation with other governmental agencies, shall ~~continue to~~ provide and maintain a system of accessible open spaces, parks, and recreational facilities, including ~~access to them and to~~ beaches and shores, ~~which~~ to meet or exceed user needs.

Policy 1.1.1: The City shall adopt a Master Park Plan to ensure user needs are addressed and facilities maintained. ~~standards shown in Tables 1 and 2 shall be the adopted level-of-service standards for park and recreation facilities in the City of Treasure Island.~~

Table 1
Level-of-Service Standards for Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini Park	2 - 3 block area/2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile/5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles/5,000	All facilities found in the neighborhood park plus facilities to service the entire family including: softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre/1,000	Passive recreation area, trails, and commemorative structures optional.
Beach	1 access/0.5 mile of	Walkways, parking, and rest rooms optional.

Table 2
Level-of-Service Standards for Specific Activities

Activity	Per Person Level-of-Service Standard
Baseball/Softball	1 field per 6,000
Basketball	1 court per 5,000
Beach Activities	1 mile beach per 25,000
Bicycling	1 mile of trail per 5,000
Boating	1 boat ramp/dock per 5,000
Fishing (from land)	1 site per 5,000
Golf	1 9-hole course per 25,000
Jogging/Walking	1 exercise/parcourse trail per 15,000
Picnicking	1 acre per 6,000

~~Activity~~	~~Per Person Level-of-Service Standard~~
~~Tennis~~	~~1 court per 2,000~~

Policy 1.1.2: Land set aside by new development for parks, recreation or open space purposes shall ~~be determined suitable for that purpose~~ be of a sufficient size and/or condition suitable for utilization as a parks, recreation, or open space, as applicable. This shall be a criteria evaluated during the site planning process, if needed. ~~and should not be land which is remaining after development.~~

Policy 1.1.3: The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for C~~c~~ity development and redevelopment.

Policy 1.1.4: The City shall ensure that recreation and historic park sites be held inviolate against diversion to other uses, except in instances of overriding public benefit.

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

Policy 1.1.6: The City shall ~~continue to~~ support the promotional efforts to attract visitors and the utilization of year-round recreational tourist sites and activities.

Policy 1.1.7: ~~The City shall create a dedicated pedestrian and bicycle trail, as feasible, which shall be coordinated with the *Pinellas County Bikeways Plan*.~~ The City shall strive to enhance multimodal transportation connectivity to parks and open space facilities, consistent with the Mutimodal Transportation Element of this comprehensive plan, and coordinate, as feasible, with Pinellas County's regional multimodal transportation plans.

Policy 1.1.8: The City shall coordinate with neighboring municipalities to provide shared parks and recreational facilities for its residents.

~~Measure:~~ ~~Parks and recreation facility standards met~~

Objective 1.2: Public and Private Recreation

The City shall ~~continue to~~ coordinate public and private recreation resources.

Policy 1.2.1: The City ~~shall encourage~~ will include public participation in park and recreation planning.

Policy 1.2.2: The City, along with local businesses and development authorities, shall encourage coordination with local art and cultural organizations in local planning and redevelopment efforts. The City shall encourage public art by establishing a list of locations for future public art installments in parks, open spaces, and public spaces.

Policy 1.2.3: To ensure that any privately held open spaces provided to serve the public are of adequate size and can accommodate required amenities, the City shall establish minimum dimensions and configurations, among other design standards as applicable, for public open space as part of its land development regulations.

~~**Measure:** Private sector participation in recreational planning~~

Objective 1.3: Protection from Incompatible Land Uses

Lands designated as Recreation/Open Space or Preservation will ~~continue to~~ be protected from incompatible land uses.

Policy 1.3.1: The City shall adopt land development regulations which includes specific open space definitions and standards, ~~landscape and signage,~~ provides for the protection of open space and natural vegetation, and defines ~~as well as~~ ~~the~~ appropriate uses of open space and view corridors for buffering between land uses.

Policy 1.3.2: Open space ~~in parks~~ shall be maintained to protect and preserve native habitats and provide passive recreation opportunities as appropriate.

Policy 1.3.3: The City shall strive to use ~~O~~open space ~~shall be used~~ to buffer incompatible recreational activities or land uses.

Policy 1.3.4: The City may acquire and shall, within its jurisdiction, protect and maintain natural conservation and preservation lands ~~reservations~~.

~~**Measure:** Implementation of program policies addressing incompatible land uses~~

Objective 1.4:

The City shall ~~continue to~~ be responsive to the recreational needs of the permanent and seasonal population.

Policy 1.4.1: Access to park and recreation facilities and services shall be provided for all age groups, the disabled, and the economically disadvantaged, where feasible.

Policy 1.4.2: Parking facilities for disabled drivers and bicyclists shall be provided at parks and other recreation facilities, where feasible.

Policy 1.4.3: The provision of adequate public beach access shall be considered requisite to any and all shoreline development.

Policy 1.4.4: Public access to identified recreation sites shall be ensured and shall be designed to protect the integrity of ~~natural features including~~, where present, beaches and shores.

Policy 1.4.5: Encourage the use of adaptation strategies for planning and design of parks and open spaces in areas vulnerable to sea level rise and high tides in a manner that can help

serve multiple functions, such as: recreational; enhanced water quality; ecosystem restoration; and coastal flooding accommodation.

Policy 1.4.6: The City will, when feasible, improve accessibility and linkage for mobility impaired populations by upgrading the existing infrastructure that provides access to and guidance within parks. Americans with Disabilities Act (ADA) accessibility requirements guidelines will be met or exceeded, when feasible, at every park or facility location.

~~**Measure:** Adequate accessibility to parks and recreation facilities~~

Objective 1.5: Economic Efficiency and Sustainability

The City shall ~~continue to~~ provide open space, parks, and recreation facilities in an economically efficient and sustainable manner.

~~**Policy 1.5.1:** The land development regulations shall stipulate that new residential developments or redevelopments provide for the future recreation and open space needs created by the development.~~

Policy 1.5.2~~1~~: The City shall preserve, maintain, and enhance existing parks and recreation facilities through fiscal budgeting for programming and capital improvements, adopted fee schedules, and grants. ~~the use of adequate operating budgets, user fees, and proper management techniques.~~

Policy 1.5.3~~2~~: The City shall include funds for the acquisition and development of C~~c~~ity recreation sites in its Capital Improvements Program.

Policy 1.5.3: The City will consider and implement, if appropriate, a plan that prioritizes specific parks and open space in which to install renewable energy infrastructure.

Policy 1.5.4: The City shall integrate green design strategies into all new open space, parks, recreational, and preservation land facilities and structures.

Policy 1.5.5: The City shall consider maintaining a management program for invasive or exotic beach vegetation.

Policy.1.5.6: The City shall utilize where possible Florida Friendly™ or natural landscaping in it parks, open space, and recreational facilities.

~~**Measure:** Parks and recreation facilities cost assessment~~

Objective 1.6: Open Space ~~Character~~

The City shall ~~continue to~~ maintain or enhance the community's open space ~~character~~.

Policy 1.6.1: The City shall ~~continue to~~ maintain areas for parking and other supporting facilities in locations related to access ways to the public beaches and existing or proposed recreational facilities along the beaches.

Policy 1.6.2: The City shall ~~continue to~~ protect beaches as recreation and open space areas.

Policy 1.6.3: The City shall develop and incorporate into the land development regulations creative techniques aimed at preserving the access to and view of the beach and other recreational facilities by all residents of and visitors to this community.

Policy 1.6.4: The City shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

Policy 1.6.5: The City shall install signs at appropriate locations identifying ingress and egress points to and from the Gulf of Mexico.

~~**Measure:** Maintenance of recreation areas and number of public beach access points~~

~~References~~

~~City of Treasure Island,~~

~~*Treasure Island Comprehensive Plan*, 1989.~~

~~*Treasure Island Evaluation and Appraisal Report*, September 1996.~~

~~Pinellas County Department of Planning,~~

~~*Pinellas County Metropolitan Planning Organization Bikeways Plan*, December 1996.~~

~~Department of Planning, *Pinellas County Population Projections, 1995-2030, App. A*, 1995.~~

~~Department of Planning, *Guide to the Pinellas Trail*, Tenth Edition, Fall 1997.~~

~~*Pinellas County Comprehensive Plan*, 1989.~~

~~State of Florida,~~

~~*Chapter 163.3177, Florida Statutes*, 1994.~~

~~*Rule 9J-5, Florida Administrative Code*, 1994.~~

~~Department of Environmental Protection, Division of Recreation and Parks, Office of Park Planning, *Outdoor Recreation in Florida*, 1994.~~

~~Tampa Bay National Estuary Program, *Charting the Course for Tampa Bay*, December 1996.~~

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INTERGOVERNMENTAL COORDINATION ELEMENT

~~*The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, policies, and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies.*~~
~~*Rule 9J-5.015, Florida Administrative Code*~~

~~I. INVENTORY~~

~~A. Identification of Coordinating Entities~~

~~Pursuant to Rule 9J-5.015, F.A.C., The following organizations, utilities and governmental entities have been identified as being involved in the planning and coordination aspect of the *City of Treasure Island Comprehensive Plan*:~~

~~1. Adjacent Municipalities~~

~~a. City of Madeira Beach~~
~~b. City of St. Petersburg~~
~~c. City of St. Pete Beach~~

~~2. Pinellas County~~

~~a. Metropolitan Planning Organization (MPO) Forward Pinellas~~
~~b. Pinellas County School Board~~
~~c. Pinellas County Board of County Commissioners~~
~~d. Pinellas County Fire Protection Authority~~
~~e. Pinellas County Planning Council (PPC)~~
~~f. Pinellas County Utility System (PCUS)~~
~~g. Pinellas County Emergency Operations Center~~
~~h. Pinellas County Water and Navigation Control Authority~~

~~3. Regional Authorities~~

~~a. Tampa Bay Regional Planning Council (TBRPC)~~
~~b. Southwest Florida Water Management District (SWFWMD)~~
~~c. West Coast Regional Water Supply Authority (WCRWSA) (Tampa Bay Water)~~

~~4. State Agencies~~

~~a. Department of Transportation (DOT)~~
~~b. Department of Environmental Protection (DEP)~~
~~c. Department of Community Affairs (DCA) Department of Economic Opportunity (DEO)~~
~~d. Department of Education~~
~~e. Department of Children and Families~~

f. Department of Commerce
g. Executive Office of the Governor (EOG)
h. Department of State

5. Public/Private Utilities

a. Florida Power Corporation
b. General Telephone Company of Florida
c. Time Warner Cable
d. Pinellas County Utilities
e. Duke Energy
f. Teco People's Gas

II. EXISTING COORDINATION MECHANISMS

Pursuant to Rule 9J-5.015(1)(a), F.A.C., a A brief description of existing coordination mechanisms, where applicable, and the nature of the relationship (regulatory, advisory, etc.) is provided in the following text.

A. Existing Contracts/Agreements

Currently, the City of Treasure Island has ten agreements with various entities for the provision of services to the city including agreements with Duke Energy and Teco People's Gas Company. The city also maintains mutual aid agreements for police protection between the Treasure Island Police Department and the Madeira Beach Police Department, St. Petersburg Police Department and St. Petersburg Beach Police Department.

1. Ordinance Number 491 grants a certificate of convenience and necessity franchise to Time Warner Cable, Inc. to operate and maintain a Community Antenna Television System in the City of Treasure Island. The city and the cable company coordinate and consult when maintenance or construction of the cable system is necessary, or when those activities require construction or alteration of easements and rights-of-way.

2. Ordinance Number 227 grants an electric franchise to Florida Power Corporation (FPC), and authorizes FPC to construct, operate and maintain the facilities required to provide electric service to the residents and businesses of the city. The city receives a franchise fee from FPC, and both parties coordinate and communicate when maintenance or construction of the electrical transmission system is necessary, and when activity will occur in easements and rights-of-way. The Public Works Department is the office with primary coordination responsibility.

3. Ordinance Number 165 grants a franchise to General Telephone Company (GTE) of Florida to construct, operate and maintain the facilities necessary to provide telecommunications systems for public and private use. The city receives a franchise fee from GTE, and both parties coordinate and consult when maintenance or construction of the telephone system is necessary, or when activity will occur in easements and rights-of-way.

4. Ordinance Number 269 amends Ordinance Number 165 to commit GTE to pay the city, as consideration for the grant of the franchise, one percent of its gross local service revenues derived during each quarter of the calendar year.

5. An agreement with Pinellas County to perform maintenance services for traffic control signals in the corporate limits of the City of Treasure Island. This service agreement is coordinated by the City Manager.

6. An agreement with the city of St. Petersburg to treat total wastewater flow at the Northwest Treatment Plant of St. Petersburg for a period of 20 years. Under the agreement the city becomes a wholesale user of the sewage treatment plant. This service agreement is coordinated by the public works department and stipulates the charges for wastewater treatment services.

7. An agreement between the city and the City of St. Petersburg regarding the maintenance expense of the joint sewer force main extending from 79th Street and Treasure Island Causeway in the City of St. Petersburg to the Pasadena Pump Station. This maintenance agreement sets forth the conditions for the allocation of the costs of maintenance and operation of the force main. It is coordinated through the public works department.

8. A mutual aid agreement between the city and the Sheriff of Pinellas County to render assistance to one another in law enforcement emergencies.

9. A mutual aid agreement for police protection between the Treasure Island Police Department and the Madeira Beach Police Department. The agreement is for the purpose of securing mutual aid for police protection within the corporate limits of the respective municipalities.

10. A mutual aid agreement for police protection between the St. Pete Beach Police Department and the Treasure Island Police Department for the purpose of securing to each municipality and its citizens the benefits of mutual aid for police protection within the corporate limits of the respective municipalities.

11. A mutual aid agreement with the City of St. Petersburg Police Department for public safety on the Treasure Island Causeway east of the toll booth.

III. COORDINATION WITH LOCAL GOVERNMENTS

A. Pinellas County Metropolitan Planning Organization Forward Pinellas

In September 2014, the Pinellas Planning Council unified its membership with the Pinellas County Metropolitan Planning Organization to form a new entity, Forward Pinellas.
The City of Treasure Island coordinates transportation planning and regional land use planning with the Pinellas County Metropolitan Planning Organization (MPO) Forward Pinellas for the development and maintenance of mass transit plans, programs and projects. The city reviews those sections of the transportation improvement program that affect it.

~~Forward Pinellas establishes comprehensive countywide policies for growth and development.~~

~~B. Pinellas County School Board~~

~~The city has a crossing guard on the Treasure Island Causeway to assist children to cross the street safely. The crossing guard is paid with monies collected from a two- dollar surcharge levied on fines, forfeitures, and penalties. In matters of safety and discipline, the School Board cooperates with the local police department.~~

~~Pursuant to Section 235.193, F.S., the Intergovernmental Coordination Element (ICE) has been updated to include provisions for public educational facility siting. The City of Treasure Island has adopted a resolution that supports efforts to facilitate coordination of planning for the location and development of public educational facilities. Furthermore, pursuant to Section 163.3177(a), Objective 1.10 and associated policies have been added to the *Future Land Use Element* as part of the EAR-based amendment process that identifies the map categories into which the facilities may be established.~~

~~C. The Pinellas County Fire Protection Authority~~

~~Administered through the Pinellas County Emergency Management Department, the authority coordinates fire service-related activities for the five fire districts in the county. This service agreement is coordinated through the City Manager and the day-to-day operations involve the police and fire departments.~~

~~D. Pinellas County Planning Council (PPC)~~

~~An amendment to the Pinellas County home rule charter, providing for countywide planning authority, was approved in a countywide referendum on November 8, 1988. The powers and duties of the PPC are specified in the Laws of Florida, Chapter 88-458 and 88-464.~~

~~The PPC shall act as the countywide land planning agency for Pinellas County. The PPC establishes comprehensive countywide policies for growth and development. The *Countywide Comprehensive Plan* developed by the PPC serves as the principal coordinating mechanism for all local planning within the county.~~

~~In the event of a conflict between the *Countywide Future Land Use Plan* and a local government comprehensive plan concerning land use, the county plan prevails, unless the municipal plan provides for a less intense or a lesser density land use within the corporate boundaries than that provided by the county plan.~~

~~The PPC is composed of 13 members, and with the exception of the School Board member, all must be an elected official and a member of the governing body or one of the governing bodies they represent. They serve a two-year term and membership is specified as follows:~~

1. ~~One member from each of these municipalities: Clearwater, Dunedin, Pinellas Park, Largo, St. Petersburg, Tarpon Springs, Oldsmar, and Safety Harbor.~~

2. One member each from the Pinellas County School Board and the Pinellas County Board of County Commissioners.

3. One member serves as the representative of the following group of municipalities: St. Pete Beach, Treasure Island, and Madeira Beach. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

4. One member serves as the representative of the following group of municipalities: Indian Rocks Beach, Redington Shores, Redington Beach, Belleair Beach, Indian Shores, North Redington Beach, and Belleair Shore. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

5. One member serves as the representative of the following group of municipalities: Gulfport, Kenneth City, Belleair, South Pasadena, Belleair Bluffs, and Seminole. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

A majority plus one of the entire Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, is required to take any action which is contrary to the recommendation of the PPC.

Directors of individual local government planning departments automatically become members of the Planners Advisory Committee. At the direction of the PPC, it performs a professional review of PPC staff recommendations that are to be acted upon by the PPC.

E. Pinellas County Utilities System (PCUS)

The city is served by the Pinellas County Utility System.

F. Pinellas County Emergency Operations Center (EOC)

Section 252.38 of the Florida Statutes delegates the authority to establish county and municipal Emergency Operation Centers (EOC). The EOC serves as a focal point for coordinated comprehensive emergency management efforts through the utilization of personnel and resources from municipal, county, and other disaster support agencies in the mitigation of, preparation for, response to, and recovery from both localized and countywide disasters. The EOC also serves as a center for information, coordination and requests for assistance from higher levels of government. The Fire Department Chief has been designated as the office with primary coordination responsibility with the EOC.

G. Pinellas County Water and Navigation Control Authority (PCWNCA)

The Pinellas County Board of County Commissioners serves as the Authority, and their control is countywide. They are involved in permit review and receive staff support from the Environmental Management Department. The PCWNCA coordinates with the City Manager and the Commission.

~~IV. COORDINATION WITH REGIONAL ENTITIES~~

~~A. Tampa Bay Regional Planning Council (TBRPC)~~

~~1. Legislative Authority~~

~~The TBRPC was established in 1962, under Chapter 160, Florida Statutes, and by interlocal agreement, Section 163.01, F.S., in 1975. It was reorganized under Chapter 160, F.S., amended in 1980 and subsequently replaced by Chapter 186 in 1985.~~

~~2. General Role~~

~~TBRPC is designated under Florida Statutes and Federal Law for many of its responsibilities. The TBRPC engages in areawide comprehensive and functional planning, mediates conflicts between local governments, adopts and maintains a *Strategic Regional Policy Plan*, and reviews and comments on applications and development orders for Developments of Regional Impact (DRIs). It also reviews applications for federal and state grants as the Regional Clearinghouse for Administrative District VIII, as designated by Presidential and Gubernatorial Executive Orders. The TBRPC serves as the Area Agency on Aging for District V and coordinates Tampa Bay management as the administrator of the Agency on Bay Management.~~

~~3. Nature of the Relationship~~

~~Treasure Island is not a member of the TBRPC and does not have an on-going formal relationship. The TBRPC reviews and transmits to the proper agencies dredge and fill permits, state and federal grant applications and transportation projects that impact or are located in the city. In these instances the city and the TBRPC communicate and coordinate review-related activities as necessary.~~

~~The TBRPC, comprised of locally elected representatives and gubernatorial appointees, was established to plan the region's long-term future and assist and guide in the resolution of contemporary problems and issues. The city's interests are indirectly represented by the elected official appointed by the county, which is a member of the TBRPC. The city receives technical assistance, by request, and has the opportunity to use the Regional Resource Library.~~

~~4. Office with Primary Responsibility~~

~~The City Manager and the Treasure Island City Commission are the offices with primary responsibility for coordination.~~

~~B. Southwest Florida Water Management District (SWFWMD)~~

~~1. Legislative Authority~~

The Southwest Florida Water Management District was created in 1961 under Chapter 61-691, Laws of Florida, as a public corporation for carrying out and effectuating the provisions of Chapter 378, Florida Statutes.

2. General Role

The Southwest Florida Water Management District (SWFWMD) is responsible for the administration of a permitting system for consumptive water use and other water related activities, the regulation of wells, and the management and storage of surface waters. SWFWMD is charged to effect the maximum beneficial utilization, development, and conservation of the water resources of the District in the best interests of its people and to prevent the waste, depletion, deterioration, and unreasonable use of resources. SWFWMD covers all or parts of 16 counties in west central Florida. A Governing Board, appointed by the Governor, determines overall policies, carries out regulatory responsibilities and functions, enters into contracts and authorizes a tax levy for administration of the District.

SWFWMD is divided into nine watershed basins; eight of these basins have basin boards, members of which are appointed by the Governor and confirmed by the Senate. The Pinellas-Anclote Basin Board is the Basin Board that serves Pinellas County.

SWFWMD is involved in major programs in the areas of flood control and water management, and has numerous water resources studies utilizing federal, state, regional and local input. In conjunction with municipal, regional and county governments, SWFWMD has sponsored several multiple use projects combining water management and recreation facilities.

The Surface Water Improvement and Management Program (SWIM) has responsibilities for identifying and addressing priority water bodies within the boundaries of the District which are in need of restoration, conservation, and/or preservation. Tampa Bay and its tributaries were identified by the legislature as a water body which must be addressed by the District. As a community of Tampa Bay, the municipality has an opportunity to coordinate with the SWIM program to address water quality issues and needs.

The Save Our Rivers (SOR) Program can be a source of acquisition funds the municipality may wish to become involved with to enhance protection of environmentally sensitive areas. SWFWMD bases land acquisition on the following needs criteria: natural flood control; water detention and/or retention; preservation and/or restoration of natural systems; water conveyance; water quality enhancement; structural flood control; recharge; and potable water supply. Local governments can nominate projects to SWFWMD for consideration under this program.

3. Nature of the Relationship

The city has a regulatory relationship with SWFWMD that permits all drainage plans and improvements. All coordination in terms of potable water is coordinated by Pinellas County, which provides potable water service to the city. The Public Works Department is the office with primary coordination responsibility.

4. Office With Primary Responsibility

The City Manager and Public Works Director are the officers with primary coordination responsibility.

C. West Coast Regional Water Supply Authority (Tampa Bay Water)

1. Legislative Authority

The West Coast Regional Water Supply Authority (WCRWSA), recently renamed "Tampa Bay Water", was established in 1974 as a result of enabling state legislation and a Five-Party Agreement between Hillsborough, Pasco, and Pinellas Counties, and the cities of St. Petersburg and Tampa. The WCRWSA was the first such entity organized under the provision of Chapter 373 of the Florida Statutes. As specified in Chapter 373 the authority was "...for the purpose of developing, storing, and supplying water for county or municipal purposes in such a manner as will give priority to reducing adverse environmental effects of excessive or improper withdrawals of water from concentrated areas."

General Role

The West Coast Regional Water Supply Authority Tampa Bay Water (TBW) was the first authority to realize the benefits of a cooperative approach to water supply development. The Statute requires an authority to design, construct, operate and maintain facilities necessary to insure an adequate water supply for all citizens within the authority. The WCRWSA TBW is in the wholesale water business, not retail. The WCRWSA TBW supplies water, by designing, constructing, operating and maintaining facilities, to Pinellas, Hillsborough and Pasco Counties. The WCRWSA TBW owns and operates well fields and supplies potable water to government entities.

2. Nature of the Relationship

There is no relationship with the Authority.

3. Office with Primary Responsibility

The Public Works Director is the officer with primary responsibility for coordination.

V. COORDINATION WITH STATE AGENCIES

State agencies have regulatory and review powers over various types of development within the municipal boundaries of the City of Treasure Island.

A. Florida Department of Transportation (FDOT)

1. Legislative Authority

The Florida Department of Transportation was created by the Governmental Reorganization Act of 1969. It operates under the authority of Chapters 334-339 and 341, Florida Statutes.

2. General Role

FDOT is responsible for coordinating the planning of all modes of transportation on land, sea and air, and for constructing and maintaining the state highway system. The State Transportation Engineer coordinates project development in the seven districts throughout Florida. The district engineers manage and administer the department's work program and systems maintenance.

Urban transportation system plans are developed jointly by FDOT and Metropolitan Planning Organizations (MPOs) Forward Pinellas. Technical and administrative dealings among these legally designated planning agencies are established to conform with federal regulations and have been formalized through inter-local transportation planning agreements.

3. Nature of the Relationship

FDOT maintains Gulf Boulevard (SR 699) and the city notifies FDOT of maintenance hazards and problems. The city also refers all applicants desiring access or curb cuts on Gulf Boulevard to FDOT for approval and permits.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

B. Florida Department of Environmental Protection (FDEP)

1. Legislative Authority

The Department of Environmental Protection was created as a result of the combination of the former Department of Environmental Regulation and Department of Natural Resources.

2. General Role

FDEP is the principal agency for the implementation of state environmental policies and law. The department establishes standards for the protection of natural systems through the permitting process of activities that may impact the environment, including permitting and monitoring potential sources of pollution and discharges for compliance with state standards. In the event of non-compliance or violation, FDEP can take enforcement action.

FDEP manages eight environmental regulatory programs: Water Quality, Water Quantity, Drinking Water, Solid Waste, Air Quality, Noise Control, Coastal Zone Planning, and Power Plant Siting. FDEP programs are administered mainly through field offices located throughout the state, however, the Water Quantity Program is managed through the five regional water management districts. The functions of the FDEP and its districts are coordinated through using joint application procedures. FDEP permitting programs require coordination with the U.S. Army Corps of Engineers.

In administering the Water Quality Program, FDEP assists local governments in obtaining grants for sewage treatment facilities and loans for other pollution control projects. FDEP also

coordinates the coastal zone management program with citizens groups and governmental entities at all levels.

3. Nature of the Relationship

FDEP regulates the activities concerning the potable water and sanitary sewer facilities in the city. Pinellas County provides potable water and St. Petersburg provides wastewater treatment services to the city and each provider coordinates the regulatory requirements. The city coordinates dredge and fill permitting with FDEP.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

C. Florida Department of Community Affairs (DCA)

1. Legislative Authority

The Department of Community Affairs Department of Economic Opportunity was created by the *Government Reorganization Act of 1969*, pursuant to Section 20.18, Florida Statutes.

2. General Role

The Department of Community Affairs (DCA) Economic Opportunity (DEO) serves as the State Land Planning Agency and the State agency for advising the Governor on policies and programs for improving the criminal justice system in the state.

As the State Land Planning Agency, the DCA (DEO) reviews comprehensive plans for Florida's 11 Regional Planning Councils. In addition, the DCA DEO reviews and approves local government comprehensive plans and amendments. In the area of criminal justice planning, the DCA DEO provides technical assistance to local governments, state agencies, and public and private agencies. The DCA DEO also reviews local applications for federal criminal justice grants and administers awarded funds. The DCA DEO is also responsible for assisting local communities and other units of local government in defining and responding to problems in the area of housing, community development and building codes and standards.

Developments of Regional Impact and Applications for Development are coordinated through the Division of Community Planning. This division also reviews local comprehensive plans for consistency with regional plans and the State Plan. They are also responsible for determining the consistency of local emergency management plans with regional plans through the Division of Emergency Management.

3. Nature of the Relationship

The DCA DEO reviews amendments to the city's local comprehensive plan. This is a regulatory relationship.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

D. Florida Department of Education

1. Legislative Authority

The Department of Education was created in 1885 and established in present form in 1969, under Article IX, Section 2 of the Constitution of the State of Florida, and Section 20.15, Florida Statutes.

2. General Role

The department develops comprehensive objectives for public education, policies for the efficient operation of all phases of public education, and all required rules and regulations for the enforcement of school codes. The State Board of Education consists of the Governor and Cabinet, with an elected Commissioner of Education who serves as chief executive officer of the department. Four divisions and four boards oversee the operation of public and private educational institutions from the primary grades through the university system, including the Florida School for the Deaf and the Blind. The department coordinates with all levels of government in carrying out each phase of the educational program, and exercises general supervision over all divisions and boards to ensure coordination of educational plans and programs, and to resolve controversies.

3. Nature of the Relationship

There is no relationship with the department.

4. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

E. Florida Department of Children and Families

1. Legislative Authorities

The former Department of Health and Rehabilitative Services was reorganized in 1996 into the new Department of Children and Families.

2.

3. Roles

The department administers programs in the areas of health, mental health, retardation, youth services, children's medical services, social and economic services, vocational rehabilitation, and aging and adult services. All of the department's health, social and rehabilitative services are provided through eleven statewide service districts. Departmental services are coordinated with those of other public and private agencies in each district through advisory councils. The department also contains the State Health Planning and Development Agency, which is charged with the planning of Florida's Health System Agencies and establishing state health policy.

4. Nature of the Relationship

There is no relationship with the department.

5. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

F. Florida Department of Commerce

1. Legislative Authority

The Department of Commerce was created by the *Government Reorganization Act of 1969*, pursuant to Section 20.17, Florida Statutes.

2. General Role

The Department of Commerce is responsible for the guidance, stimulation, and promotion of economic development within the state, as it relates to industry, marketing and international development. The department also provides state leadership in the development and promotion of the tourist industry.

Through its five field offices, the department assists regional and local governments in economic planning activities and in applying for funds in support of economic development programs. The department also serves as liaison between the state and Florida businesses, and between the state and Caribbean, South American and Central American concerns. The Division of Tourism coordinates national and international ad campaigns, and assists municipalities, chambers of commerce and other tourist-oriented entities in formulating cooperative promotional programs.

3. Nature of the Relationship

There is no relationship with the department.

4. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

G. The Executive Office of the Governor (EOG)

1. Legislative Authority

The Executive Office of the Governor was created in 1972 under Section 14.201, F.S.

2. General Role

The functions of the EOG apply mainly to preparation of the annual executive budget and legislative agenda of the governor, and review of state agency plans and programs. Another major responsibility is the preparation, development and revision of the *State Comprehensive*

Plan. The Office also gathers data on the state energy resources and administers the State's role in petroleum allocation and conservation.

The EOG is directed by an Administrative Commission composed of the Governor and the Cabinet. The office coordinates planning among federal, state, regional and local levels of government and those of other states. The Office also coordinates all state agency planning and programming activities, serves as the state planning and development clearinghouse, and designates regional and area clearinghouse review agencies. The EOG also serves as liaison between the state and federal officials, agencies, and members of Congress.

3. Nature of the Relationship

The EOG receives all grant applications from the city and forwards them to clearinghouse review agencies. There is no regular relationship other than this.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

H. Florida Department of State

1. Legislative Authority

Chapter 20 of the Florida Statutes establishes the Department of State; Chapter 15 specifies the duties of the head of the department, the Secretary of State.

2. General Role

The Florida Department of State has the following divisions: Administration, Corporations, Cultural Affairs, Elections, Library Services, Licensing, and Historic Resources. The Division of Historic Resources is authorized to conduct and carry out a program of historic preservation grants-in-aid, including matching grants, to any department or agency of the state; any unit of the county, municipal, or other local government; and any corporation, partnership, or other organization, whether public or private, for the purposes of administration and protection.

3. Nature of the Relationship

The City of Treasure Island has no continuing formal relationship with the Department of State.

4. Office with Primary Responsibility

The City Commission is the office responsible for coordination.

VI. COORDINATION WITH UTILITY COMPANIES

The following utilities coordinate their activities with the Treasure Island City Commission, through franchise agreements or by city ordinance. The City Manager is the officer with primary coordination responsibility.

A. Florida Power Corporation (FPC)

Florida Power Corporation has a franchise agreement with the City of Treasure Island to provide electricity for residential and commercial uses. FPC is regulated by the Public Service Commission.

B. General Telephone Company of Florida (GTE)

GTE has a franchise agreement with Treasure Island to provide commercial and residential phone service. GTE is regulated by the Public Service Commission.

C. Time Warner Cable

Time Warner Cable has a franchise agreement to provide cable television service to Treasure Island.

D. Pinellas County Utilities

The Pinellas County Utilities System provides potable water and utility billing services.

VII. ANALYSES

Pursuant to Rule 9J-5.005(2), F.A.C., this element will: discuss the effectiveness of existing coordination mechanisms which are used to further intergovernmental coordination; identify and discuss specific problems and needs within each element of the comprehensive plan which would benefit from additional coordination; compare the growth and development proposed in the plan with appropriate comprehensive regional policies in order to evaluate the needs for additional coordination; and coordinate the plan with the rules, principles and guidelines for development in any area of critical state concern falling within the local government's jurisdiction.

A. Effectiveness of Existing Coordination Mechanisms

1. Existing Contracts and Agreements

The City of Treasure Island has ten nine formal agreements: four three utility or service agreements, and six covering service agreements between the city, other Pinellas municipalities, Pinellas County, and the state. These formal mechanisms have proven to be effective and require no changes.

2. Coordination with Local Governments

a. Pinellas County School Board

The city cooperates with the Pinellas County School Board on the issue of a crossing guard on the Treasure Island Causeway. The School Board cooperates with the Police Department on matters of public safety.

The *General Educational Facilities Report* (June, 1992) of the Pinellas County School Board indicates that there are no schools planned for the City of Treasure Island.

b. Pinellas County Government

Treasure Island coordinates transportation planning with the Pinellas County Metropolitan Planning Organization Forward Pinellas regarding the development and maintenance of mass transit plans, programs and projects.

The existing coordination mechanisms between the City of Treasure Island and Pinellas County serve the city adequately and require no changes.

c. Pinellas County Planning Council (PPC)

The City of Treasure Island and the PPC have entered into an interlocal agreement stipulating that the PPC will provide planning assistance.

3. Coordination with Regional and State Agencies

The city coordinates and communicates with the Tampa Bay Regional Planning Council on a regular basis. The TBRPC serves as the state-designated regional clearinghouse. As such, it reviews all grant and permit applications submitted for regional impacts which effect the city.

Through the permitting process and the allocation of federal and state grant funds, the city communicates and coordinates with all state agencies, as specified in the data section of this element, that have regulatory and review jurisdiction over development in the city.

There is no planned development proposed within Treasure Island's area of concern that will require planning coordination in addition to that currently in effect. Additionally, a review of the *Strategic Regional Policy Plan* does not reveal a need for planning coordination in addition to that currently in practice and those additional efforts specified and adopted in this plan. These existing mechanisms for each agency, combined with those changes adopted in this plan, serve the city well and require no additional changes.

4. Coordination with Utilities

The provision of utility services in the form of electric and gas, telecommunication and community antenna systems are provided through formal franchise agreements. These existing mechanisms have proved to be effective and need no changes.

B. Intergovernmental Coordination and Plan Elements

This section discusses specific problems and needs within each element of the comprehensive plan which would benefit from improved or additional intergovernmental coordination.

1. Future Land Use Element

The City of Treasure Island is located on a barrier island off the coast of Pinellas County. The city is characterized by a mixture of single and multifamily residential areas. The community is essentially built-out with little room for growth and annexation of additional lands is unlikely.

The city shares a common border with the City of St. Pete Beach to the south and is separated by Blind Pass. The City of Madeira Beach is located to the north, but the cities are physically separated by John's Pass.

- Issue - Prevention and elimination of incompatible land uses along common borders

Finding: The City of Treasure Island should coordinate and consult with the cities of St. Pete Beach, Madeira Beach, and St. Petersburg to ensure that future changes in zoning and land use along common borders reflect the types of land uses typical of those areas.

2. Transportation Element

The City of Treasure Island is a beach community on a barrier island which is served by one major north-south road, Gulf Boulevard (SR 699). The Treasure Island Causeway connects the city with the mainland to the east.

- Issue - Traffic Circulation System Improvements

Finding: The City of Treasure Island is not fiscally responsible for addressing all the transportation improvements identified in the *Transportation Element*. The city should coordinate and consult with the Pinellas County MPO Forward Pinellas and the FDOT and closely review transportation plans and improvements prepared by these entities to ensure that improvements are economical and meet the needs of the city. The preservation and protection of rights-of-way for future roadway construction and improvement are areas of special concern.

3. Housing Element

The City of Treasure Island is primarily a residential community which is essentially built-out and no major new developments can be expected due to a lack of vacant land to develop. Residences are maintained to a high degree. There are no public housing units within the corporate limits, and no group homes, but there are two state-licensed foster care facilities located in the city.

- Issue - Availability of Public Housing

Due to the built-out nature of Treasure Island and the costs associated with land and rents on coastal islands, the need and potential for public housing is very low. There are no agricultural land uses in the corporate limits. The city should continue to encourage the opportunity for all citizens to purchase or rent decent and affordable housing free from arbitrary discrimination.

4. Infrastructure Element

The City of Treasure Island owns and maintains the sanitary sewer lines within the city limits. Solid waste is collected by the city and disposed of at the Pinellas County Refuse-to-Energy Plant. The city and its citizens receive potable water from the Pinellas County Utility System (PCUS) as a retail customer.

· Issue - Drainage

Finding: The city occasionally experiences Gulf Boulevard area-wide flooding during periods of heavy rains that coincide with high tides. The city needs to continue working with the FDOT to plan improvements in several areas to alleviate existing problems. To adequately address the deficiencies, the city must work closely with the Pinellas County MPO Forward Pinellas and the Florida Department of Transportation to ensure that future improvements to Gulf Boulevard address drainage problems in the design and engineering stages. The city will continue to work with the County to support regional approaches to address resilient solutions to drainage issues.

5. Coastal Management and Conservation Element

Treasure Island is located on a barrier island, but very little remains of what was once a unique ecosystem.

· Issue - Beach Renourishment and Conservation

Finding: Treasure Island continues to coordinate and consult with Pinellas County, The Army Corp or Engineers and the State of Florida concerning beach renourishment activities and construction of erosion control structures. Treasure Island also continues to work with the same party parities to develop a plan for dune system establishment and conservation to augment beach renourishment activities.

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· Issue - Water Quality and Habitat

Finding: The development of a sound management plan for the contingency of stormwater treatment needs to be addressed by coordinating and consulting with concerned parties on the development of an areawide drainage plan. Treasure Island should consult and work with Pinellas County and other island communities to develop a coastal management program that addresses such issues as water quality and preservation of habitats. The city will pursue continue to work with the County to support regional approaches to address resilient solutions to drainage issues.

6. Recreation and Open Space Element

The City of Treasure Island enjoys a natural setting that provides an abundance of outdoor recreational opportunities. The existing facilities available for recreation in the city are adequate to meet the current and future needs of residents and visitors.

- Issue - Maintenance/Coordination of Recreational Facilities

Finding: Most recreational facilities in the city focus on the sandy beaches of the Gulf of Mexico. They serve residents and large numbers of visitors as well. It is important to maintain public access to recreational resources.

- Issue - Preservation and Acquisition of Open Space

Finding: The city should shall continue to coordinate closely with Pinellas County and the State to protect natural resources and open space.

VIII. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J-5.015(3) F.A.C., the following represents the intergovernmental coordination goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

B. Nonapplicable Items

The following objectives and policies are not applicable to the City of Treasure Island.

- Rule 9J-5.015(2)(d), F.A.C.: Those items pertain to the plan's coordination with the rules and principles guiding development, and development regulations in any designated area of critical state concern falling partially or wholly within the local government's jurisdiction. They are not applicable as no designated area of critical state concern falls partially or wholly within the local government's jurisdiction.
- Rule 9J-5.015(2)(d), (3)(b)4., (3)(c)8. & 9., F.A.C.: The City of Treasure Island has no dredge spoil disposal sites.

IX. GOALS, OBJECTIVES, AND POLICIES

C. Introduction

Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J 5.015(3) F.A.C., thefollowing represents the intergovernmental coordination goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other thana local nature.

Introduction

The Intergovernmental Coordination Element provides for guidance on mutually beneficial partnerships with all levels of government and partner agencies, including coordination with

other units of local government providing services to the City, coordination with adjacent municipal and county comprehensive plans, the state comprehensive plan and regional water supply plans.

~~**D. Nonapplicable Items**~~

~~The following objectives and policies are not applicable to the City of Treasure Island~~

~~Rule 9J 5.015(2)(d), F.A.C.: Those items pertain to the plan's coordination with the rules and principles guiding development, and development regulation in any designated area of critical state concern falling partially or wholly within the local government's jurisdiction. They are not applicable as no designated area of critical state concern falls partially or wholly within the local government's jurisdiction. Rule 9J 5.015(2)(d), (3)(b)4, (3)(c)8 & 9, F.A.C.: The City of Treasure Island has no dredge spoil disposal sites.~~

~~**Local Goals, Objectives, and Policies**~~

Goal:

Improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to effectively address regional resiliency ~~and to resolve conflicts resulting from the plans~~.

Objective 1.1: ~~Pinellas Planning Council~~ Pinellas County Coordination

The City shall utilize the forum of the ~~Pinellas Planning Council~~ Forward Pinellas for the purpose of providing close coordination, evaluation and integration of local comprehensive plans and development proposals.

Policy 1.1.1: The City shall, through its representative, participate in the ~~Pinellas Planning Council which is the~~ forum designated in the Pinellas County Charter to review and make recommendations to the Pinellas County Board of County Commissioners regarding ~~proposed annexations and the ability of a municipality to provide services and~~ compatibility between the ~~c~~City plan and the countywide plan.

Policy 1.1.2: The City will use ~~the PPC~~ the County designated ~~as a~~ forum to identify and discuss issues related to plan implementation, development and funding which affect one or more of these jurisdictions in such areas as land use, transportation, coastal management, drainage, conservation and open space planning.

- ~~*Future Land Use Element*, Fair Housing Practices~~
- ~~*Future Land Use Element*, Preserve Adopted Levels of Service~~
- ~~*Future Land Use Element*, Management of Boca Ciega Bay~~
- ~~*Future Land Use Element*, Land Available for Public Facilities~~
- ~~*Recreation/Open Space Element*, Public Beach Access *Intergovernmental Coordination Element*, Compatibility of Development/Redevelopment Activities~~

- ~~*Coastal Management and Conservation Element*, Coordination of Coastal Management Planning~~
- ~~*Future Land Use Element*, Coordination of Hurricane Planning and Preparedness~~
- ~~*Transportation Element*, Control of Access Points~~
- ~~*Transportation Element*, Coordination of Transportation Planning~~
- ~~*Housing Element*, Assist Private Sector to Meet Housing Needs~~
- ~~*Housing Element*, Enforcement of Fair Housing Standards and Legislation~~
- ~~*Housing Element*, Equitable Treatment for Persons/Businesses Displaced by Government Programs~~
- ~~*Infrastructure Element*, Concurrence of Development and Infrastructure~~
- ~~*Infrastructure Element*, Agreement with St Petersburg Regarding LOS (Madeira Beach and St. Pete Beach)~~
- ~~*Infrastructure Element*, Conservation of Potable Water~~
- ~~*Infrastructure Element*, Hazardous Waste Management~~
- ~~*Coastal Management and Conservation Element*, Protection of Water Quality and Quantity~~
- ~~*Coastal Management and Conservation Element*, Hazardous Waste Management~~
- ~~*Coastal Management and Conservation Element*, Estuary Management~~
- ~~*Coastal Management and Conservation Element*, Development of an Intergovernmental Coastal Resources Protection Plan~~
- ~~*Coastal Management and Conservation Element*, Maintenance and improvement of Hurricane Evacuation Routes~~
- ~~*Coastal Management and Conservation Element*, Participation in HurricanePreparedness Programs~~ Natural Disaster Programs
- ~~*Coastal Management and Conservation Element*, Coordination of Hurricane Planning~~
- ~~*Recreation and Open Space Element*, Provision and Maintenance of Recreational Facilities~~
- ~~*Recreation and Open Space Element*, Coordination of Art/Cultural Organizations~~
- ~~*Recreation and Open Space Element*, Acquisition of Funding for Open Space,Parks and Facilities~~

Policy 1.1.3: ~~The PPC~~ Forward Pinellas shall be the forum to discuss ~~annexation plans~~, consistency of land uses and provision of services; and the process established by ~~the PPC~~ Pinellas County for conflict resolution will be utilized to resolve disputes, if needed.

Policy 1.1.4: A representative appointed by the City Manager shall participate in the Planners Advisory Committee of ~~the PPC~~ Pinellas County.

Policy 1.1.5: In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the City may initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to ~~Chapter 29H-11, Laws of Florida, and Chapter 186,~~ Florida Statutes.

Policy 1.1.6: The City shall ~~continue to~~ communicate with ~~the Pinellas County Planning Council,~~ Forward Pinellas, Pinellas County Emergency Management ~~Operations Center~~, Pinellas County Sheriff, Pinellas County Water and Navigation Control Authority, Pinellas County Emergency Medical Services Authority, Pinellas County School Board, University

of South Florida, Stetson University/College of Law, St. Petersburg College, Pinellas Suncoast Transit Authority, City of Largo, Division of Forestry, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District and other state agencies such as the Department of ~~Community Affairs~~ Economic Opportunity, Department of Environmental Protection, Department of Transportation, and Department of Children and Families, Federal Emergency Management Agency and other federal agencies on projects that fall within their jurisdictions or are multi-jurisdictional in nature.

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~~· *Future Land Use Element*, Species of Special Status Protected~~
~~· *Future Land Use Element*, Preserve Adopted Levels of Service~~
~~· *Future Land Use Element*, Water Conservation Ordinance~~
~~· *Recreation and Open Space Element*, Public Beach Access~~
~~· *Intergovernmental Coordination Element*, Consistency of Comprehensive Plans and Development Orders/Permits~~
~~· *Intergovernmental Coordination Element*, Consistency of Development with Interlocal/Regional Objectives~~
~~· *Coastal Management and Conservation Element*, Coordination of Coastal Management Planning~~
~~· *Coastal Management and Conservation Element*, Coastal Construction Rules~~
~~· *Future Land Use Element*, Coordination of Hurricane Natural Disaster Planning and Preparedness~~
~~· *Transportation Element*, Control of Access Points~~
~~· *Transportation Element*, Coordination of Transportation Planning~~
~~· *Housing Element*, Enforcement of Fair Housing Standards and Legislation~~
~~· *Housing Element*, Equitable Treatment for Persons/Businesses Displaced by Government Programs~~
~~· *Infrastructure Element*, Concurrence of Development and Infrastructure~~
~~· *Infrastructure Element*, Conservation of Potable Water~~
~~· *Infrastructure Element*, Hazardous Waste Management~~
~~· *Infrastructure Element*, Outstanding Florida Waters Standards~~
~~· *Coastal Management and Conservation Element*, Water Shortage Plan~~
~~· *Coastal Management and Conservation Element*, Enforcement of all CoastalConstruction Codes and Regulations~~
~~· *Coastal Management and Conservation Element*, Protection of Species of SpecialStatus~~
~~· *Coastal Management and Conservation Element*, Hazardous Waste Management~~
~~· *Coastal Management and Conservation Element*, Air Quality Standards~~
~~· *Coastal Management and Conservation Element*, Estuary Management~~
~~· *Coastal Management and Conservation Element*, Development of an Intergovernmental Coastal Resources Protection Plan~~
~~· *Coastal Management and Conservation Element*, Maintenance and Improvementof Hurricane Evacuation Routes~~
~~· *Coastal Management and Conservation Element*, Coordination of HurricanePlanning~~
~~· *Recreation and Open Space Element*, Provision and Maintenance of Recreational Facilities~~
~~· *Capital Improvements Element*, Ensure Consistency of Plans with Other Agencies~~
~~· *Capital Improvements Element*, Fiscally Equitable Manner of Apportioning Cost~~

~~ofNeeded Capital Facilities~~

Policy 1.1.7: Through coordination with Pinellas County, the City will explore additional funding options, such as the National Disaster Resilience Competition through the Federal Department of Housing and Urban Development, for assistance with disaster recovery and long-term community resilience.

Policy 1.1.8: The City will support Pinellas County Sustainability and Resiliency Program and the Tampa Bay Regional Planning Council Resiliency Coalition, addressing resilience challenges through intergovernmental and community collaboration.

Policy 1.1.9: Through interlocal agreements, the City will partner with local agencies for mutual benefits: Pinellas County Emergency Management, Pinellas County Emergency Medical Services Authority, Pinellas County Sheriff, Gulf Beaches Library System, City of St. Pete Beach, City of St. Petersburg, Florida Department of Environmental Protection and the City of Largo.

Objective 1.2: Neighboring Jurisdictions

The City shall establish and maintain a means by which level-of-service standards and resources are coordinated with neighboring jurisdictions in order to maintain level-of-service; provide services to the taxpayers at potential cost savings; and provide regulations.

Policy 1.2.1: The City shall work with Florida Department of Transportation and ~~the Metropolitan Planning Organization~~ Pinellas County as necessary to attain and assure acceptable continued operational level of service for the city streets.

Policy 1.2.2: The City shall~~, through the Pinellas Planning Council,~~ coordinate with Pinellas County to ensure that each jurisdiction's future needs are considered in the acquisition and design of public service facilities, and to ensure level-of-service standards are met for items such as wastewater treatment, drainage, solid waste and potable water.

~~· Infrastructure Element, Provision of Public Services and Levels of Service~~
~~· Transportation Element, Level of Service Standards~~

Policy 1.2.3: The City shall participate in the ~~establishment of an~~ organization of beach communities, Barrier Islands Governmental Council (Big C), to coordinate the levels of service and preserve and protect the interests of the barrier island inhabitants including but not limited to beach preservation, beach re-nourishment and access, tourism, marine environment, air and water quality, public safety, public transportation, density management, recycling, waterway regulation, and taxation based on permanent residents and average transient population.

Policy 1.2.4: The City shall participate in the Wastewater/Stormwater Partnership with Pinellas County, municipalities, and other agencies to identify wastewater and stormwater solutions that: increase wastewater treatment capacity at appropriate

levels; increase wastewater storage capacity at appropriate levels; and reduce inflow and infiltration of stormwater and groundwater into the separate sanitary sewer system.

Objective 1.3: Coordination with Local Governments

The City shall ~~continue to improve~~ ensure communication, cooperation, and coordination between the City and ~~with~~ Pinellas County, Forward Pinellas, Pinellas County School Board, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District, and other local, state, regional, and federal governments, districts, and agencies.

Policy 1.3.1: The City ~~of Treasure Island~~ shall~~, through site plan review,~~ coordinate ~~and consult~~ with the cities of St. Pete Beach, Madeira Beach, and St. Petersburg on ~~to ensure that future changes in zoning and land use along common borders reflect the types of land use typical of these areas.~~ all changes in land use, zoning and/or the development or redevelopment of infrastructure relating to all multi-modal transportation infrastructure to ensure consistency between plans.

Policy 1.3.2: The City shall utilize the forum of the ~~Pinellas Planning Council~~ Forward Pinellas, to address intergovernmental issues of coordination, evaluation, and integration of local comprehensive plans and development proposals.

Policy 1.3.3: Recognizing the impacts of development extend beyond the limits of the community, the City shall ensure that development orders or permits are consistent withthe objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

~~**Policy 1.3.4:** The City of Treasure Island shall support Resolution 96-77, dated September 24, 1996, concerning review criteria and locational procedures and supporting applicable portions of Chapters 163 and 235, Florida Statutes, for public school siting upon a determination by the city that the proposed site is consistent with the *City of Treasure Island Comprehensive Plan.*~~

Policy 1.3.4 The City shall participate in interlocal agreements with the Pinellas County School Board as required by Florida law.

Policy 1.3.5: The City shall be a leader in planning for a resilient coordinated future with the adjacent local governments of St. Pete Beach, Madeira Beach and St. Petersburg by establishing a working group to plan for short-, medium-, and long-term goals for the region to address sea-level rise that affects all of the communities.

~~**Measure:** Extent of coordination and use of cooperative agreements~~

Objective 1.4 Water Supply Coordination

The City will commit to work with and participate in the planning of potable water supply and facilities and for wastewater treatment.

Policy 1.4.1: The City shall coordinate the planning of potable water facilities and services and level-of-service standards with Pinellas County and the Southwest Florida Water Management District and the Regional Water Supply Plan Update.

Policy 1.4.2: The City shall coordinate water supply planning and land use planning activities of the City with Pinellas County to ensure that water needs of the City's residents are met.

Policy 1.4.3: The City shall maintain consistency between the demand calculations in the Water Supply Facilities Work Plan and the population projections contained in the Future Land Use Element and work regularly with Pinellas County to update projections as necessary.

Policy 1.4.4: The City shall coordinate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the City of St. Petersburg as needed to address stormwater and/or wastewater infrastructure development as part of the implementation of the City of Treasure Island's Watershed Management Plan.

Objective 1.5 Regional Coordination to Support Homeless Populations

The City will strive to work with and participate in services that support the homeless populations in the region.

Policy 1.5.1: The City will utilize the "Life Intervention Focus Team, Inc." (LIFT) charity or other appropriate charities as examples to other neighboring communities as a positive way to support and address the homeless population.

Policy 1.5.2: The City will forge relationships with Pinellas County Human Services and the Homeless Leadership Alliance of Pinellas and other applicable organizations to create partnerships and coordinate resources for the City.

Objective 1.6: Local and Regional Resiliency Planning

The City shall be a leader in planning for a resilient coordinated future and to effectively address local and regional sustainability.

Policy 1.6.1: The City will support and participate in the Pinellas County Sustainability and Resiliency Network to address resilience challenges through intergovernmental and community collaboration.

Policy 1.6.2: The City shall plan for a resilient, coordinated future working with the Tampa Bay Regional Planning Council through the Tampa Bay Regional Resiliency Coalition to coordinate climate adaptation and mitigation activities, to advance local and regional responses to and preparations for economic and social disruption projected to result from

sea-level rise and to address the effects of climate change.

Policy 1.6.3: The City shall plan for sea level change, including using the resources available through the Tampa Bay Climate Advisory Panel and other local resources.

~~**References**~~

~~Treasure Island, unpublished miscellaneous city documents,~~

~~1998.Pinellas County, *Intergovernmental Coordination Element*,~~

~~1987.~~

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvement Program Element is to proactively address the needs of public assets. The supporting goals, objectives, and policies relate to other elements of the Comprehensive Plan to ensure that sufficient facilities are in place prior to development.

Rule 9J-5.016, Florida Administrative Code

I. INTRODUCTION

In 1985, the Florida Legislature mandated that local governments plan for the availability of public facilities and services to support development concurrent with the impacts of such development. This element includes: (1) an inventory of capital improvement needs, financial resources, and local policies and practices; (2) a fiscal assessment of revenues and expenditures; (3) a discussion of issues and recommendations; (4) a listing of goals, objectives and policies; (5) a section detailing implementation, including a five-year schedule of capital improvements; and (6) a section describing monitoring and evaluation strategies.

I. INTRODUCTION

A capital improvements program (CIP) is generally defined as an expenditure greater than $25,000 for a public asset with an expected life of five years or more. The City's typical CIP is a five-year program. A CIP specifies each capital project or capital item along with estimates of the revenues needed to finance the project, and identifies the source of those revenues. As a planning tool, the CIP prioritizes capital projects and their impact the budget. A CIP project may be developed for the purchase, renovation, maintenance or construction of public facilities, infrastructure or assets. This may include routine projects such as street paving or purchases of equipment.

The CIP should be closely integrated with the local planning process, consistent with the adopted comprehensive plan, and used to implement the plan's recommendations for capital improvements. Capital decisions are of strategic importance to the health of a community because of their economic impact, and because decisions limit the options of a community by committing them to a particular course of action. Because of the importance of capital decisions, these decisions warrant special attention by elected officials, the staff, and the community.

A consistent theme echoed in all of the other elements of this comprehensive plan is the need for a scheduled approach, when possible, to maintaining the current public facilities that are the responsibility of the city. Routine maintenance and refurbishment of current capital assets should be established on a cycle corresponding to the current condition and anticipated useful life of the improvement.

II. LEVEL OF SERVICE STANDARDS

Level of service (LOS) isdefined in Rule 9J-5, F.A.C., as: "an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." LOS standards are established and adopted by the municipality as indicators of public facility conditions, and can refer to either the existing or desired standards.

LOS standards are used in evaluating a municipality's existing and projected capital improvement needs. They can encourage growth in areas where facilities have excess capacity. Once adopted, LOS standards may prevent development until needed facilities and services are available; however, the provision of facilities can be phased in conjunction with development. The challenge of the municipality is to adopt LOS standards that are attainable given fiscal capacity and the desires of residents, balanced against pressures for development and redevelopment.

Capital improvements identified from other elements are contained in the Schedule of Capital Improvements (Schedule) adopted in Policy 1.1.6 of this element. This is consistent with the provision of Rule 9J-5.016, F.A.C., which requires this element to address existing and future capital improvements needed for at least the first five fiscal years after the adoption of the comprehensive plan. Capital improvements needed for the latter part of the planning period will be evaluated during the required annual review of this element.

Identified capital improvement projects are those necessary to maintain levels of service recommended in the other comprehensive plan elements. The Schedule provides a brief description of each of the capital improvement projects, indicates whether the project is needed to correct existing deficiencies or address projected needs, and provides an estimate of the total project cost. The capital improvement projects listed in the Schedule are not inclusive of all anticipated capital expenditures by the municipality during this time period. The list of improvements derived from the preceding elements has been limited to major components identified in each element, which cost $25,000 or more, and which the municipality is responsible for providing in order to maintain adopted levels of service. Smaller scale improvements of less than $25,000, together with the projects identified in the CIE, will both be addressed in the capital improvement program and annual capital budget as they occur over time.

A. Cost Estimates for Identified Capital Needs

Costs of identified capital improvements are listed in the Schedule of Capital Improvements in Policy 1.1.6 of this CIE.

B. Estimates for Identified Projects Impacting on Operating Cost

The impact of adopting policies that result in an increase in operating budgets must also be considered. No policies have been identified at this time that will impact the operating budget in excess of anticipated revenues.

II. INVENTORY OF PUBLIC HEALTH AND PUBLIC EDUCATION FACILITIES

~~Both public health and public education in Pinellas County are a function of the county. Public education is under the jurisdiction of the elected Pinellas County School Board, while the countywide public health system is under the jurisdiction of the elected Pinellas County Board of County Commissioners. The geographic service areas and locations were identified for public education and public health system components within the municipality's jurisdiction.~~

~~*City of Treasure Island -2 Capital Improvements Element - 4/27/99*~~

~~A. Health System~~

~~The Pinellas County Health Department provided information concerning the public health facilities for Treasure Island residents. To receive public health services a resident may choose to go to any of the public health facilities located in Pinellas County.~~

~~B. Public Education System~~

~~The Pinellas County School Board provided information pertaining to the public education facilities located in the Treasure Island area, and affirmed that the infrastructure is adequate to support the current facilities and that no additions were planned for the future. Children from Treasure Island attend public schools which are not located within the city limits. The schools are as follows:~~

~~Gulf Beaches Elementary Sixteenth Street Middle 8600 Boca Ciega Drive 701-16th Street South St. Pete Beach St. Petersburg~~

~~Boca Ciega Senior High Lakewood Senior High~~
~~924-58th Street South 1400-54th Avenue South St. Petersburg St. Petersburg~~

~~Gibbs Senior High Madeira Beach Middle~~
~~850-34th Street South 591 Madeira Beach Causeway St. Petersburg Madeira Beach~~

~~Pasadena Elementary Southside Fundamental Middle 95-72nd Street North 1701-10th Street South~~
~~St. Petersburg St. Petersburg~~

~~Azalea Middle St. Petersburg High School 7855-22nd Avenue North 2500-5th Avenue North~~
~~St. Petersburg St. Petersburg~~

~~III. REVENUES~~

~~A. Accounting System~~

~~The primary sources of information for the following data and analysis section are *City of Treasure Island Budget (1997-98 2022-2026)* which is attached as reference. and the *City of*~~

~~*Treasure Island Comprehensive Annual Financial Report* for the fiscal year ending on September 30, 1996. The accounts of the City of Treasure Island are organized on the basis of funds and account groups, as follows:~~

~~1. Governmental Funds~~

~~a. The General Fund is the major operating fund. All revenues which by law or administrative control are not in separate funds are deposited in the General Fund. It is used to provide police and fire services; building inspection; repairs, maintenance, and beautification of municipal facilities, equipment and land; recreation and leisure programs; and overall city administration, including management, finance, and legal advice. It is also used to account for all financial resources except those required to be accounted for in another fund.~~

~~The primary source of revenue to the General Fund is the local property tax which accounts for over 20 percent of the fund revenue. The second major source of revenues are the franchise and utility taxes. Total taxes account for one-half of the revenue in the fund. Also in the General Fund is revenue from licenses and permits; intergovernmental revenues; charges for services, fines, and forfeitures; and revenue from the use of money and property.~~

~~b. Special revenue funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.~~

~~c. The debt service fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.~~

~~d. The capital projects fund is used to account for the accumulation of financial resources to be used for the acquisition of major capital systems or facilities.~~

~~2. Proprietary Funds~~

~~Enterprise funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.~~

~~Revenue for the Water Pollution Control and Solid Waste Fund comes from charges to homes and businesses for sewer service and trash pick up respectively. Causeway Fund revenues come from cash tolls and the sale of annual passes. Transit system fund revenues come from fares and advertising.~~

3. Fiduciary Funds

Trust funds are used to account for assets held by the city in a trustee capacity or as an agent for individuals, private organizations, other governments and/or other funds. The city's trust funds include the Policeman's and Employees' Pension Trust Funds. Pension trust funds are accounted for in essentially the same manner as proprietary funds since capital maintenance is critical.

4. Account Groups

Account groups are used to establish control and accountability over the city's general fixed assets, and the unmatured principal of its general long-term debt, which is not associated with or the obligation of the proprietary or trust funds. Accordingly, the city maintains a general fixed asset account group and a general long-term debt account group.

B. Governmental - General Fund

1. Ad Valorem Taxes (Property Taxes)

An ad valorem tax is a tax levied in proportion to the assessed value of taxable property (taxable land, improvements thereon and tangible personal property). The ad valorem tax is also known as the property tax. Property taxes are based on a millage rate (one mill is the equivalent of $1 per $1,000 of assessed value or
0.1 percent) which is applied to the total taxable value of all real and tangible personal property. Revenue from ad valorem taxes may be used to fund both operating costs and capital projects.

Current Status: The City of Treasure Island anticipates raising a total of $950,000 through property taxes for FY 1997-98 with an adopted millage rate of 1.5272 mills.

2. Franchise Taxes/Fees and Utility Taxes

a. Franchise Tax

A franchise tax or fee is a charge levied against a corporation or individual by a local government in return for granting a privilege, sanctioning a monopoly, or permitting the use of public property.

to Section 337.401(b), Florida Statutes (F.S.), telephone franchise fees "...may not exceed 1 percent of the gross receipts on recurring local service revenues for services provided within the corporate limits of the municipality by such telephone company. This subsection shall not impair any franchise in existence on July 1, 1985."

The *Cable Communications Policy Act of 1984* established a limit on the franchise fee that could be levied on a cable company. Section 622(b) states: "For any twelve-month period, the franchise fees paid by a cable operator with respect to any cable system shall not exceed 5 percent of such cable operator's gross revenues derived in such period from the operation

of the cable system."

Current Status: The City of Treasure Island levies the following franchise fees:

Company	Method of Calculating Fee	FY 95-96 Actual Revenues
Florida Power Corporation	6 percent of bills	$472,000
Time Warner	5 percent	$82,000
General Telephone	1 percent of local bills	$17,000
Natural Gas	6 percent	$16,000
Total Franchise Fees FY 1995-96		$587,000

The City of Treasure Island expects to raise $585,000 from franchise fees in FY 1997-98.

b. Utility Tax

A utility tax is a tax levied by a local government on the consumers of various utilities, such as electricity, telephone, gas, cable, etc.

Current Status: The City of Treasure Island levies utility taxes, per Ordinance 82-9.

Utility	Method of Calculating Fee	FY 95-96 Actual Revenues
Electricity	6 percent of bills	$405,000
Fuel Oil	2.4 cents per gallon	$600
Water	6 percent	$67,000
Natural Gas	6 percent	$20,000
Total Utility Service Taxes FY 1995-96		$492,600
Total utility service taxes budgeted for FY 1997-98 are		$484,500

3. Occupational License Tax

A municipality may levy an occupational license tax for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction.

Current Status: Total revenue collected from professional and occupational licenses in FY 1995-96 was $38,000, and the budget in this category for FY 1997- 98 is $47,000.

4. Permits

Permits are issued to individuals/businesses granting permission for some action. Fees for issuing permits can be assessed to generate excess revenues or set to cover cost. Permits allow a municipality to be aware of activities going on within their jurisdiction and to regulate them for the public safety and interest. For example, building permits are required to ensure that buildings within a municipality meet the building codes the municipality has adopted.

Current Status: The City of Treasure Island issues building, electrical, and plumbing permits, as well as requiring site plan reviews. Total revenue collected
from permits in FY 1995-96 was $61,000. Revenues for permits for 1997-98 are projected to

~~be as follows:~~

~~Building Permits~~	~~=~~	~~$60,000~~
~~P & Z Fees~~	~~=~~	~~$1,000~~
~~Total Permits FY 1997-98~~	~~=~~	~~$61,000~~

~~5. Fines, Forfeitures, and Penalties~~

~~Fines, forfeitures, and penalties are monies collected locally (e.g., parking tickets) or collected at the county level (e.g., court fines) and distributed back to the municipality by Clerk of the Circuit Court, as specified in the Florida Statutes.~~

~~Current Status: Fines, forfeitures, and penalties revenue for FY 1995-96 was $172,500. Budgeted for FY 1997-98 under fines, forfeitures and penalties are revenues of $180,000.~~

~~6. Charges for Services~~

~~Charges for services include monies collected by the city for services rendered.~~

~~Current Status: Treasure Island received revenues in this category for FY 1995-96 of $760,000. The FY 1997-98 budget anticipates revenues of $796,000 from this source.~~

~~7. Interest~~

~~Interest is monies earned on investment of municipal revenues and surpluses. Interest payments resulting from aggressive money management have become an increasingly important source of revenue for municipalities.~~

~~Current Status: Interest earnings for FY 1995-96 were reported as $71,000 in the general fund and earnings for FY 1997-98 are budgeted to be $70,000.~~

~~8. Miscellaneous~~

~~Miscellaneous revenues are revenues generated through a variety of sources, including sale of municipal services, rental of municipal property, donations, interest payments, etc.~~

~~Current Status: Treasure Island includes interest earnings under miscellaneous revenue. In FY 1997-98, the city anticipates receipts of $67,000 from miscellaneous revenues.~~

~~9. Cash Brought Forward -- Unreserved (Undesignated) Fund Balance~~

~~The unreserved or undesignated fund balance consists of revenues that are not committed or reserved for a particular expenditure or use, i.e., monies available to spend. The City of Treasure Island has over $639,000 in unreserved fund balances for FY 1997-98.~~

~~Florida municipalities are not allowed by statute to budget more expenditures than income;~~

they may not operate at a deficit, and they must have a balanced budget. Cash brought forward (also called the undesignated fund balance) is a transfer of monies remaining from previous fiscal year's budget to the current year. The money brought forward may be used to balance the city's budget, or for unplanned emergencies or large capital purchases.

The size of a local government's fund balances can affect its ability to withstand financial emergencies. It can also affect its ability to accumulate funds for capital purchases without having to borrow. There are no set rules for determining the appropriate level of reserves, however, ten to fifteen percent of operating revenues is typical. Much depends on circumstances, such as the kinds of natural disasters or hardships that the jurisdiction is subject to, the adequacy of its insurance coverage, the flexibility of the revenue base, the overall financial health of the local government, state regulations, and national economic conditions.

Current Status: Treasure Island required no cash brought forward to balance their FY 1995-96 budget. For FY 1997-98, the city has budgeted approximately $500,000 from the unappropriated fund balance to cover operating expenses.

C. Governmental - Special Revenue Sources - Intergovernmental Revenues

Intergovernmental revenues are monies received by the municipality from other levels of government. They may be used to finance a service the city performs for its citizens, services that may normally be provided by a different level of government, or as a special funding source established to pay for a particular service. Examples would include an ad valorem fire district tax for a designated geographical area, or a charge levied on phone service to fund countywide emergency medical services.

Current Status: The City of Treasure Island receives intergovernmental revenues from several sources, among them state revenue sharing, sales taxes, and gasoline rebate. For FY 1997-98, Treasure Island has budgeted a total of $771,000 in intergovernmental revenues. Individual special revenue sources are explained below.

1. Special Revenue Sources - Treasure Island and Pinellas County

    a. EMS Services Treasure Island received $286,000 from Pinellas County for operating EMS services in FY 1995-96, and expects to receive the same amount in FY 1997- 98.

    b. Impact Fees - Transportation Impact Fee (Transportation Trust Fund)

Impact fees are charges assessed against new development, which attempt to cover the cost of providing capital facilities (infrastructure) needed to serve the development. Their use is promoted as a way for growth to "pay its own way" by charging at the beginning for infrastructure needed by new development. Impact fees are one way to ensure that existing residents will not bear the entire cost of new facilities necessitated by new growth and development.

The "fair share" philosophy underlying impact fee usage is its most fundamental principle. It is this principle which prohibits use of the fees for any purpose other than that of providing new

facilities necessary to accommodate the new development. Therefore, impact fees cannot be used to correct existing infrastructure deficiencies.

Current Status: The City of Treasure Island levies an impact fee for transportation based on Pinellas County Ordinance 86-43. The *Pinellas County Transportation Fee Ordinance* establishes fixed impact fees for all of the county. As specified in an agreement with the county, 50 percent of funds collected from developers for the transportation impact fee, minus an administration charge of four percent, is returned to the county.

The City of Treasure Island received revenues of $8,600 from the transportation impact fee and the administration of the fee in FY 1995-96. Anticipated revenues for FY 1997-98 are $8,000 from the transportation impact fee and the administration of the transportation impact fee.

c. County Local Option Gas Tax (County Gas Tax Fund)

Through an interlocal agreement resigned in 1997 between the municipalities and Pinellas County government, the permitted six cents local option gas tax authorized by Section 336.025(7), F.S., was extended through August 31, 2007. The agreement divides the proceeds ($16 million was received in fiscal year 1995-96 on a countywide basis) between the municipalities (25 percent) and the county (75 percent).

Current Status: The City of Treasure Island anticipates receiving $93,000 in Local Option Gas Tax monies during FY 1997-98.

d. Local Option Sales Tax Fund

The 1987 Florida Legislature passed the *Local Government Infrastructure Act* which expands local government revenue generating capacity by authorizing each county to levy a local government infrastructure sales surtax. The discretionary sales surtax of one-half of one percent or one percent is subject to approval by a majority of the electorate of the county. The surtax may be levied for up to 15 years after being implemented, and its proceeds must be expended within the county and its municipalities to finance, plan, and construct infrastructure, defined in the bill to mean:

"...any fixed capital expenditure or fixed capital costs associated with the construction, reconstruction, or improvement of public facilities which have a life expectancy of 5 or more years and any land acquisition, land improvement, design and engineering costs related thereto." (Section 212.055(3), F.S.)

Current Status: The Local Option Sales Tax (Penny For Pinellas) was approved by the voters in 1990, and in 1997 was reapproved for another ten years until 2010. The City of Treasure Island anticipates receipts of approximately $573,000 in FY 1997-98 and $7.5 million over the next ten years.

2. Special Revenue Sources - State Revenue Sharing

State-shared revenues are initially received by the state, and are then proportionately returned to or shared with municipalities and counties. The City of Treasure Island anticipates

total receipts of $485,000 from this source in FY 1997-98. Individual state revenue sources are discussed below.

a. Half-Cent Sales Tax Disbursement

The Local Government Half-Cent Sales Tax Program is administered by the Department of Revenue. Eligibility to receive half-cent sales tax revenues is limited to cities and counties which qualify to receive revenue sharing program funds.

"A local government is authorized to pledge proceeds of the local government half-cent sales tax for the payment of principal and interest on any capital project" (Section 218.64, F.S.). Cities are directed to expend these revenues "only for municipality-wide programs or for municipality-wide property tax or municipal utility tax relief." Additionally, "all utility tax reductions afforded by participation in the local government half-cent sales tax shall be applied uniformly across all types of taxed utility services."

Current Status: The Department of Revenue estimates that Treasure Island will receive $310,000 from the half-cent local government sales tax distributions in FY 1997-98. The City of Treasure Island received $311,000 in FY 1995-96.

b. Beverage License Tax

Florida's beverage license is administered by the Department of Business Regulation, Division of Alcoholic Beverages and Tobacco. A portion of the license tax imposed and collected within an incorporated municipality is returned to that municipality.

Current Status: The City of Treasure Island received $21,000 in FY 1995-96. The city has budgeted $20,000 in expected receipts from this source for FY 1997-98.

c. Mobile Home License Tax

Mobile home license fees ranging from $20 to $80 (levied according to length) are collected annually by each county Tax Collector and remitted to the Department of Highway Safety. After a one dollar fifty cents sum per license is paid into the general revenue fund, the balance is returned to the county in which the mobile homes are located. The revenue is divided: one-half to the district school board and the remainder either to the county or the city where the mobile home is located.

Current Status: The City of Treasure Island receives no money from the Mobile Home License Tax.

d. Motor Fuel Tax Refunds for Municipalities

The motor fuel tax refund is that portion of the state motor and special fuels taxes which is paid by the municipality on motor fuel or special fuel used in motor vehicles operated for a municipal purpose. The money is returned to the governing body of the municipality. However, the governing body of the municipality must file an application form with the Department of Revenue in order to obtain a permit which entitles the entity to a refund.

Current Status: The City of Treasure Island received $3,400 for FY 1995-96 from the Motor Fuel Tax Refunds for Municipalities, but no receipts are budgeted from this source for FY 1997-98.

e. Firefighters Supplemental Compensation

The firefighters supplemental compensation is an educational incentive for firefighters, and this supplement reimburses the municipality from state funds. Supplemental compensation is added to the income of firefighters who meet

certain educational requirements, if said education is not a requirement for employment. Each firefighter with an associates degree receives $50 per month, and each firefighter with a bachelors degree in a fire-related subject receives a supplement of $110 monthly. The municipality reports monies paid under this statute (Section 633.382, F.S.) to the Division of State Fire Marshal of the Department of Insurance to receive reimbursement from the state.

Current Status: The City of Treasure Island received $1,200 from the Firefighters Supplemental compensation fund in FY 1995-96, and has budgeted the same amount for FY 1997-98.

f. Two-Cent Cigarette Tax Distribution to Municipalities

A portion of the tax levied on each pack of cigarettes is distributed monthly to municipalities.

Current Status: The City of Treasure Island received $20,400 in FY 1995-96, and estimates that it will receive $19,500 in FY 1997-98 .

D. Governmental - Capital Projects Fund

The Capital Projects Fund is used to account for the accumulation of financial resources to be used for the acquisition of major capital equipment or facilities. The Capital Projects Fund is composed of five programs: the Road Resurfacing Fund (accumulates appropriations for the General Fund for road resurfacing of city-maintained streets); the Beach Improvements fund (funded by interest); the EMS Equipment Sinking Fund (for renewal and replacement of EMS equipment); the Public Works Equipment Sinking fund (for purchases of capital equipment); and the Police Contraband Forfeiture Fund (financed through the sale of confiscated property for purchases of police equipment and facilities). Capital Projects Fund revenues and expenditures are illustrated below:

Table 1
Capital Projects Fund Revenues and Expenditures

Program	**Fund Balance 9/30/96**	**Fund Balance 9/30/97**	**Proposed 97/98 Revenues**	**Proposed 97/98 Expenditures**
Road Resurfacing	$157,359	$199,859	$7,500	$119,750
P/W Equipment	37,364	57,674	22,000	63,100

Beach Improvement	416,141	387,041	21,000	50,000
EMS Equipment	168,912	188,442	19,500	250,000

Source: *Treasure Island FY 1997-98 Budget*

E. Proprietary/Enterprise Funds

Enterprise funds are used to account for municipal services that are operated and financed in a manner similar to private business enterprises. It is established by the local government to account for all revenues and expenditures for a service. An enterprise fund is a mechanism to ensure that the fees charged for the service recoup all cost associated with the service, both capital and operating.

Enterprise funds are typically used for utilities: water, sewer, gas, and sanitation. They can also be used where revenues are collected in connection with providing the service, such as toll bridge, marina, parking or pier fishing services. Enterprise funds are used to account for the provision of goods and services, primarily to the public at large, on a user charge basis.

Revenue bonds are often used to finance needed improvements in services operated as enterprise funds. The revenue bonds are backed by the revenues generated primarily through user charges, connection fees, franchise fees or utility taxes. Revenue bonds may have a requirement that revenues must equal operating expenses, renewal and replacement payments and debt service. The benefit to the municipality is that the true cost of providing the service is isolated and allows a determination of the true value of that service.

Current Status: Treasure Island utilizes four enterprise funds. These funds are as follows:

1. Causeway Fund

The causeway fund accounts for the operation and maintenance of the Treasure Island Causeway toll collection and drawbridge facilities. In FY 1996-97 the city raised $1,896,000; $1,909,000 is anticipated for FY 1997-98, with capital expenditures of $1,284,000.

2. Water Pollution Control Fund

The Water Pollution Control Fund accounts for the operation and maintenance of the waste water collection and transmission system. Connection fees are fees charged individuals and businesses to connect to current infrastructure. They are used to allay capital cost of infrastructure necessary to support an additional user. The City of Treasure Island assesses a Sewer Impact Fee (connection fee) of $325 per new unit. This is a one time only fee charged to new buildings which require sewer services. Although no new connections were made in FY 1996-97 and none are expected in FY 1997-98, the city raised $1,435,000 from service charges. The city anticipates receiving $1,423,000 from service charges in FY 1997-98, with capital expenditures of $258,000.

3. Solid Waste Fund

Garbage and Trash Fund accounts for the operation and maintenance of collecting and disposing of all refuse generated within the city. In FY 1996-97 the city raised $1,022,300; $1,018,000 is anticipated for FY 1997-98, but no capital expenditures are planned.

4. Transit System Fund

The Transit System Fund accounts for the operation and maintenance of the city public transportation system. The system generated approximately $52,000 in FY 1996-97, and over $57,000 is anticipated for FY 1997-98, but no major capital expenditures are planned.

5. Stormwater Management Fund

This fund accounts for the operation and maintenance of the city stormwater management system, as required by the National Pollution Discharge Elimination System (NPDES). The fund generated approximately $163,000 in FY 1996-97, and an increase to $169,000 is anticipated for FY 1997-98. Stormwater capital improvements are planned for FY 1997-98 and FY 1998-99 in the sum of $300,000, and approximately $74,000 was expended in FY 1996-97 for vehicles and equipment.

6. Treasure Island Recreation Center Fund

This fund accounts for the operation and maintenance of the Treasure Island Golf, Tennis, and Recreation Center on Paradise Island. The fund generated approximately $217,000 in FY 1996-97, and approximately $219,000 is anticipated for FY 1997-98, with $17,500 being spent on major capital expenditures.

F. Fiduciary Funds

The City of Treasure Island has no fiduciary funds that impact or can be used for capital improvements.

G. Other Sources

1. Borrowing

The high cost of many capital improvements requires local governments to utilize borrowing, either through short-term or long-term financing. Short-term financing is one option available to raise required revenue for short periods, generally ranging from one to five years. The more customary method, however, is to authorize long-term bond issues, normally for five to forty years. One of the rationales for borrowing in a state that is experiencing tremendous growth, is that the residents who are enjoying the benefits of the capital improvements in the future are responsible for paying part of the cost. Furthermore, all cost is not borne by those residents currently residing in a municipality, since the cost is spread out over the life of the particular improvement. Ideally there should be a direct correlation between the term of the bond and the expected life of the capital improvement.

There are two types of bonds typically used by municipalities to raise funds. The first is the general obligation bond, which is backed by the full faith and credit of the local government,

and is required to be approved by voter referendum. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the government. Revenues collected from ad valorem taxes on real estate and other sources of general revenue are used to service the government debt. Capital improvements financed through general obligation bonds should benefit the municipality as a whole rather than particular areas or groups.

The second type of bond is the revenue bond, which is financed by those directly benefiting from the capital improvement. Revenue obtained from the issuance of revenue bonds is generally used to finance publicly owned facilities, such as sewage treatment plants, parking garages, water systems, etc. Charges collected from the users of these facilities are used, in turn, to retire the bond obligations. In this respect, the capital project is self- supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved by the governing body without voter referendum.

The City Commission may also approve issuance of a revenue bond pledging a particular source of funding to repay the bond. For example, parking meter revenues (or a designated portion of them) may be pledged to retire a bond issue to construct a parking garage.

General Obligation Bonds Current Status: The City of Treasure Island has a AAA bond rating, and has issued general obligation bonds to finance the establishment and maintenance of the municipal sewer system. Ad valorem taxes were pledged in payment of bond principal and interest. The status of the general obligation bonds is as follows:

1977 General Obligation Sewer Bonds

Orig. Amt.	Interest	Amt. Remaining	Final Maturity
$500,000	5.5-5.9%	$160,000	9/1/02

Revenue Bonds Current Status: The City of Treasure Island has a AAA bond rating and has issued revenue bonds for extension and improvements to the sewer system and for improvements to the municipal causeway. The 1977 Sewer Revenue Bonds are secured through system revenues, investment of the bond interest, and reserve funds.

The 1992 Causeway Improvement Revenue Refunding Bonds are secured with the operating revenue of the Causeway Fund.

1977 Sewer Revenue Bonds

Original Amount	Amount Outstanding	Interest Rate	Maturity
$410,000	$237,500	5.4-5.6%	01/07

1992 Causeway Improvement Revenue Refunding Bonds

Original Amount	Amount Outstanding	Interest Rate	Maturity
$2,250,000	$ $1,145,000	6.6-9.375%	11/01/02

2. County, Regional, State, and Federal Grants

Grants are monies received for which the city must make application. Grants are tied to a specific purpose or use, and cities are in competition to be awarded grant dollars. As such,

grants are not a reliable source of funding.

Policy and Practice Inventory

Rule 9J-5, F.A.C., requires LOS standards to be addressed by all local governments in their comprehensive planning process.

Current Status: Treasure Island has formally adopted LOS standards within this comprehensive plan.

BUDGETING

1. Capital Budget

Capital budgeting is a form of economic technical analysis that systematically compares costs to benefits in the hope that scarce resources can be allocated efficiently. A capital budget is an annual financial plan that specifies the capital improvements or items a municipality plans to provide during a given fiscal year, while specifying the revenues that will be used to pay for the improvements or items. As defined in Rule 9J-5, F.A.C., "capital budget means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year."

Prior to establishing a capital budget, the local government should adopt a definition of what will be included in that budget. Capital improvements are defined in Rule 9J-5, F.A.C., as "physical assets constructed or purchased to provide, improve or replace a public facility which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements."

Most definitions concern the cost of the improvement and the expected life and method of payment. All of the elements of the definition are variables that should be tailored to the size of the municipality. An example definition of a capital improvement is an improvement costing $5,000 or more, with an expected life of five years or more and requiring multi-year financing.

Current Status: Treasure Island currently adopts an annual capital budget in conjunction with the operating budget.

and Infrastructure Construction

As a condition for development approval, local governments can require developers to dedicate land for roads, parks, etc., to be used for public purposes. Dedications, infrastructure construction, and/or payment in lieu of such actions are generally used as tools in concert with impact fees, to ensure that infrastructure is adequate to support the LOS standards adopted by the community.

When an area for development is too small for such land dedications, or it is not feasible, the municipality may require payment of a fee of equivalent value. The fee would be used for

provision of services required by the development. Construction of public facilities by the developer, which are then transferred to the municipality, is another method utilized by municipalities to ensure that necessary infrastructure is in place to support development.

Current Status: The City of Treasure Island may require land dedication or infrastructure improvements as a condition for development.

2. Other Methods

There are other methods available to municipalities, some of which include the use of Urban Service Areas, moratoria, and tax increment financing. The City of Treasure Island has not availed itself of any of these methods.

IV. ANALYSIS

A. Background

This section begins the examination of the municipality's ability to fund the capital needs derived from the Schedule of Capital Improvements. The purpose of this section is to determine if sufficient revenue will be available within the existing budgeting framework of the municipality to fund improvements as needed.

A consideration of alternatives implies that a decision is made by the municipality to maintain, increase, or decrease its LOS standards based on cost and willingness to pay.

The Department of Community Affairs is required by Rule 9J-5, F.A.C., to base its determination of compliance of the municipality's comprehensive plan with the requirements of the law on the specific characteristics of the community. Concerning capital improvements, "...the Department shall consider the scale of public services the local government provides or is projected to provide as it relates to the level of capital improvements planning required." [Rule 9J-5.002(2)(c)]

B. Changes in Fund Balances/Retained Earnings

Fund balances or retained earnings are an integral factor in determining the financial strategy of the city. A table showing fund balances and retained earnings as of September 30, 1996, for each of the city's funds follows:

Table 2 Fund Balances and Retained Earnings For FY 1996

Fund	Unreserved Fund Balance	Unreserved Retained Earnings	Increase (Decrease) Over FY 95

General Fund	$1,348,106	--	$514,798

Special Revenue Funds			
Local Option Sales Tax	1,835,471	--	417,305
County Gas Tax Fund	201,758	--	50,494
Police Training Fund	35,459	--	(4,797)
Transportation Trust Fund	152,730	--	8,587
Capital Projects Fund			
P/W Equipment Sinking Fund	37,364	--	21,502
EMS Equipment Sinking Fund	168,912	--	19,614
Road Resurfacing Fund	157,359	--	7,974
Beach Improvement Fund	416,141	--	(46,258)
Contraband Fund	1,593	--	(1,533)
Proprietary/Enterprise Funds			
Transit System Fund	--	21,270	(2,017)
Causeway Fund	--	6,372,813	918,203
Water Pollution Control Fund	--	3,289,972	38,623
Solid Waste Fund	--	628,739	11,957
Stormwater Management Fund	--	204,115	161,622
Recreation Center Fund	--	418,368	(76,663)

Source: *City of Treasure Island Comprehensive Annual Financial Report,* September 30, 1996

C. Cash and Investments

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the city Finance Director. Investments of pooled cash consist primarily of certificates of deposit and time deposits, and are carried at the lower of cost or market value. Interest income earned as a result of pooling, is distributed to the appropriate funds utilizing a formula based on the average daily balance of cash and marketable securities of each fund. The pension funds and the agency fund assets are carried at market value. Interest income for all investment amounted to $885,834 in FY 1995-96, a decrease of 4.88 percent over the previous fiscal year.

All of the city's investments are insured or registered and are held by the city or its agents.

The city's pension investments are comprised of U.S. Government Securities, including GNMAs, FHLMC securities, Treasury strips and receipts. The assets in deferred compensation plan are comprised of mutual funds.

D. Financial Assessment of Ability to Fund Identified Capital Needs

1. Forecasting of Revenues and Expenditures

Forecasts and projections of future revenues and expenditures can be a useful planning tool if the reader accepts them for what they are - educated guesses about the future financial environment. The danger that forecasts and projections present is that they will be viewed as absolute once they are printed in a document such as a comprehensive plan. Rather than placing total reliance on the long-term accuracy of forecasts and projections, they should be considered an approximation or estimate of what can be expected to occur. The reader should always keep in mind that with changeable local, national, and international environments, what is thought today to be valid and accurate, may tomorrow be of little value. Nonetheless, forecasts and projections are required by Rule 9J-5 to be included in the *Capital Improvements Element.* Those that follow represent good-faith attempts to make them worthwhile estimates of future financial conditions.

There is considerable debate about whether to apply inflation factors to projections. Because future inflation percentages are among the unknowns, for the purposes of this element, present day dollars are used in the tables. During the annual review of the CIE and preparation of the operating budget and capital improvements program, the figures should be adjusted to reflect future costs as they become known.

2. Projection of Debt Service Obligations

The City of Treasure Island's long-term debt service obligations are depicted below. The percentage of net bonded debt to assessed valuation and the amount of bonded debt per capita are useful indications of the city's debt position to municipal management, citizens, and investors. These data for the city as of September 30, 1996, were as follows:

Percentage of debt to assessed value 0.02%
Debt per capita (permanent population) $21.78

3. Projection of Ad Valorem Tax Data

See Section IV. of this Data and Analysis for a general discussion of ad valorem taxation. For the City of Treasure Island, taxable value has increased over the last ten years by an average of 3.7 percent per year. The millage levy has varied from 1.4235 (1987 to 1989) to 1.6172 (1994). Ad valorem dollars have represented an average of 20.7 percent of total city revenues over the period of 1987 to 1996, ranging from a low18.8 percent in FY 1991 to a high of 23.9 percent in FY 1990. For FY 1997-98 ad valorem taxes represent approximately 21 percent of total revenues.

4. Projection of Other Major Tax Bases and Revenue Sources

Table 3
Ad Valorem Taxes Historic and Projected Rates Fiscal Years 1987 to 2002*

Fiscal Year	Taxable Assessed Value**	% Change	Millage	Revenue
1987	$443,398	--	1.4235	$631,177
1988	478,210	7.30%	1.4235	680,732
1989	483,384	1.10%	1.4235	688,097
1990	482,213	-0.20%	1.7535	845,560
1991	514,587	6.30%	1.4235	732,515
1992	539,368	4.60%	1.3745	741,361
1993	545,311	1.10%	1.3672	745,549
1994	587,577	7.20%	1.6172	950,230
1995	607,399	3.30%	1.5716	954,588
1996	622,072	2.40%	1.5430	959,857
1997	637,624	1.41%	1.5272	973,779
1998	653,564†	2.5%	1.5272***	998,123
1999	669,903	2.5%	1.5272	1,023,076
2000	686,651	2.5%	1.5272	1,048,653
2001	703,817	2.5%	1.5272	1,074,869
2002	721,413	2.5%	1.5272	1,101,742

Source: *City of Treasure Island Comprehensive Annual Financial Report*, September 30, 1996
City of Treasure Island Budget, FY 1997-98
* Assessed value numbers in millions of dollars
** Real and personal property
† Estimated revenues and tax rates for FY 98 to 2002

The table below illustrates the estimated revenues for major funding sources (other than ad valorem taxes) during the life of the current Capital Improvements Program.

Table 4
Estimated Revenues for Major Funding Sources

Revenue Source	FY 97-98	FY 98-99	FY 99-2000	FY 2000-01	FY 2001-02	Total

Local Option Sales Tax (Penny for Pinellas)	$1,424,000	$1,268,000	$727,000	$581,000	$572,000	$4,572,000
Causeway Fund	8,000,000	8,500,000	9,000,000	9,500,000	10,000,000	45,000,000
Stormwater Enterprise Fund	250,000	256,000	262,000	268,000	274,000	1,310,000
Wastewater Fund	3,000,000	2,970,000	2,940,300	2,910,897	2,881,788	14,702,985
Recreation Fund	169,000	170,690	172,397	174,120	175,862	862,069

Source: Pinellas County and Treasure Island Budget Office

Funding assumptions:

- Local Option Sales Tax - Pinellas County allocation will continue as projected.
- Causeway Fund - Revenues will increase by approximately $500,000 per year.
- Stormwater Enterprise Fund - Revenues will increase by approximately $6,000 per year.
- Wastewater Fund - Revenues will decrease by approximately 1 percent per year.
- Recreation Fund - Revenues will increase by approximately 1 percent per year.

5. Projection of Operating Cost Considerations

Operating costs are greatly influenced by inflation and the resultant increase in the costs of equipment, materials, and labor. No absolute operating cost figure can be projected, but if historical patterns are duplicated in the future, they can be expected to increase an average of three percent per year.

Table 5
Operating Costs Projections for Fiscal Years 1997-98 to 2001-2002
(Excluding Enterprise Funds, but Including Capital Projects and Special Revenues)

Fiscal Year	**Estimated Costs**
1997-1998	$7,207,210

1998-1999	7,423,426
1999-2000	7,646,129
2000-2001	7,875,513
2001-2002	8,111,778

Source: FY 97 Budget plus 3% per year

6. Projection of Debt Capacity

Debt capacity for the City of Treasure Island is excellent as evidenced by its AAA bond rating. Standard & Poor's municipal debt rating system defines a rating of AAA as: "Debt rated AAA has the highest rating assigned by Standard & Poor's. Capacity to pay interest and repay principal is extremely strong." Moody's bond rating defines AAA as: "Bonds which are rated AAA are judged to be of the best quality. They carry the smallest degree of investment risk and are generally referred to as *gilt edge*." Interest payments are protected by a large or by an exceptionally stable margin, and principal is secure. While the various protective elements are likely to change, foreseeable changes are unlikely to impair the fundamentally strong position of such issues. Debt capacity is addressed by Objective 1.2 of this *Capital Improvements Element*.

F. Summary of Findings

The following is a listing of the findings supported by the data collection and analysis of the capital needs, financial resources, and policies and practices, of the City of Treasure Island.

- The city currently has an excellent budget presentation and an award winning financial report. The graphs, historical data, budget message from the City Manager, and details available concerning line item expenditures provide the Commission with the necessary data to make informed financial decisions.

Finding: That the city continue its current budget presentation and award winning financial reports.

- No revenue source used by the city and under its control is at the maximum allowed under Florida law.

Finding: The city has many revenues sources available. The millage rate has historically been under two mills, although a levy of up to ten mills is allowed under Florida law. Additionally, utility taxes of up to 10 percent can be levied on all utility services within the city.

A. Concurrency Management Requirements

The Department of Community Affairs Department of Economic Opportunity has stated that any concurrency management system prepared by a local government must contain the following elements to be deemed adequate in meeting the intent of Rule 9J-5, F.A.C., and Chapter 163, F.S.

- A requirement that the local government maintain the adopted level-of-service standards.
- A requirement that the local government *Capital Improvements Element* set forth a financially feasible plan which demonstrates that the adopted level-of-service standards will be achieved and maintained.

- A system for monitoring and ensuring adherence to the adopted level-of-service standards, the schedule of capital improvements, and the availability of public facility capacity.
- Guidelines for interpreting and applying level-of-service standards to applications for development orders and development permits, and for determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.
- A requirement that the local government adopt land development regulations which specify and implement provisions of the concurrency management system.

To meet the requirements of a concurrency management system, the City of Treasure Island will:

a. Continue to Adopt a Capital Budget and Implement a Capital Improvements Program and *Capital Improvements Element*

The capital budget will identify the costs and revenue sources for projects shown in the first year of the five-year capital improvements program. As projects are completed during the current budget year, they will be removed from the CIP and a new fifth year of projects added.

The CIPs may address deficiencies as identified in other elements of this comprehensive plan, as needed to serve new development or redevelopment proposed to be permitted by the local government. The plan is based on available or projected revenue sources adequate to fund identified capital assets.

b. Amend Current Land Development Regulations

The current land development regulations (LDRs) will be amended, as necessary, in order to maintain consistency with the adopted comprehensive plan.

c. Establish a Monitoring System to Ensure Concurrency

Programs and procedures will provide that levels of service shall not fall below those established in this comprehensive plan. The City Commission may issue a development permit when necessary facilities are in place at the time a development permit is issued, or a development permit may be issued subject to the condition that necessary facilities are in place when the impact of the development occurs.

d. Annual Review of the *Capital Improvements Element*

The required annual review of the *Capital Improvements Element* is articulated in the following section of this element, entitled "Monitoring and Evaluation."

V. MONITORING AND EVALUATION

Chapter 163, F.S., states that the CIE shall be reviewed on an annual basis and modified as necessary. Amendments to the comprehensive plans may be made not more than twice during any calendar year. However, corrections, updates and modifications concerning costs, revenues sources, acceptance of facilities pursuant to dedications which are consistent with the plan, or the date of construction of any facility enumerated in the *Capital Improvements Element* may be accomplished by ordinance and do not constitute an amendment to the plan.

Capital improvements programming is a continuous process and requires continuing involvement by the citizens, city staff, and City Commission. Some of the factors that require regular monitoring and evaluation are: changing capital needs, changes in revenue sources, expenditure levels, and public perceptions of these changes.

Community support is a vital element of a successful capital improvements program. Public involvement ensures that the goals of the community are reflected in decisions governing the way in which limited resources are expended. To accomplish this, an annual review of the *Capital Improvements Element* should be undertaken. The annual review will be the responsibility of the City Commission, and will include: a review of this element, recommendations concerning the capital improvements program and an annual capital budget based on the needs established in the review of this element. The City Commission should establish the timing of the presentation of the report at a public meeting to most effectively complement the budget cycle.

The review process may include, but is not limited to, an analysis of the following factors:

- Updates, corrections, and revision to costs, revenues, target dates and locations;
- Consistency with the other elements of the comprehensive plan;
- Actions of other local, county, and state agencies;
- Status of projects completed or progress made toward completion;
- The level of service being achieved;
- The debt status of the city;
- Grants or private donations received or being sought;
- Account balances and reserves; and
- Identification of new, emerging facility or land needs for the latter portion of the planning period.

VI. GOALS, OBJECTIVES, AND POLICIES

A. Background

~~Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J-5.016(3)(a), (b), and (c), F.A.C., the following represents the goals, objectives, and policies of the *Capital Improvements Element*. These goals, objectives, and policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.~~

~~**B. Nonapplicable Items**~~

~~All objectives and policies identified in Rule 9J-5.016, F.A.C., are applicable to the City of Treasure Island.~~

Introduction

The Treasure Island Capital Improvements Element is designed to consider the need for and the location of City public facilities and maintenance and replacement of assets.

Goal:

The City shall adopt ~~undertake fiscal actions necessary~~ an annual budget to provide and maintain a resilient community and public ~~facilities~~assets ~~for all residents within its jurisdiction at the adopted levels of service~~.

Objective 1.1: ~~Schedule of~~ Capital Improvements Planning

Capital improvements ~~contained in the adopted five-year Schedule of Capital Improvements~~, will be provided in Capital Improvement Plans (CIPs) ~~correct existing deficiencies~~ to proactively maintain assets, ~~to~~ accommodate desired future growth and resiliency, ~~and to replace worn out or obsolete facilities~~ and ~~will serve to~~ prioritize projects with fiscal resources ~~in order to maintain~~ in conjunction with adopted levels of service and City directives.

Policy 1.1.1: The City shall maintain a Capital Improvements Program (CIP) ~~the purpose of which is to evaluate projects proposed for inclusion in the five-year Schedule of Capital Improvements.~~

~~**Policy 1.1.2:** The City shall continue to develop and,~~ which is updated annually. ~~a multi-year CIP~~, ~~the first year of which shall be the Capital Budget.~~

~~**Policy 1.1.3:**~~ Proposed capital improvement projects shall be evaluated according to one or more of the following values ~~guidelines~~:

- Project is needed to eliminate a hazard to public health and safety;
- Project is needed to fulfill a legal commitment;
- Project is needed to preserve, maintain, refurbish, achieve full use of, or replace existing facilities or assets;

- Project is supported in the City's Strategic Plan, or other adopted plan;
- Project will provide or bring an existing facility up to an adopted level of service;
- Project will increase efficiency or use of existing facilities or assets, prevents or reduces futureimprovement or maintenance costs; ~~or provides service to all residents equitably;~~
- Project needed to accommodate facility demands resulting from new development or re-development;
- Project reduces capacity deficits;
- Project furthers policies adopted in other elements of this plan;
- Project needed to serve development for which a development order was issued prior to adoption of this comprehensive plan;
- Project will increase the economic base or quality of life of the residents; and
- ~~Budget impact of project, both capital and operating, will be considered and the City Commission will consider financial feasibility of project; and~~
- Project is ~~will be reviewed for~~ not in conflict ~~consistency~~ with plans of other agencies having responsibilityfor public facilities within the jurisdiction.

~~**Policy 1.1.4:** The City shall ensure the availability of public facilities at adopted levels of service needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for the evaluation of capital improvements established in this element.~~

~~**Policy 1.1.5:** It is the policy of the City of Treasure Island to set a capital improvements cost threshold of $25,000 for projects to be included in the *Capital Improvements Element* of this comprehensive plan.~~

~~**Policy 1.1.6:** Existing and anticipated capacity deficiencies identified in other elements of this plan shall be corrected according to the financially feasible Schedule of Capital Improvements adopted through this *Capital Improvements Element* policy.~~

~~**Policy 1.1.7:** The City shall periodically examine the cost benefit of providing solid waste management by franchise collectors.~~

Policy 1.1.8~~2~~: The City shall consider the utilization of public or private ~~any federal, state, and/or local~~ grant~~s~~ funding ~~programs~~ or private funds to finance capital improvements ~~when such is recommended during any regular City Commission meeting~~, when feasible.

Policy 1.1.3: The City shall coordinate with Pinellas County, other agencies, the water management district, and other municipalities that provide public facilities within the City's jurisdiction to ensure projects are funded equitably.

Policy 1.1.4: The City shall, when appropriate, consider the adoption of impact fees assessments, user fees, or other funding mechanisms.

Policy 1.1.5: The City staff, shall issue development orders only when required capital facilities are present or will be available concurrent with the impact of development.

Policy 1.1.6: As a part of the capital improvement planning process, public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their

cost; and c) minimize their impacts on the natural environment, to the extent feasible.

Policy 1.1.7: The City will not give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements unless the project pays a proportional share of the costs of these improvements, or an alternate agreement is reached.

Policy 1.1.8: The City will prepare and adopt each year a five-year capital improvements program, to include all projects which entail expenditures of at least $25,000 and a life of at least five years.

Policy 1.1.9: The City will use developer contributions, including impact fees, to help fund the cost of public facilities needed to serve new development and redevelopment.

~~**Measure:** Implementation of policies.~~

~~**Type of Project & Name**~~	~~**Total**~~	~~**FY 99**~~	~~**FY 2000**~~	~~**FY 01**~~	~~**FY 02**~~	~~**FY 03**~~
~~***Sewer Service***~~						
~~Manhole and Line Rehabilitation~~	~~1,759.0~~	~~734.0 WF~~	~~246.0 WF~~	~~258.0 WF~~	~~271.0 WF~~	~~250.0 WF~~
~~***Drainage Improvements***~~						
~~West Gulf Area Storm Sewer Improvement~~	~~150.0~~	~~150.0 SF~~				
~~Misc. Sewer Improvements~~	~~50.0~~					~~50.0 SF~~
~~***Transportation***~~						
~~Road Resurfacing~~	~~383.0~~	~~94.0 GT~~	~~80.0 GT~~	~~69.0 GT~~	~~70.0 GT~~	~~70.0 GT~~
~~Treasure Island Causeway Replacement Feasibility Study~~	~~1,000.0~~		~~1,000.0 CF~~			
~~***Recreation/Open Space***~~						
~~Tennis Courts and Lighting~~	~~81.0~~	~~81.0 LO~~				
~~Treasure Island Beach~~	~~300.0~~	~~300.0 LO~~				

~~Center~~						
~~Fund Summary~~						
~~Causeway Fund~~	~~1,000.0~~		~~1,000.0~~			
~~County Gas Tax Fund~~	~~383.0~~	~~94.0~~	~~80.0~~	~~69.0~~	~~70.0~~	~~70.0~~
~~Local Option Sales Tax~~	~~381.0~~	~~381.0~~				
~~Stormwater Mgt. Fund~~	~~200.0~~	~~150.0~~				~~50.0~~
~~Water Poll. Control Fund~~	~~1,759.0~~	~~734.0~~	~~246.0~~	~~258.0~~	~~271.0~~	~~250.0~~
~~Totals~~	~~3,723.0~~	~~1,359.0~~	~~1,326.0~~	~~327.0~~	~~341.0~~	~~370.0~~

~~Source: City of Treasure Island Five Year Capital Improvement Program (FY 1999 to FY 2003~~)

~~Debt Management~~

~~The City shall manage its debt in a manner to retain the integrity of its fiscal resources.~~

~~Policy 1.2.1:~~ ~~When it is necessary for the city to incur debt in order to provide needed capital improvements to maintain adopted levels of service (LOS), the City shall give particular consideration to all factors that will achieve the highest possible rating of the national bond rating services and that will secure the lowest net interest cost for the indebtedness incurred.~~

~~Policy 1.2.2~~~~: The City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.~~

~~Policy 1.2.3~~~~: Where possible, special assessment, revenue, or other self supporting bonds will be used instead of general obligation bonds.~~

~~Policy 1.2.4~~~~: Borrowing power shall only be exercised upon an affirmative vote of four fifths (4/5) majority of the City Commission, and if required by the state constitution, by affirmative vote of the electors of the municipality, subject only to the following conditions:~~

~~The outstanding debt of the city, excluding debt directly related to the Treasure Island Causeway, shall not exceed three and one-half (3½) percent of the city's annual assessed valuation of the total taxable property within the City of Treasure Island. No single project shall be approved for debt financing by the City Commission without an affirmative vote of the electors of the municipality, if the cost of said project shall exceed fifteen (15) percent of the three and one-half (3½) percent debt limitation set out above.~~

~~The total annual debt service of the city, including required reserves but excluding alldebt service revenue relating directly to the Treasure Island Causeway, shall never exceed~~

~~twenty (20) percent of the annual total revenue of the city from all sources,excluding causeway revenues and federal and state revenue sharing funds.~~

~~In accepting any bid on the obligations of the city, the Commission shall be required to accept the bid which produces the lowest net interest cost for the indebtedness incurred, but the Commission shall have the power to refuse all bids.~~

~~In the preparation of any bond, the Commission shall give particular considerationto all factors that will achieve the highest possible rating of the national bond ratingservice, and that will secure the lowest net interest cost for the indebtedness incurred.~~

~~Measure: Implementation of policies and consistency with Florida law~~

Objective 1.2: Maintain Asset Management Programs

The City shall utilize the concepts of Asset Management to proactively maintain sanitary sewer, stormwater, transportation, buildings, significant structures, and recreational facilities.

Policy 1.2.1: The City will maintain an inventory of significant City-owned capital facilities, to include information on type, capacity, location and condition.

Policy 1.2.2: The City will maintain a program of regularly scheduled inspections of all capital facilities to monitor and record the condition of each.

Policy 1.2.3: Condition assessments shall be used to determine the improvements needed and to prioritize the improvements in a cost-effective manner to extend the life of the asset.

Policy 1.2.4: Asset management programs should be maintained and updated at least every five years.

Objective 1.3: Maintenance of Adopted Level-of-Service Standards

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and to provide needed capital improvements for future development and redevelopment, to address the goals of other comprehensive plan elements and to maintain ~~at~~ adopted levels of service. ~~as specified in the elements of this comprehensive plan.~~

~~**Policy 1.3.1:** The City shall work with other governmental jurisdictions to establish a strategyto ensure that the entire cost of providing necessary capital facilities, at adopted levels of service,for any future development or redevelopment within the jurisdiction shall not be borne by existing residents.~~

Policy 1.3.1: The City shall ensure the level of service standards established in the comprehensive plan through regular evaluation of facilities and assets and programming of

improvements as needed.

Policy 1.3.2: Upon any adoption of updated standards, the City will concurrently evaluate and adjust as needed its Capital Improvements Program to ensure that the capacity of facilities will meet the City's updated level of service standards.

~~**Policy 1.3.3:** The City shall, when appropriate, consider the adoption of impact fees in cooperation with other levels of government.~~

~~**Policy 1.3.4:** The city staff, at the direction of the City Commission, shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.~~

~~**Policy 1.3.5:** The adopted levels of service for public facilities within the jurisdiction of the City of Treasure Island shall be those adopted in the other elements of this plan and Policy 1.5.4 of this *Capital Improvements Element*.~~

~~**Measure:** Maintenance of levels of service~~

Objective 1.4: Coastal High Hazard Area

Public expenditures that support development in Coastal High Hazard Areas shall be limited to those improvements ~~included in this~~ supported by the adopted comprehensive plan or determined by the City Commission to be an overriding public benefit.

Policy 1.4.1: Public f ~~F~~unds shall not be expended in the Coastal High Hazard Area, except as ~~may be~~ deemed appropriate by the City to renew and replace public facilities in order to maintain adopted levels of service.

Policy 1.4.2: ~~Development~~ Developers shall fund required improvements generated by new development~~s~~ in the Coastal High Hazard Area, if the City Commission determines that those improvements are in the best interest of the City.

Objective 1.5: Concurrency Management ~~System~~

The City of Treasure Island shall provide, or require provision of, needed infrastructure for development and redevelopment concurrently with their impacts through the use of a concurrency management system, impact fees, implementation monitoring of the comprehensive plan, and enforcement of development regulations.

Policy 1.5.1: Land development regulations pertaining to concurrency management shall be amended to reflect section 163.3180, Florida Statutes and this policy.

Policy 1.5.2: The City shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service requirements as established and adopted in ~~the~~ ~~financially feasible~~ ~~*Capital Improvements Element*~~ of this comprehensive plan.

~~**Policy 1.5.2:** Development orders and permits shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.~~

~~**Policy 1.5.3:** The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities.~~

Policy 1.5.34: The City ~~of Treasure Island~~ shall ~~use~~ maintain the ~~following~~ levels of service provided in the comprehensive plan elements to determine the impacts of development and redevelopment.

~~Roads:~~

~~The operational level of service "D" peak hour shall be the standard for all arterial and collector roads within the city.~~

~~Sanitary Sewer:~~

~~The adopted level-of-service standard is 170 gallons per capita a day.~~Solid Waste:

~~The adopted level-of-service standard is 3.34 pounds per capita a day, excluding recycled materials.~~

~~Drainage:~~

~~The level of service "C", as described in the *Treasure Island Master Drainage Plan*, shall be the standard for flood control and stormwater management within the city. In addition, the following conditions shall be met:~~

- ~~Stormwater retention systems shall be designed to accommodate a 25-year, 24-hourstorm event.~~
- ~~Stormwater conveyance devices (e.g., drainage pipes) shall be designed to accommodate a three-year storm event.~~
- ~~The City shall require that the stormwater discharge rate for a post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, that which would occur from the site under existing conditions for the design storm.~~
- ~~Runoff shall, to the extent practicable, not be directly discharged into open~~
- ~~waters.~~
- ~~The land development regulations shall contain provisions which ensure that alldevelopment activity, excluding single-family homes, shall retain the first one inch ofrainfall on-site.~~

Potable Water:

The adopted level-of-service standard is 125 gallons per capita a day until the year 2004. Effective in 2005, the adopted level-of-service standard will decrease to 120 gallons per capita a day.

Coastal Management

- New development or redevelopment approvals shall require that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions.
- The City shall protect the natural functions of the 100-year flood plain so that flood- carrying and flood storage capacity are maintained.
- The City shall adhere to the impervious surface ratios defined in Objective 1.1 and associated policies of the *Future Land Use Element*, in order to minimize runoff and stabilize water quality.

Parks and Recreation:

The standards shown in Tables 1 and 2 shall be the adopted parks and recreation facilities level-of-service standards.

Table 1
Level-of-Service Standards for Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini Park	2 - 3 block area per 2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile per 5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles per 5,000	All facilities found in the neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre per 1,000	Passive recreation area, trails, and commemorative structures optional.

~~Beach~~	~~1 access per 0.5 mile of~~	~~Walkways, parking, and rest rooms~~

~~Table 2~~
~~Level-of-Service Standards for Specific Activities~~

~~Activity~~	~~Per Person LOS Standard~~
~~Baseball/Softball~~	~~1 field per 6,000~~
~~Basketball~~	~~1 court per 5,000~~
~~Beach Activities~~	~~1 mile beach per 25,000~~
~~Bicycling~~	~~1 mile of trail per 5,000~~
~~Boating~~	~~1 boat ramp/dock per 5,000~~
~~Fishing (from land)~~	~~1 site per 5,000~~
~~Golf~~	~~1 9-hole course per 25,000~~
~~Jogging/Walking~~	~~1 exercise/parcourse trail per 15,000~~
~~Picnicking~~	~~1 acre per 6,000~~
~~Tennis~~	~~1 court per 2,000~~

Policy 1.5.4~~5~~: The City ~~of Treasure Island~~ shall adopt and incorporate into its land development regulations a monitoring system designed to ensure adherence to adopted ~~continued enforcement of~~ levels of service, and provision of required public facility capacity.

~~**Policy 1.5.6:** The monitoring system shall be reviewed on an annual basis together with the review of the *Capital Improvements Element* and shall be updated the year prior to preparation of the required Evaluation and Appraisal Report.~~

~~**Policy 1.5.7:** Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to the following:~~

- ~~The public facilities are in place at the time of issuance of the certificate of occupancy; or~~
- ~~The provision of the facilities is guaranteed in an enforceable development agreement~~

~~pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place at the time of certificate of occupancy issuance.~~

~~**Policy 1.5.8:** Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to the following:~~

- ~~The facilities and services are in place or under construction at the time of~~

~~**Policy 1.5.9:** Developments or redevelopments requiring the use of roads shall receive development orders subject to:~~

- ~~The public facilities being in place or under construction at the time of issuance of the certificate of occupancy; or~~
- ~~The development order is issued conditioned on the necessary facilities and services being in place or under construction not more than three years after certificate of occupancy issuance as provided in the Schedule of Capital Improvements.~~

~~**Policy 1.5.10:** The Schedule of Capital Improvements may include projects listed in the firstthree years of the Florida Department of Transportation five-year work program.~~

~~**Policy 1.5.11:** The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.~~

~~**Policy 1.5.12:** The elimination, deferral, or delay of construction of any road or service which is needed to maintain adopted level-of-service standards, and which is listed in the Schedule of Capital Improvements, shall require amendment of the comprehensive plan.~~

Policy 1.5.~~13~~6: Developments or redevelopments consisting of low-density residential dwellings, to be constructed on existing lots in subdivisions approved for such uses (residential infill), shall be considered de minimis and exempt from concurrency review. ~~Other developments or redevelopments shall be considered to have de minimis impacts and be exempt from concurrencyreview provided they comply with all of the following:~~

- ~~The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway may not exceed one percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.~~
- ~~The net increase in traffic (peak hour) generated by the proposed development, added to the total net increases in peak-hour traffic generated by all previously-approved de minimis exemptions on any affected roadway, may not exceed ten percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.~~
- ~~The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway designated as a hurricane evacuation route may not cause the actual level of service of the roadway to fall below the adopted peak-hour level-of-service standard.~~

Policy 1.5.7: The City shall develop a procedure to calculate compliance with the levels of service established in this comprehensive plan and shall follow the procedure to review development applications. The land development regulations will contain the formulas for calculating compliance plus tables which provide generation rates. Alternative methods

acceptable to the City Manager may also be used by the applicant for levels of service subject to concurrency requirements.

~~**Measure:** Adoption and implementation of a concurrency management system~~

Objective 1.6 Water Supply Planning

Appropriate mechanisms will be developed and adopted consistent with Pinellas County in order to assure that adequate water supplies are available to all water users.

Policy 1.6.1: In coordination with Pinellas County, assure that adequate water supplies and potable water facilities meeting the adopted level of service shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

Policy 1.6.2: The City shall implement the policies and goals described in the 10-Year Water Supply Facilities Plan.

Objective 1.7 Multi Modal Impact Fees

Maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.7.1 In coordination with the County-wide Multimodal Impact Fee Ordinance, the City shall collect impact fees for new development and redevelopment based on the adopted Multimodal Impact Fee Schedule in Chapter 150, Impact Fees, of the Pinellas County Land Development Code.

Policy 1.7.2 Multimodal Impact Fee credit shall be given for previous Transportation Impact Fees paid for permitted uses as determined in the land development regulations.

Policy 1.7.3 The City will give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements under the County-wide Multimodal Impact Fee Ordinance only if the project pays a proportional share of the costs of these improvements in accordance with the Multimodal Impact Fee Program and upon the issuance of a City approved permit.

PROPERTY RIGHTS ELEMENT

Introduction

The City's Property Rights Element is to provide for guidance on decision making subject to state law and local ordinances to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

Goal:

The City shall consider all relevant information including property owner rights and the public's health safety and welfare.

Objective 1.1: The City will ensure private property rights are considered in local decisions making.

Policy 1.1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;

Policy 1.1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;

Policy 1.1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and

Policy 1.1.4 The right of a property owner to dispose of his or her property through sale or gift.

Legend

- Single Family
- Duplex-Triplex/Multi-Family
- Commercial-Office
- Hotels
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Conservation/Preservation
- Submerged Land
- Parking
- Planned Unit Development
- Vacant
- Club, Lodge, Union Hall, Civic Club, Health Spa

LU-1 Existing Land Use

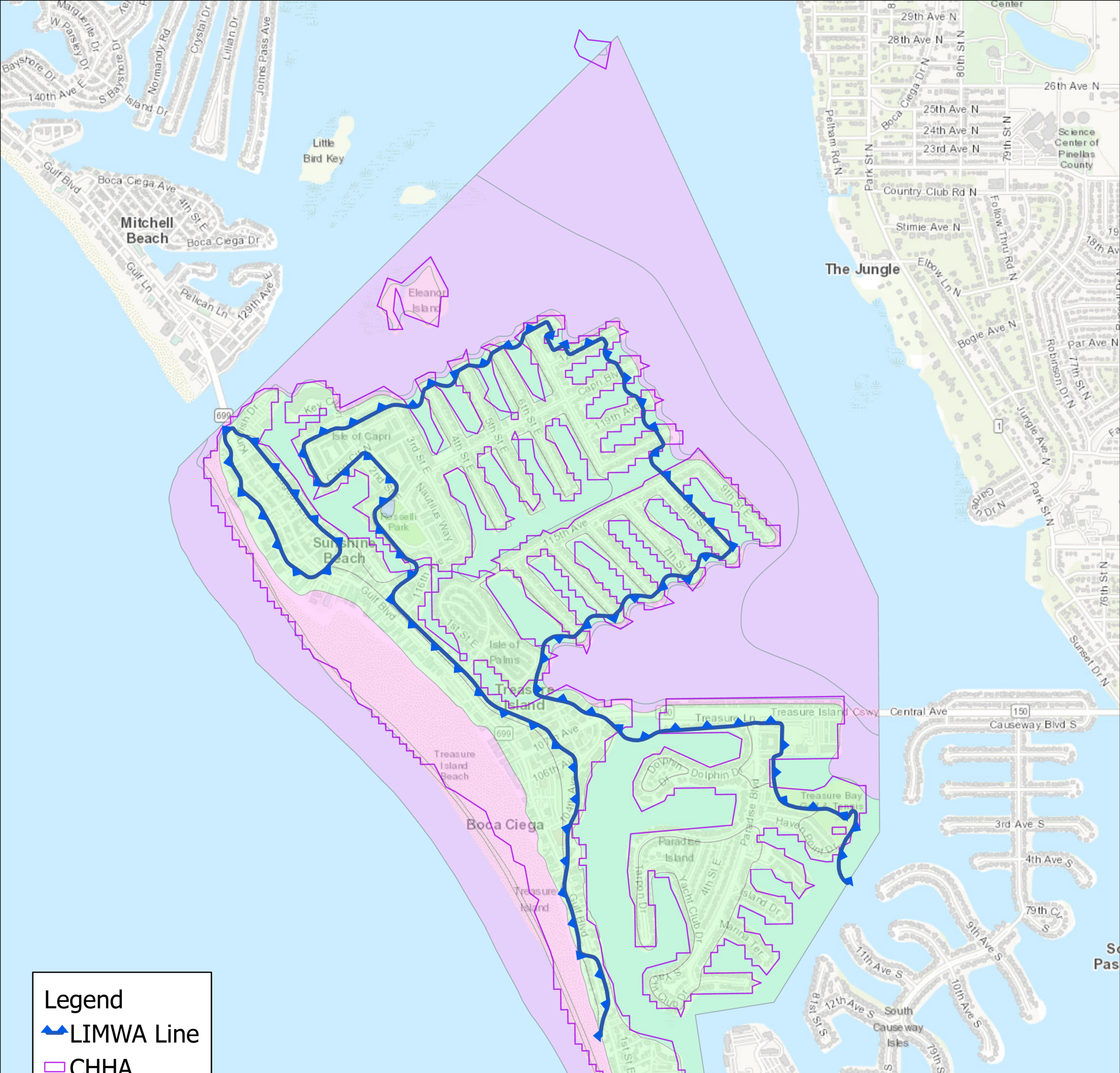
City of Treasure Island, FL

Last updated on Monday, July 18, 2022

N

0 0.25 0.5 1 Miles

State of Florida, Maxar, Pinellas County Property Appraiser



LU-2 Flood Zones, Flood Plains and CHHA


LU-3 SOIL ASSOCIATIONS
Soil Type
Kesson Fine Sand
Matlacha & St. Augustine Soils and Urban Land
Palm Beach Fine Sand
Urban Land
Beaches
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community

LU-4 Future Land Use

Legend

- Residential Urban (RU)
- Residential Medium (RM)
- Resort Facilities Medium (RFM)
- Resort Facilities High (RFH)
- Commercial General (CG)
- Preservation (P)
- Recreation/Open Space (R/OS)
- Institutional (I)
- Transportation/Utility (T/U)
- Planned Redevelopment Mixed-Use (PR-MU)

City of Treasure Island, FL

Last updated on June 6th, 2022

0 0.2 0.4 0.8 Miles

N

County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, FEMA

Legend

John's Pass Mound

LU-5 Historic Resources

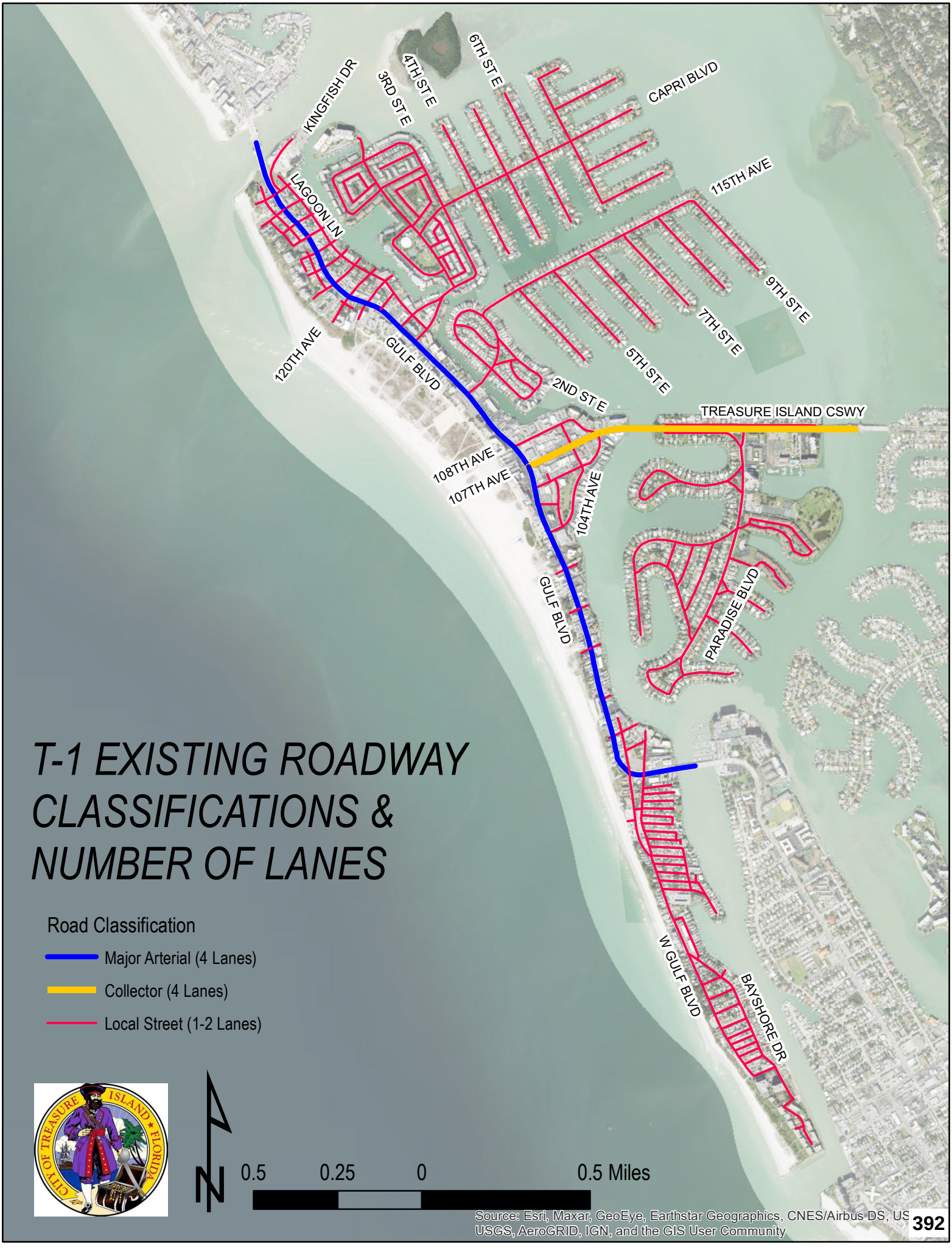
City of Treasure Island, FL

Last updated on June 9th, 2022

0 0.2 0.4 0.8 Miles

N

Sources: Florida Master Site File, County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA


KINGFISH DR
4TH ST E
3RD ST E
6TH ST E
CAPRI BLVD
115TH AVE
LAGOON LN
9TH ST E
7TH ST E
5TH ST E
120TH AVE
GULF BLVD
2ND ST E
TREASURE ISLAND CSWY
108TH AVE
107TH AVE
104TH AVE
GULF BLVD
PARADISE BLVD
W GULF BLVD
BAYSHORE DR
T-1 EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES
Road Classification
Major Arterial (4 Lanes)
Collector (4 Lanes)
Local Street (1-2 Lanes)
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-2 EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES

PSTA Routes

Suncoast Beach Trolley

Truck Routes

No Trucks

Unrestricted Through Route

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-3 EXISTING BICYCLE & SIDEWALK FACILITIES

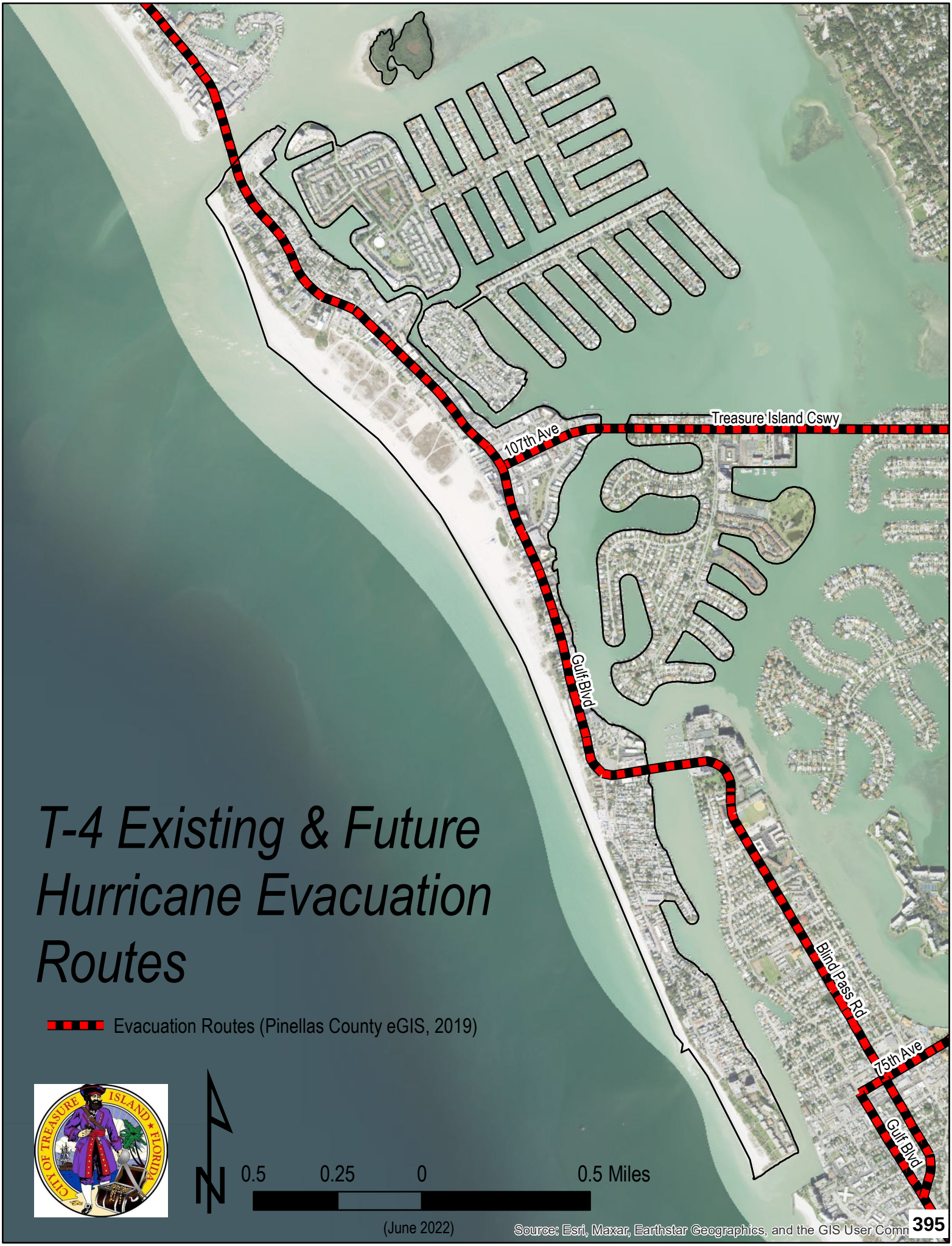
Source: City of Treasure Island

- Bike Racks
- Bike Routes
- Sidewalk

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-4 Existing & Future Hurricane Evacuation Routes

Evacuation Routes (Pinellas County eGIS, 2019)

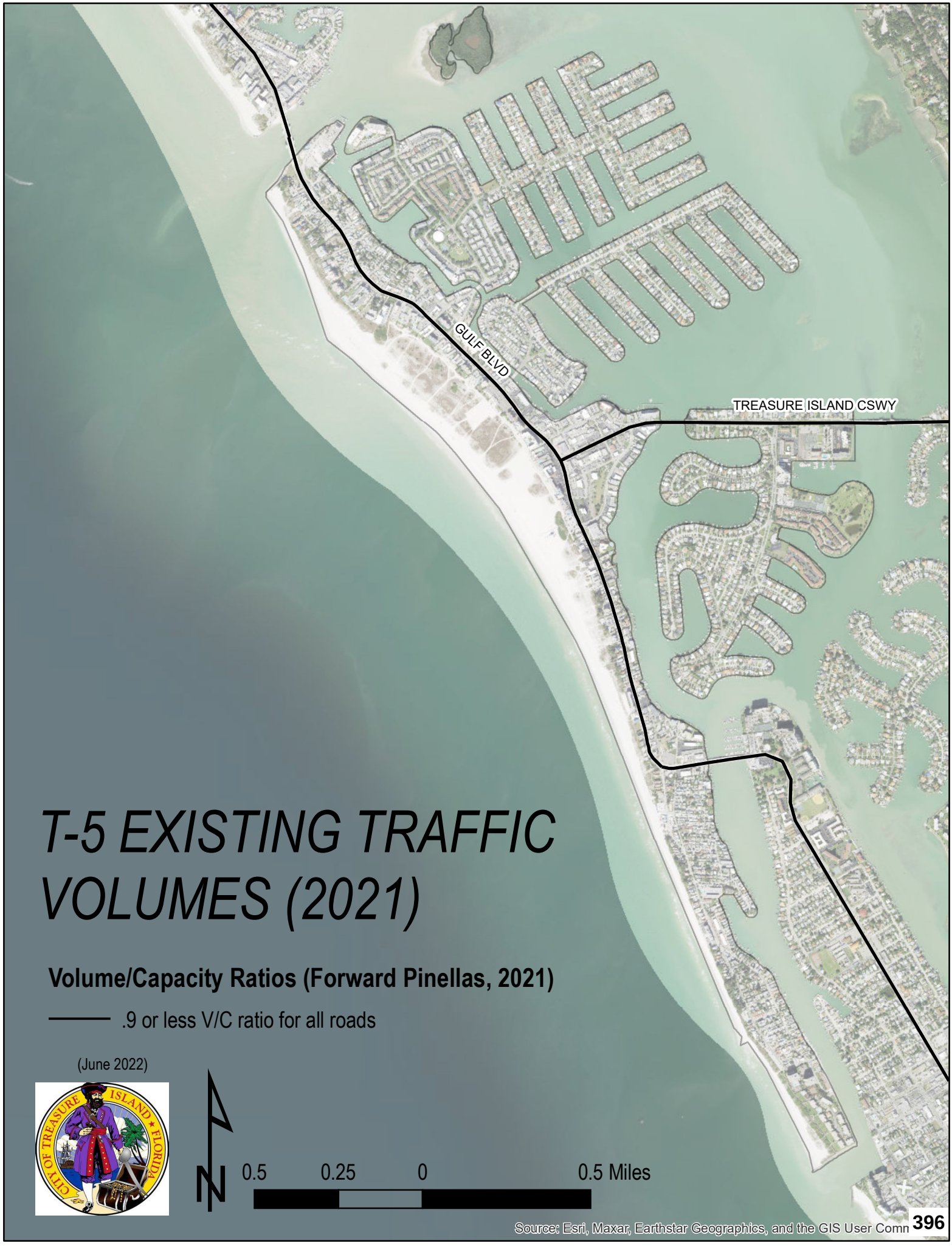
CITY OF TREASURE ISLAND FLORIDA

N

0.5 0.25 0 0.5 Miles

(June 2022)

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-5 EXISTING TRAFFIC VOLUMES (2021)

Volume/Capacity Ratios (Forward Pinellas, 2021)

——— .9 or less V/C ratio for all roads

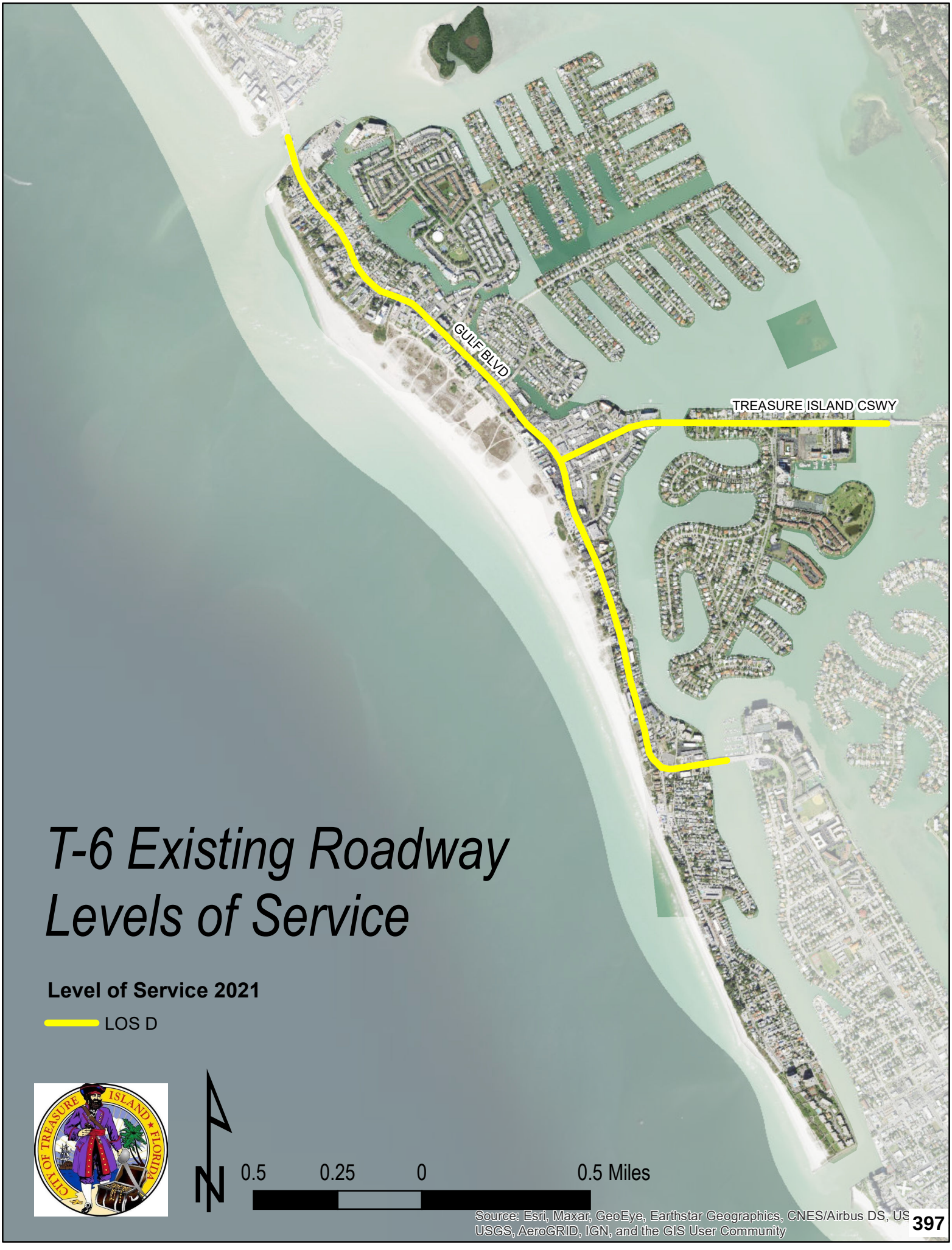
(June 2022)

CITY OF TREASURE ISLAND ★ FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-6 Existing Roadway Levels of Service

Level of Service 2021

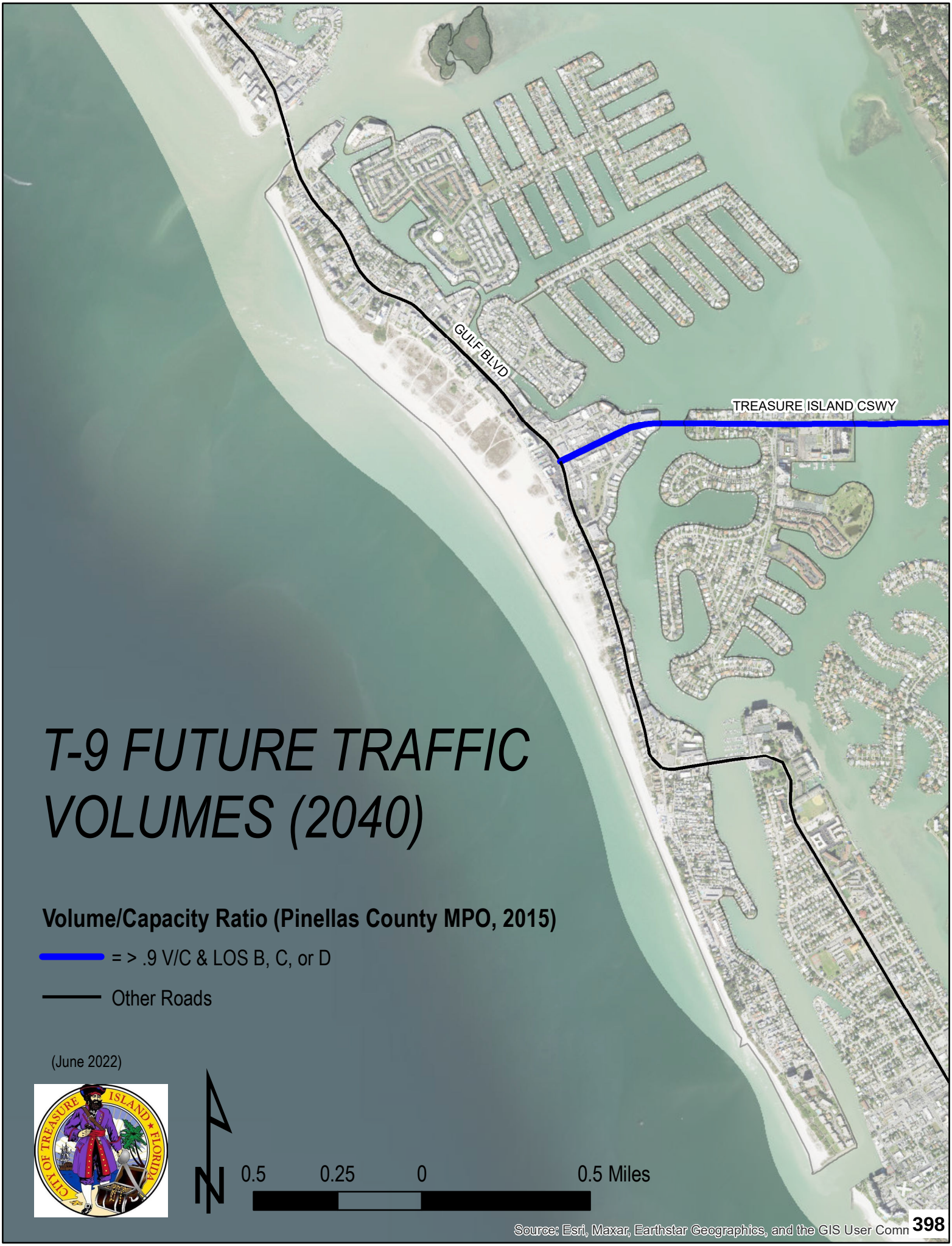
LOS D

CITY OF TREASURE ISLAND ★ FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-9 FUTURE TRAFFIC VOLUMES (2040)

Volume/Capacity Ratio (Pinellas County MPO, 2015)

= > .9 V/C & LOS B, C, or D

Other Roads

(June 2022)

CITY OF TREASURE ISLAND FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-10 Future Roadway Levels of Service

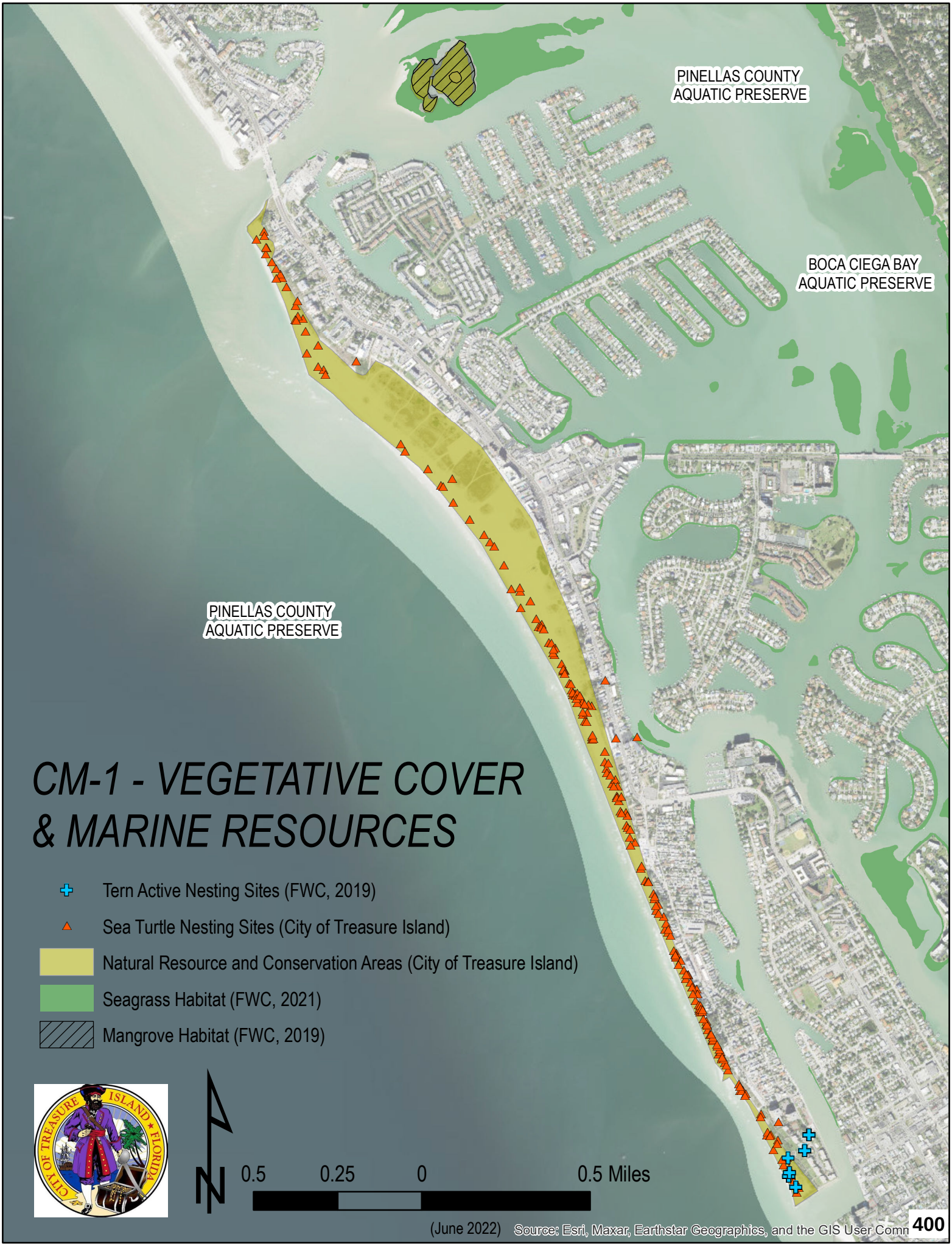
Level of Service 2040

LOS B

This data is from a 2015 projection. Forward Pinellas (MPO) has indicated that they now believe that forecasting this far in advance is not reliable In addition FDOT has requested that the MPO not forecast for FDOT roads unless a traffic study has been conducted.

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community


PINELLAS COUNTY
AQUATIC PRESERVE
BOCA CIEGA BAY
AQUATIC PRESERVE
PINELLAS COUNTY
AQUATIC PRESERVE
CM-1 - VEGETATIVE COVER
& MARINE RESOURCES
Tern Active Nesting Sites (FWC, 2019)
Sea Turtle Nesting Sites (City of Treasure Island)
Natural Resource and Conservation Areas (City of Treasure Island)
Seagrass Habitat (FWC, 2021)
Mangrove Habitat (FWC, 2019)
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
(June 2022)
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm
400


Elnor Island
Rosselli Park
Triangle Park
Treasure Lane Triangle
McLaughlin Park
Treasure Island Park
Treasure Bay Golf & Tennis Center
Island Drive Triangle
Marina Terrace Triangle
Yacht Club Drive Triangle
Sunset Vista Park
Weckesser Park
Beach Pavilion
PROS-1 PUBLIC & RECREATION FACILITIES
(Source: City of Treasure Island)
Park, Recreation Facility
Water Access
Open Space
CITY OF TREASURE ISLAND FLORIDA
N
0.5 0.25 0 0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US
USGS, AeroGRID, IGN, and the GIS User Community

0000280998-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE NO. 2022-07** was published in said newspaper by print in the issues of: **4/ 5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** 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 not 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 Affiant

Sworn to and subscribed before me this **.04/05/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

Notary Public State of Florida
Carol A. Chewning
My Commission HH 377776
Expires 3/23/2027

LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING AMENDING THE TEXT AND MAPS OF THE ENTIRE COMPREHENSIVE PLAN

The City Commission of the City of Treasure Island, Florida will hold a public hearing on the following ordinance.

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TEXT AND MAPS OF THE ADOPTED COMPREHENSIVE PLAN TO REFLECT CHANGES IN THE STATE REQUIREMENTS CONSISTENT WITH SEC. 163.3191 FLORIDA STATUTES AND THE CHANGES IN CURRENT CONDITIONS AND COMMUNITY VISION; AMENDING EIGHT EXISTING ELEMENTS INCLUDING FUTURE LAND USE; TRANSPORTATION; HOUSING; INFRASTRUCTURE; COASTAL MANAGEMENT, CONSERVATION AND RESILIENCY; PARKS, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; ADDING ONE NEW ELEMENT, PROPERTY RIGHTS; AMENDING OR UPDATING FOURTEEN MAPS INCLUDING LU-1 - EXISTING LAND USES; LU-2 - FLOOD ZONES, FLOODPLAINS, & CHHA; LU-3 - SOIL ASSOCIATIONS; LU-4 - FUTURE LAND USE MAP; LU-5 - HISTORIC RESOURCES; CM-1 - VEGETATIVE COVER & MARINE RESOURCES; T-1 - EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-2 - EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES; T-3 - EXISTING BICYCLE & SIDEWALK FACILITIES; T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES, T-5 - EXISTING TRAFFIC VOLUMES; T-6 - EXISTING ROADWAY LEVELS OF SERVICE; T-9 - FUTURE TRAFFIC VOLUMES; T-10 - FUTURE ROADWAY LEVELS OF SERVICE; REVISING AND RENAMING ONE MAP, PROS-1 PUBLIC AND RECREATIONAL FACILITIES; REMOVING FOUR MAPS INCLUDING B-1 – BUSINESS DISTRICT; B-2 - JOHN'S PASS REDEVELOPMENT AREA; T-7 – FUTURE ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-8 - FUTURE BICYCLE & SIDEWALK FACILITIES; REMOVING THE DATA AND ANALYSIS FROM THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, April 18, 2023, at 6:00 PM in the Treasure Island City Hall Auditorium, 120 108th Avenue, Treasure Island, Florida, 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. A copy of the Ordinance is available at the office of the City Clerk, City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday.

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 120 108th Avenue, 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.



The proposed ordinance is applicable citywide as indicated by the map shown.

4/5/2023 0000280998-01

AGENDA ITEM NO. J.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Resolution 2023-03, Amending Resolution 2022-01, Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations
BACKGROUND:	On March 22, 2022, Resolution 2022-01 was approved updating the Parks and Recreation facilities rental policy for historically recognized non-profit, volunteer groups and organizations.
POLICY/PURPOSE:	Amend Resolution 2022-01 addressing free utilization of the Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations.
STRATEGIC PLAN RELEVANCE:	Community Road Map, GOAL 1 Promote a socially connected community through the implementation of the Master Park Plan; OBJECTIVE 3, Expand programming opportunities and unique community events. Financial and Economic Development Road Map, GOAL 1 Foster a vibrant business community; OBJECTIVE 1, Identify opportunities to cultivate an environment to help local businesses thrive. GOAL 2 Maximize the utilization of City resources, OBJECTIVE 1, gain an understanding of how resources/assets are valued by the community.
ANALYSIS/DISCUSSION:	Pursuant to the City's Fee Schedule, the City Commission designates free use of certain city-owned facilities to any City of Treasure Island nonprofit, volunteer group that serve for the betterment of the City of Treasure Island and who is comprised

of Treasure Island residents, property owners and business owners.

Staff recommends amending Resolution 2022-01 by replacing it with Resolution 2023-03 to include the following City of Treasure Island nonprofit and volunteer organizations.

- City of Treasure Island
- TI Adopt-A-Beach - **change organization name to Keep Pinellas Beautiful/Adopt-A-Beach**
- Treasure Island Historical Society - update to include **free use of facilities for monthly board meetings**
- Life Intervention Focus Team (L.I.F.T.) - **add to include free use of facilities for monthly board meetings and for fundraising events at the discretion and approval of the City Manager**

The City's sign code allows for an exemption by the City Manager and one was created to allow the organizations referenced in this Resolution to register the posting of temporary signs to advertise public events.

FUNDING: Estimated revenues reflecting any policy changes will be incorporated in the FY 2024 proposed budget.

MOTION: I move to amend Resolution 2022-01 Parks and Recreation Facilities Rental Policy for Historically Recognized Not-For-Profit Groups and Organizations and replace it with Resolution 2023-03.

ATTACHMENTS:
Res 22-01.pdf
Res 2023-03, Parks and Recreation Facilities Rental Policy for Not-for-Profy Volunteer Groups and Organizations.pdf

RESOLUTION NO. 2022-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND RESCINDING RESOULTIONS 83-19, 00-90, 10-09 AND 15-87 AND UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR-PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 83-19, 00-09,10-09 and 15-87 are antiquated and require an update; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Historically Recognized Group	**Frequency/Type of Use**
Treasure Islettes	Monthly board and general meeting/function; Weekly Bingo Games
Civic Associations (Isle of Capri, Isle of Palms, Paradise Island and Sunset Beach)	Monthly board and general meeting/function
Treasure Island Art Guild	Monthly board and general meeting Monthly Painting Exchanges during (September-May)
Gulf Beaches Rotary Club	Annual Golf and Tennis Challenge Annual Easter Egg Hunt
John G. Doran American Legion Post 158	Two free uses of city facilities per calendar year
TI Historical Society	Two free uses of city facilities per

	calendar year; Storage and office space in the City Center
Treasure Island and Madeira Beach Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Treasure Island Adopt-A-Beach	Free use of facilities for meetings at the discretion and approval of the City Manager not to exceed two free uses per calendar year
Treasure Island Focus Group	Free use of Garden Room for monthly general meetings

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

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

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

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

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

Section 4. Additionally, the City Commission designates that the City Center Banquet Room may be rented by the volunteer and non-profit groups designated in this Resolution for the established Non-Profit Rate of one-third off the rental rate.

Section 5. Resolutions 83-19, 00-09,10-09 and 15-87 are hereby repealed and replaced with this Resolution.

Section 6. This Resolution is effective upon the approval of FY2023 Adopted Fee Schedule.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the 22nd day of March 2022 by Commissioner Partridge who moved its adoption, was seconded by Commissioner Toth and upon roll call, the vote was:

YEAS: Toth, Doctor, Partridge, Wetzel + Payne

NAYS: —

ABSENT OR ABSTAINING: —

Tyler Payne, Mayor

Ruth Nickerson

Ruth Nickerson, City Clerk

CITY OF TREASURE ISLAND * FLORIDA
SEAL
INCORPORATED
1955

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND AMENDING RESOLUTION 2022-01 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2022-01 require an update; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Gulf Beaches Rotary Club	Annual Golf and Tennis Challenge Annual Easter Egg Hunt
John G. Doran American Legion Post 158	Two free uses of city facilities per calendar year
Tl Historical Society	Free use of facilities for monthly meetings and up to two free uses of city facilities per calendar year; Storage and office space in the City Center
Treasure Island and Madeira Beach Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Keep Pinellas Beautiful/Adopt-A-Beach	Free use of facilities for meetings at the discretion and approval of the City Manager not to exceed two free uses per calendar year
Treasure Island Focus Group	Free use of Garden Room for monthly general meetings
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and fundraising events at the discretion and approval of the City Manager
City of Treasure Island	Free use of facilities for city events

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

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

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

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

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

Section 4. Additionally, the City Commission designates that the City Center Banquet Room may be rented by the volunteer and non-profit groups designated in this Resolution for the established Non-Profit Rate of one-third off the rental rate.

Section 5. Resolutions 2022-01 is hereby repealed and replaced with this Resolution.

Section 6. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the _____ day of _____ 2023 by Commissioner _____ who moved its adoption, was seconded by Commissioner _____upon roll call, the vote was:

YEAS:

NAYS:-

ABSENT OR ABSTAINING: -

_____
J. Tyler Payne, Mayor

_____
Celine Kidwell, City Clerk

AGENDA ITEM NO. J.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Mike Helfrich, Public Works
ITEM TYPE:	Contracts
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Authorize the City Manager for the Execution of a "Piggy-Back" Contract to Vortex Services, LLC for Pipeline Rehabilitation Services in the total amount of $180,000.
BACKGROUND:	Since 2019, the City has had a contract with Pipeline Rehabilitation company for the lining of laterals on Gulf Blvd. The previous contract has expired, and the City would like to have a contract for Pipeline Rehabilitation with Vortex Services, LLC. Previously the City focused our lateral lining project to the laterals that are north of 108th Ave on Gulf Blvd. Depending on the condition of the laterals, a Capital Improvement Plan budget will be established and provided in the Fiscal Year 2024 plan for Commission authorization.
POLICY/PURPOSE:	To request authorization from the City Commission to authorize the City Manager to execute a "Piggy-Back" Contract with Vortex Services, LLC.
STRATEGIC PLAN RELEVANCE:	**Goal 1:** Protect City assets to sustain the future of Treasure Island. O*bjective 1:* Assess status, and maintain City-owned infrastructure (seawalls, stormwater, sanitary sewer, roads and buildings).
ANALYSIS/DISCUSSION:	Currently, the City has 3 laterals north of 108th Ave on Gulf Blvd that require lining. The priority is to get these three lined. Then the City will clean and video the laterals on Gulf Blvd south of 108th Ave to determine the condition and priorities of the laterals prior to extending the lining of the laterals to the south end of Gulf Blvd.

The entire contract documents are too large to print out for this agenda package, however, the entire document is available for public review at City Hall.

FUNDING: Funding for this contract will be from Wastewater Fund #420-5350-63450.

MOTION:

I move for the City Commission approve / deny staff's recommendation to authorize the City Manager to execute a "Piggy-Back" Contract with Vortex Services, LLC for Pipeline Rehabilitation Services in the total amount of $180,000.

ATTACHMENTS:
23-017-PB-condensed for CC mtg.pdf

CONTRACT BETWEEN

THE CITY OF TREASURE ISLAND

AND Vortex Infrastructure Services, LLC

PERTAINING TO

Manholes, Structures, and Cured-In Place Rehab. & Inspec. Svcs.

CONTRACT NUMBER 23-017-PB

This Contract is made and entered into on the ____ day of _____, 20_____ ("**Effective Date**"), by and between the City of Treasure Island, a public body politic and corporate and organized and existing under the Laws of Florida whose address is: City of Treasure Island, 120 108th Avenue, Treasure Island, Florida, 33706 (**"CITY"**), and Vortex Infrastructure Services, LLC, whose address is 18150 Imperial Valley Dr. Houston, TX 77060 ("**CONTRACTOR**"), collectively (the "Parties") who hereby agree as follows:

WITNESSETH

WHEREAS, pursuant to its procurement policies and procedures, when in its best interest, the City is authorized to contract with vendors who were successful competitive bidders and subsequently entered into an agreement with other governmental entities pursuant to a "piggyback" procedure; and

WHEREAS, the CONTRACTOR has submitted a competitive proposal to The City of Miami Beach for Manholes, Structures - Rehab. & Inspection Svcs. in response to ITN-2020-191-ND; ("**Solicitation**"); and

WHEREAS, as the successful competitive bidder to the Solicitation, Contractor subsequently entered into a contract with the City of Miami Beach dated 1/21/2022 ("Original Contract"), which is attached hereto along with a copy of the Solicitation and copies of Contractor's response, the bid tabulation, and award—if applicable—as **Composite Exhibit A**; and

WHEREAS, the Original Contract provides and the Contractor agreed to make available to the City the prices submitted under the terms and conditions of the Original Contract, which the City desires

to piggyback off of as depicted on the scope of work, which is attached hereto as Exhibit B ("City Project"); and;

WHEREAS, Contractor represents and warrants that Contractor has acted at all times in accordance with the provisions of Florida law with respect to the Solicitation, its bid, and award; and

WHEREAS, Contractor is willing to perform the City Project pursuant to the terms of the Original Contract with only the modifications set forth herein so as to limitedly address the logistics of contracting with the City; and

WHEREAS, the City Commission of the City of Treasure Island has determined that there exists the need for the City Project and the City Commission desires to procure those services under the same terms, conditions, and specifications as of the Original Contract.

NOW THEREFORE, in consideration of the mutual benefits to the City and Contractor, the receipt and adequacy of which is hereby acknowledged, the following covenants are set forth, which the parties hereby agree to as follows:

1. The above recitals and all exhibits hereto are true and correct and are incorporated herein by reference. Contractor's representations and warranties set forth in the recitals as incorporated into this Agreement by this reference are a material component to the City's ability to enter into this Agreement. Contractor shall fully indemnify, defend, and hold harmless the City and its representatives, employees, officers, and commissioners, from any and all damages, causes of action, or claims of any kind related to Contractor's representations and warranties set forth herein, the veracity of such representations and warranties, and all matters related thereto.

2. The scope of work is identified in the Original Contract, and the Contractor's scope of work with the City is more specifically defined in Exhibit B attached hereto and incorporated herein. Contractor agrees to furnish all labor, equipment, machines, and the skill necessary for the entire work effort as set forth in the Original Contract to the satisfaction of the City or its duly authorized representative.

3. The terms and conditions of the Original Contract are hereby incorporated into this Agreement by reference. Contractor shall complete the City Project on the same terms, conditions, and scope as set forth in the Original Contract, except as specifically modified herein solely to account for the City as the purchaser. Such modifications shall not include any modification to the prices bid in response to the Solicitation or the scope of the work that will be provided. Contractor's work on the City Project shall at all times be at the same unit prices as set forth in the Original Contract.

4. In interpreting this Agreement and resolving any ambiguities or conflicts between this Agreement and the Original Contract, including any exhibits and/or addenda, this Agreement takes precedence over the Original Contract and its exhibits and/or addenda and any inconsistency between the Original Contract and its exhibits and/or addenda shall be resolved by giving precedence to the Original Contract.

5. The City agrees to pay the Contractor for services rendered in accordance with the primary structure set forth in the Original Contract and more particularly described in Exhibit B. Pursuant to all notice and invoicing requirements established by the Original Contract, notices and invoices under this Agreement will be submitted to:

The City of Treasure Island
Attention: Mike Munger
120 – 108th Avenue
Treasure Island, Florida 33706
Phone: (727)-547-4575
Email: Finance@mytreasureisland.org

or to such other address or facsimile number as the City may direct from time to time by written notice forwarded to the Contractor as provided above. All invoices shall be submitted in accordance with the Florida Prompt Payment Act, section 218.70, et seq, Fla. Statutes. All payments shall be due on the date established by the Florida Prompt Payment Act. Payment due date for purchase of goods or services other than construction services is net forty-five (45) days from the date an invoice submitted in accordance with the Florida Prompt Payment Act is received by the City. In the event of a disputed invoice, only that portion so contested will be withheld from payment and the undisputed portion shall be due and payable on the terms set forth herein. The City does not pay sales tax and will provide sales tax exemption information at the written request of Contractor, where necessary.

6. Prior to this Agreement taking effect, Contractor shall have in place the insurance coverages required by the Original Contract and shall provide certificates of insurance reflecting that the City, its agents, employees, and public officials are named as additional insureds. Prior to commencement of the City Project, Contractor shall have in place the bonds required by the Original Contract for the benefit of the City.

7. The Parties recognize that Contractor is an independent contractor. Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance nonperformance of the duties of the Contractor under

this Agreement, the enforcement of this Agreement, or resulting from the activities of the Contractor in any way connected to this Agreement, but only to the extent not solely due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Contractor's liability hereunder shall include all attorneys' fees and costs incurred by the City, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Contractor against the City, and Contractor hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Contractor to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by the City beyond the City's expressed written contractual obligations contained within this Agreement, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Agreement, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement or the Original Contract.

8. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Contractor on behalf of the City, Contractor shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("**Public Records**"), required by the City to perform the work contemplated by this Agreement; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion or termination of this Agreement, if Contractor does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this Agreement, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Contractor be transferred to the City, Contractor shall transfer, at no cost, to the City, all Public Records in possession of Contractor within thirty (30) days of such request or (ii) if no such request is made by the City, Contractor shall keep and maintain the Public Records required by the City to perform the work contemplated by this Agreement. If Contractor transfers all Public Records to the City pursuant to (d)(i) above, Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Contractor keeps and maintains Public Records pursuant to (d)(ii) above, Contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. Contractor understands and agrees that failure to provide access to public records will be a material breach of this Agreement and may result in termination. If Contractor does not comply with a Public Records request or does not comply with a Public Records request within a reasonable amount of time, the City may pursue any

and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Contractor is acting on behalf of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (727) 547-4575 EXT. 229, CITYCLERK@MYTREASUREISLAND.ORG, AND CITY HALL, 120 108TH AVE., TREASURE ISLAND, FL, 33706.

9. All notices required or made pursuant to this Agreement shall be made in writing and sent by certified return receipt requested mail, addressed to the following:

If to the City:	**If to the Contractor:**
City of Treasure Island, Florida	Vortex Services
Attn. City Manager	Attn: Shawn Ready
120 – 108th Avenue	5910 Hartford Street
Treasure Island, Florida 33706	Tampa, FL 33619

With required copy to:

City Attorney, City of Treasure Island, Florida

Bryant Miller Olive P.A.

One Tampa City Center, Suite 2700

Tampa, Florida 33602

Either party may change its above noticed address by giving written notice to the other party in accordance with the notice requirements above.

10. MISCELLANEOUS.

a. This Agreement represents the entire agreement. No prior discussions or negotiations will be enforceable, unless included in this Agreement.
b. This Agreement is not assignable. Any modification to this Agreement must be made in writing, executed by both Parties.

c. This Agreement will be governed and construed in accordance with the laws of the laws of the State of Florida. The Parties agree that venue for any state action arising under this Agreement shall lie solely in the courts located in Pinellas County, Florida, and for any federal action shall lie solely in the United States District Court, Middle District of Florida, Tampa Division.
d. It is understood and agreed by the Parties that if any part, term, or provision of this Agreement is held to be illegal or in conflict with any law, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.
e. The Parties represent and warrant that they have entered into this Agreement relying wholly upon their own judgment, belief, and knowledge of the nature, extent, effect, and duration of any actions, damages, and liability. The Parties represent that they have had the opportunity to discuss this matter with legal counsel of their choosing and are satisfied with its counsel and the advice received. This Agreement will be deemed and treated as drafted jointly by all the Parties. The Parties understand this Agreement's contents and agree that this Agreement will not be construed more strongly against any Party to the Agreement, regardless of who is responsible for its preparation or drafting. The Parties further declare and represent that no promise, inducement, agreement, or understanding not expressed in this Agreement has been made to an adverse party and that the terms of this Agreement are contractual and not a mere recital.
f. All words used in this Agreement in the singular will extend to and include the plural, and the use of any gender will extend to and include all genders. The term "including" is not limiting. The captions and headings in this Agreement are for convenience of reference only and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.
g. Each of the Parties to this Agreement covenants to the other Party to this Agreement that it has lawful authority to enter into this Agreement, that the governing or managing body of each of the Parties has approved this Agreement and that the governing or managing body of each of the Parties has authorized the execution of this Agreement in the manner set forth below.
h. This Agreement must be executed by the respective duly authorized officials and will take effect as of the Effective Date and remain in effect as provided in the Original Contract.
i. Contractor shall utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Contractor throughout the term of this Agreement; and (b) all persons, including subcontractors, retained or hired by Contractor, regardless of compensation, to perform work under this Agreement.
j. Pursuant to section 286.101, Florida Statutes, the Contractor shall disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the

Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Contractor's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. The Contractor represents that within one (1) year before proposing any contract to the City, the Contractor provided a copy of such disclosure to the Florida Department of Financial Services.

k. By executing this Agreement and each and every renewal (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that it is not participating in a boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement and as of the effective date of any renewal. Notwithstanding anything contained in this Agreement to the contrary, the City may terminate this Agreement immediately if: (1) Contractor is found to have submitted a false certification regarding (a) – (d) above in accordance with section 287.135(5), Florida Statutes, or (2) Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List as that term is defined and such list is maintained pursuant to Section 287.135, Florida Statutes, or is otherwise engaged in a boycott of Israel. Such termination shall be in addition to any and all remedies available to the City at law.

l. This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

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

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City and Contractor have caused this Agreement to be executed as of the Effective Date.

AS TO CONTRACTOR:

Witness:

Sheila Hilson

Signature

Sheila Hilson

Print Name

Vortex Services

Company Name

Shawn Ready

Printed Name

Witness:

Signature

Matthew McNab

Print Name

Senior RVP

Title

Signature

AS TO CITY OF TREASURE ISLAND, FLORIDA:

ATTEST:

City Clerk

City Manager

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Composite Exhibit A;

Contract no. 20-191-02

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND VORTEX INFRASTRUCTURE SERVICES, LLC. FOR MANHOLES, STURCTURES, AND CURED-IN PLACE REHABILITATION AND INSPECTION SERVICES PURSUANT TO ITN-2020-191-ND

1/21/2022 | 11:05 EST

This Professional Services Agreement ("Agreement") is entered into this _____ day of _____, 20____("Effective Date"), between the **CITY OF MIAMI BEACH, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, having its principal offices at 1700 Convention Center Drive, Miami Beach, Florida, 33139 (the "City"), and **VORTEX INFRASTRUCTURE SERVICES, LLC.,** a Delaware limited liability company whose address is 18150 Imperial Valley Drive, Houston, Texas 77060 ("Contractor").

SECTION 1
DEFINITIONS

Agreement:	This Agreement between the City and Contractor, including any exhibits and amendments thereto.
City Manager:	The chief administrative officer of the City.
City Manager's Designee:	The City staff member who is designated by the City Manager to administer this Agreement on behalf of the City. The City Manager's designee shall be the Rodolfo De La Torre, Public Works Operations Division Director.
Contractor:	For the purposes of this Agreement, Contractor shall be deemed to be an independent contractor, and not an agent or employee of the City.
General Conditions For Services and Construction Contracts:	The City's terms and conditions that shall be applicable to goods and services and construction agreements.
Services:	All services, work and actions by the Contractor performed or undertaken pursuant to the Agreement.
Fee:	Amount paid to the Contractor as compensation for Services.
Proposal Documents:	Proposal Documents shall mean City of Miami Beach ITN No. 2021-191-ND for Manholes Inspection and Rehabilitation Services, together with all amendments thereto, issued by the City in contemplation of this

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Agreement ITN and the Contractor's proposal in response thereto ("Proposal"), all of which are hereby incorporated and made a part hereof; provided, however, that in the event of an express conflict between the Proposal Documents and this Agreement, the following order of precedent shall prevail: this Agreement; the ITN; and the Proposal.

Risk Manager: The Risk Manager of the City, with offices at 1700 Convention Center Drive, Third Floor, Miami Beach, Florida 33139; telephone number (305) 673-7000, Ext. 6435; and fax number (305) 673-7023.

SECTION 2
SCOPE OF SERVICES

2.1 Terms & Conditions – Services. By virtue of executing this Agreement, Contractor agrees to be bound by and in compliance with the Terms and Conditions for Goods and Services incorporated herein, which may be found at the following link:
https://www.miamibeachfl.gov/city-hall/procurement/standard-terms-and-conditions/

Terms & Conditions – Construction. Contractor agrees to be bound by and in compliance with the Terms and Conditions for Construction (dated April 13, 2020), incorporated herein, which may be found at the following link:
https://www.miamibeachfl.gov/city-hall/procurement/standard-terms-and-conditions/

2.2 In consideration of the Fee to be paid to Contractor by the City, Contractor shall provide the work and services described in Exhibit "A" hereto (the "Services").

2.3 Conditional Assignment and Third-Party Beneficiary: Contractor shall conditionally assign to the City all of its right, title and interest in and to all agreements or warranties relating to the services including without limitation for manhole and structure rehabilitation; cured-in-place pipe rehabilitation for sewer and stormwater lines; circuit television inspection (CCTV); trenchless point repairs; and pipeline and manhole condition inspection/reports services ("Transferred Agreement(s)"). The Transferred Agreement(s) shall provide that in the event of any termination or default of this Agreement, City, in its sole and absolute discretion, may, upon written notice to the applicable transferee, assume the Transferred Agreement and thereafter, the Transferred Agreement shall continue in full force and effect as if a direct agreement between City and such transferee, such transferee will recognize City without any further action on the part of either City or such transferee, and such transferee will continue to perform all of its obligations, in accordance with such Transferred Agreement. Contractor shall include in its agreement with all potential transferees a consent to the conditional assignment language as provided herein. If City elects to succeed to the interest of Contractor under any such agreement, City will not be (i) liable for damages for any act or omission of Contractor, (ii) liable for any payments owed prior to the transfer, (iii) subject to any offsets or deductions that such transferee may have against Contractor, or (iv) bound by any amendment or modification of such agreement made without the prior written consent of City. In addition to the foregoing, the City shall be a third-party beneficiary to the agreements provided in this section and shall have the right to enforce such agreements directly to the extent the City may deem such enforcement necessary or advisable.

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SECTION 3
TERM

The term of this Agreement shall commence upon execution of this Agreement by the City and Contractor, which shall be the Effective Date and shall be in effect for two (2) years ("Initial Term"), plus three (3), one (1) year renewal options, to be exercised at the sole discretion of the City Manager (Initial Term and any renewals shall be collectively referred to as the "Term"). City shall provide Contractor with notice of renewal no later than thirty (30) days prior to the expiration of the initial term (or first renewal term, as applicable).

Notwithstanding the Term provided herein, Contractor shall adhere to any specific timelines, schedules, dates, and/or performance milestones for completion and delivery of the Services, as set forth in the timeline and/or schedule for a particular project referenced in the Purchase Order.

SECTION 4
FEE

4.1 In consideration of the Services to be provided, Contractor shall be compensated on a fixed fee basis, in accordance with the pricing established in Exhibit "B" Price List attached hereto.

4.2 Cost Escalation: Prices must be held firm during the initial term of the Agreement. During the renewal term, the City may consider prices increases no greater than the applicable Bureau of Labor Statistics (www.bls.gov) CPI-U index or 3%, whichever is less. The City may also consider increases based on mandated living wage increases. In considering cost escalation due to living wage increases, the City will only consider the direct costs related to living wage increases, exclusive of overhead, profit or any other related cost.

4.3 Licenses, Permits and Fees: Contractor shall be responsible for attaining permits for any work which requires permits. The City will only reimburse the Contractor for the initial review and one resubmission. Costs associated with additional resubmissions will not be reimbursed. Contractor shall not include permit fees on Price List. All licenses required by a municipality, governmental agency, or political subdivision shall be obtained by and paid for by the Contractor. Damages, penalties and or fines imposed on the City or the Contractor for failure to obtain required licenses, permits or fines shall be borne by the Contractor. Permit fees will be provided as a pass-through cost only.

4.5 INVOICING

Upon receipt of an acceptable and approved invoice, payment(s) shall be made within forty-five (45) days for that portion (or those portions) of the Services satisfactorily rendered (and referenced in the particular invoice).

Invoices shall include a detailed description of the Services (or portions thereof) provided, and shall be submitted to the City at the following address:

Accounts Payable: Payables@miamibeachfl.gov

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SECTION 5
TERMINATION

5.1 TERMINATION FOR LACKOF FUNDS

The City is a governmental entity and is subject to the appropriation of funds by its legislative body in an amount sufficient to allow continuation of its performance in accordance with the terms and conditions of this Agreement. In the event there is a lack of adequate funding either for the products, services and/or the project; the City may terminate this Agreement without further liability to the City.

5.2 TERMINATION FOR CAUSE

The City, through the City Manager, may terminate this Agreement for cause, upon written notice to Contractor, in the event that the Contractor (1) violates any provision of this Agreement or performs in bad faith; (2) unreasonably delays the performance of the services or any portion thereof; or (3) does not perform the services or any portion thereof in a timely and satisfactory manner. In the case of termination for cause by the City, the Contractor shall first be granted a thirty (30) day cure period (commencing upon receipt of the initial written notice of default from the City). In the event of a termination for cause, the City shall be fully discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, this Agreement.

Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by any breach of the Agreement by the Contractor. The City, at its sole option and discretion, shall be entitled to bring any and all legal/equitable actions that it deems to be in its best interest in order to enforce the City's rights and remedies against Contractor. The City shall be entitled to recover all costs of such actions, including reasonable attorneys' fees.

5.2.1 In the event this Agreement is terminated for cause by the City, the City, at its sole option and discretion, may take over the remaining services and complete them by contracting with another Contractor(s), or otherwise. The Contractor shall be liable to the City for any additional cost(s) incurred by the City due to such termination. "Additional Cost" is defined as the difference between the actual cost of completion of the services, and the cost of completion of such services had the Agreement not been terminated.

5.3 TERMINATION FOR CONVENIENCE OF THE CITY

In addition to the City's right to terminate for cause, the City, through the City Manager, may also terminate this Agreement, upon fourteen (14) days prior written notice to Contractor, for convenience, without cause, and without penalty, when (in its sole discretion) it deems such termination to be in the best interest of the City. In the event the City terminates the Agreement for convenience, Contractor shall be compensated for Contractor's actual cost of work and materials incurred by the Contractor and consistent with prior City approved order commitments, including any orders in progress for raw material, work in progress and furnished products materials, which shall have been expended when notice of cancellation shall be received by Contractor. Upon payment of any amount which may be due to Contractor pursuant this subsection 5.3, the City shall have no further liability to Contractor.

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5.4 TERMINATION FOR INSOLVENCY

The City also reserves the right to terminate the Agreement in the event the Contractor is placed either in voluntary or involuntary bankruptcy or makes an assignment for the benefit of creditors. In such event, the right and obligations for the parties shall be the same as provided for in Section 5.3.

5.5 IMPLEMENTATION OF TERMINATION

In the event of termination (whether for cause or for convenience), upon receipt of the City's written notice of termination the Contractor shall immediately: (1) stop the performance of services; (2) place no further orders or issue any other subcontracts, except for those which may have already been approved, in writing, by the City Manager's designee; (3) terminate all existing orders and subcontracts; and (4) promptly assemble all project documents (for delivery to the City Manager's designee).

SECTION 6
INDEMNIFICATION, INSURANCE REQUIREMENTS, PAYMENT AND PERFROMANCE BOND

6.1 INDEMNIFICATION

Contractor agrees to indemnify, defend and hold harmless the City of Miami Beach and its officers, employees, agents, and contractors, from and against any and all actions (whether at law or in equity), claims, liabilities, losses, and expenses, including, but not limited to, attorneys' fees and costs, for personal, economic or bodily injury, wrongful death, loss of or damage to property, which may arise or be alleged to have arisen from the negligent acts, errors, omissions or other wrongful conduct of the Contractor, its officers, employees, agents, contractors, or any other person or entity acting under Contractor's control or supervision, in connection with, related to, or as a result of the Contractor's performance of the Services pursuant to this Agreement. To that extent, the Contractor shall pay all such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses and shall pay all costs and attorneys' fees expended by the City in the defense of such claims and losses, including appeals. The Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall in no way limit the Contractor's responsibility to indemnify, keep and save harmless and defend the City or its officers, employees, agents and instrumentalities as herein provided.

The parties agree that one percent (1%) of the total compensation to Contractor for performance of the Services under this Agreement is the specific consideration from the City to the Contractor for the Contractor's indemnity agreement. The provisions of this Section 6.1 and of this indemnification shall survive termination or expiration of this Agreement.

6.2 INSURANCE REQUIREMENTS

6.2.1 The Contractor shall maintain the below required insurance in effect prior to awarding the agreement and for the duration of the agreement. The maintenance of proper insurance coverage is a material element of the agreement and failure to maintain or renew coverage may be treated as a material breach of the contract, which could result in withholding of payments or termination of the Agreement.

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A. Workers' Compensation Insurance for all employees of the Contractor as required by Florida Statute Chapter 440 and Employer Liability Insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease. Should the Contractor be exempt from this Statute, the Contractor and each employee shall hold the City harmless from any injury incurred during performance of the Contract. The exempt contractor shall also submit (i) a written statement detailing the number of employees and that they are not required to carry Workers' Compensation insurance and do not anticipate hiring any additional employees during the term of this contract or (ii) a copy of a Certificate of Exemption.

B. Commercial General Liability Insurance on an occurrence basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

C. Automobile Liability Insurance covering any automobile, if Contractor has no owned automobiles, then coverage for hired and non-owned automobiles, with limit no less than $2,000,000 combined per accident for bodily injury and property damage.

D. Installation Floater Insurance against damage or destruction of the materials or equipment in transit to, or stored on or off the Project Site, which is to be used (installed into a building or structure) in the Project. *(City of Miami Beach shall Named as a Loss Payee on this policy, as its interest may appear. This policy shall remain in force until acceptance of the project by the City.)*

E. Umbrella Liability Insurance in an amount no less than $5,000,000 per occurrence. The umbrella coverage must be as broad as the primary General Liability coverage.

F. If any excavation work is included in the Contract, it is understood and agreed that Contractor's Liability policy shall not contain exclusion for XCU (Explosion, Collapse and Underground) coverage.

6.2.2 Additional Insured: City of Miami Beach must be included by endorsement as an additional insured with respect to all liability policies (except Professional Liability and Workers' Compensation) arising out of work or operations performed on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired or borrowed in the form of an endorsement to the Contractor's insurance.

6.2.3 Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be cancelled, except with notice to the City of Miami Beach c/o EXIGIS Insurance Compliance Services.

6.2.4 Waiver of Subrogation: Contractor agrees to obtain any endorsement that may be necessary to affect the waiver of subrogation on the coverages required. However, this provision applies regardless of whether the City has received a waiver of subrogation endorsement from the insurer.

6.2.5 Acceptability of Insurers: Insurance must be placed with insurers with a current A.M. Best rating of A:VII or higher. If not rated, exceptions may be made for members of the Florida

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Insurance Funds (i.e. FWCIGA, FAJUA). Carriers may also be considered if they are licensed and authorized to do insurance business in the State of Florida.

6.2.6 Verification of Coverage: Contractor shall furnish the City with original certificates and amendatory endorsements, or copies of the applicable insurance language, effecting coverage required by this contract. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

CERTIFICATE HOLDER ON ALL COI MUST READ:

CITY OF MIAMI BEACH
c/o EXIGIS Insurance Compliance Services
P.O. Box 947
Murrieta, CA 92564

Kindly submit all certificates of insurance, endorsements, exemption letters to our servicing agent, EXIGIS, at:

Certificates-miamibeach@riskworks.com

6.2.7 Special Risks or Circumstances: The City of Miami Beach reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Compliance with the foregoing requirements shall not relieve the vendor of his liability and obligation under this section or under any other section of this agreement.

6.3 PAYMENT AND PERFORMANCE BOND

The City will require a payment and performance bond for any prosecution and completion of a public work or for repairs upon a public work in excess of $200,000. Within ten (10) calendar days of City execution of the Contractor Service Order, Contractor shall furnish a Performance Bond and a Payment Bond, attached here to as Exhibit B.

6.3.1 Each Bond shall be in the amount of one hundred percent (100%) of the Contractor Service Order, guaranteeing to City the completion and performance of the work covered in such Contract as well as full payment of all suppliers, laborers, or subcontractors employed pursuant to the project.

6.3.2 Each Bond shall continue in effect for one year after final completion and acceptance of the work with liability equal to one hundred percent (100%) of the Contractor Service Order sum, or an additional bond shall be conditioned that Contractor will, upon notification by City, correct any defective or faulty work or materials which appear within one year after final completion of the work.

6.3.3 Pursuant to the requirements of Section 255.05(1)(a), Florida Statutes, as may be amended from time to time, Contractor shall ensure that the bond(s) referenced above shall be

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recorded in the public records of Miami-Dade County and provide City with evidence of such recording.

6.3.4 Alternate Form of Security: In lieu of a Performance Bond and a Payment Bond, Contractor may furnish alternate forms of security which may be in the form of cash, money order, certified check, cashier's check or unconditional letter of credit. Such alternate forms of security shall be subject to the prior approval of City and shall be subject to the same conditions as those applicable above and shall be held by City for one year after completion and acceptance of the Work.

6.4 QUALIFICATION OF SURETY

6.4.1 Each bond must be executed by a surety company of recognized standing, authorized to do business in the State of Florida as surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five (5) years.

6.4.2 The surety company shall hold a current certificate of authority as acceptable surety on federal bonds in accordance with United States Department of Treasury Circular 570, Current Revisions. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular, and the excess risks must be protected by coinsurance, reinsurance, or other methods in accordance with Treasury Circular 297, revised September 1, 1978 (31 DFR Section 223.10, Section 223.111). Further, the surety company shall provide City with evidence satisfactory to City, that such excess risk has been protected in an acceptable manner.

6.4.3 The City will accept a surety bond from a company with a rating of B+ or better for bonds up to $2 million, provided, however, that if any surety company appears on the watch list that is published quarterly by Intercom of the Office of the Florida Insurance Commissioner, the City shall review and either accept or reject the surety company based on the financial information available to the City. A surety company that is rejected by the City may be substituted by the Bidder or proposer with a surety company acceptable to the City, only if the bid amount does not increase. The following sets forth, in general, the acceptable parameters for bonds:

Policy- Financial holder's Size Amount of Bond	Ratings Category
500,001 to 1,000,000	B+ Class I
1,000,001 to 2,000,000	B+ Class II
2,000,001 to 5,000,000	A Class III
5,000,001 to 10,000,000	A Class IV
10,000,001 to 25,000,000	A Class V
25,000,001 to 50,000,000	A Class VI
50,000,001 or more	A Class VII

6.4.4 The City may accept a Bid Bond, Performance Bond and Payment Bond from a surety company that is in compliance with the provisions of the Florida Insurance Code, and if the surety company holds a currently valid certificate of authority issued by the United States Department of the Treasury under Section 9304 to 9308 of Title 31 of the United States Code, as may be amended from time to time.

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SECTION 7
LITIGATION JURISDICTION/VENUE/JURY TRIAL WAIVER

This Agreement shall be construed in accordance with the laws of the State of Florida. This Agreement shall be enforceable in Miami-Dade County, Florida, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for the enforcement of same shall lie in Miami-Dade County, Florida. By entering into this Agreement, Contractor and the City expressly waive any rights either party may have to a trial by jury of any civil litigation related to or arising out of this Agreement.

SECTION 8
LIMITATION OF CITY'S LIABILITY

The City desires to enter into this Agreement only if in so doing the City can place a limit on the City's liability for any cause of action, for money damages due to an alleged breach by the City of this Agreement, so that its liability for any such breach never exceeds the sum of $10,000. Contractor hereby expresses its willingness to enter into this Agreement with Contractor's recovery from the City for any damage action for breach of contract to be limited to a maximum amount of $10,000.

Accordingly, and notwithstanding any other term or condition of this Agreement, Contractor hereby agrees that the City shall not be liable to the Contractor for damages in an amount in excess of $10,000 for any action or claim for breach of contract arising out of the performance or non-performance of any obligations imposed upon the City by this Agreement.

Nothing contained in this section or elsewhere in this Agreement is in any way intended to be a waiver of the limitation placed upon the City's liability, as set forth in Section 768.28, Florida Statutes.

SECTION 9
DUTY OF CARE/COMPLIANCE WITH APPLICABLE LAWS/PATENT RIGHTS; COPYRIGHT; AND CONFIDENTIAL FINDINGS

9.1 DUTY OF CARE

With respect to the performance of the Services contemplated herein, Contractor shall exercise the degree of skill, care, efficiency and diligence normally exercised by reasonable persons and/or recognized professionals with respect to the performance of comparable work and/or services.

9.2 COMPLIANCE WITH APPLICABLE LAWS

In its performance of the Services, Contractor shall comply with all applicable laws, ordinances, and regulations of the City, Miami-Dade County, the State of Florida, and the federal government, as applicable.

9.3 PATENT RIGHTS; COPYRIGHT; CONFIDENTIAL FINDINGS

Any work product arising out of this Agreement, as well as all information specifications, processes, data and findings, are intended to be the property of the City and shall not otherwise

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be made public and/or disseminated by Contractor, without the prior written consent of the City Manager, excepting any information, records etc. which are required to be disclosed pursuant to Court Order and/or Florida Public Records Law.

All reports, documents, articles, devices, and/or work produced in whole or in part under this Agreement are intended to be the sole and exclusive property of the City, and shall not be subject to any application for copyright or patent by or on behalf of the Contractor or its employees or sub-Contractors, without the prior written consent of the City Manager.

SECTION 10
GENERAL PROVISIONS

10.1 AUDIT AND INSPECTIONS

Upon reasonable verbal or written notice to Contractor, and at any time during normal business hours (i.e. 9AM – 5PM, Monday through Fridays, excluding nationally recognized holidays), and as often as the City Manager may, in his/her reasonable discretion and judgment, deem necessary, there shall be made available to the City Manager, and/or such representatives as the City Manager may deem to act on the City's behalf, to audit, examine, and/ or inspect, any and all other documents and/or records relating to all matters covered by this Agreement. Contractor shall maintain any and all such records at its place of business at the address set forth in the "Notices" section of this Agreement.

10.2 INSPECTOR GENERAL AUDIT RIGHTS

(A) Pursuant to Section 2-256 of the Code of the City of Miami Beach, the City has established the Office of the Inspector General which may, on a random basis, perform reviews, audits, inspections and investigations on all City contracts, throughout the duration of said contracts. This random audit is separate and distinct from any other audit performed by or on behalf of the City.

(B) The Office of the Inspector General is authorized to investigate City affairs and empowered to review past, present and proposed City programs, accounts, records, contracts and transactions. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of witnesses and monitor City projects and programs. Monitoring of an existing City project or program may include a report concerning whether the project is on time, within budget and in conformance with the contract documents and applicable law. The Inspector General shall have the power to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process including but not limited to project design, bid specifications, (bid/proposal) submittals, activities of the Contractor, its officers, agents and employees, lobbyists, City staff and elected officials to ensure compliance with the contract documents and to detect fraud and corruption. Pursuant to Section 2-378 of the City Code, the City is allocating a percentage of its overall annual contract expenditures to fund the activities and operations of the Office of Inspector General.

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(C) Upon ten (10) days written notice to the Contractor, the Contractor shall make all requested records and documents available to the Inspector General for inspection and copying. The Inspector General is empowered to retain the services of independent private sector auditors to audit, investigate, monitor, oversee, inspect and review operations activities, performance and procurement process including but not limited to project design, bid specifications, (bid/proposal) submittals, activities of the Contractor its officers, agents and employees, lobbyists, City staff and elected officials to ensure compliance with the contract documents and to detect fraud and corruption.

(D) The Inspector General shall have the right to inspect and copy all documents and records in the Contractor's possession, custody or control which in the Inspector General's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements from and with successful subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, (bid/proposal) and contract documents, back-change documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records and supporting documentation for the aforesaid documents and records.

(E) The Contractor shall make available at its office at all reasonable times the records, materials, and other evidence regarding the acquisition (bid preparation) and performance of this Agreement, for examination, audit, or reproduction, until three (3) years after final payment under this Agreement or for any longer period required by statute or by other clauses of this Agreement. In addition:

i. If this Agreement is completely or partially terminated, the Contractor shall make available records relating to the work terminated until three (3) years after any resulting final termination settlement; and

ii. The Contractor shall make available records relating to appeals or to litigation or the settlement of claims arising under or relating to this Agreement until such appeals, litigation, or claims are finally resolved.

(F) The provisions in this section shall apply to the Contractor, its officers, agents, employees, subcontractors and suppliers. The Contractor shall incorporate the provisions in this section in all subcontracts and all other agreements executed by the Contractor in connection with the performance of this Agreement.

(G) Nothing in this section shall impair any independent right to the City to conduct audits or investigative activities. The provisions of this section are neither intended nor shall they be construed to impose any liability on the City by the Contractor or third parties.

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10.3 ASSIGNMENT, TRANSFER OR SUBCONSULTING

Contractor shall not subcontract, assign, or transfer all or any portion of any work and/or service under this Agreement without the prior written consent of the City Manager, which consent, if given at all, shall be in the Manager's sole judgment and discretion. Neither this Agreement, nor any term or provision hereof, or right hereunder, shall be assignable unless as approved pursuant to this section, and any attempt to make such assignment (unless approved) shall be void.

10.4 PUBLIC ENTITY CRIMES

Prior to commencement of the Services, the Contractor shall file a State of Florida Form PUR 7068, Sworn Statement under Section 287.133(3)(a) Florida Statute on Public Entity Crimes with the City's Procurement Division.

10.5 NO DISCRIMINATION

In connection with the performance of the Services, the Contractor shall not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

Additionally, Contractor shall comply fully with the City of Miami Beach Human Rights Ordinance, codified in Chapter 62 of the City Code, as may be amended from time to time, prohibiting discrimination in employment, housing, public accommodations, and public services on account of actual or perceived race, color, national origin, religion, sex, intersexuality, gender identity, sexual orientation, marital and familial status, age, disability, ancestry, height, weight, domestic partner status, labor organization membership, familial situation, or political affiliation.

10.6 CONFLICT OF INTEREST

Contractor herein agrees to adhere to and be governed by all applicable Miami-Dade County Conflict of Interest Ordinances and Ethics provisions, as set forth in the Miami-Dade County Code, as may be amended from time to time; and by the City of Miami Beach Charter and Code, as may be amended from time to time; both of which are incorporated by reference as if fully set forth herein.

Contractor covenants that it presently has no interest and shall not acquire any interest, directly or indirectly, which could conflict in any manner or degree with the performance of the Services. Contractor further covenants that in the performance of this Agreement, Contractor shall not employ any person having any such interest. No member of or delegate to the Congress of the United States shall be admitted to any share or part of this Agreement or to any benefits arising therefrom.

10.7 CONTRACTOR'S COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW

(A) Contractor shall comply with Florida Public Records law under Chapter 119, Florida Statutes, as may be amended from time to time.

(B) The term "public records" shall have the meaning set forth in Section 119.011(12), which means all documents, papers, letters, maps, books, tapes, photographs, films, sound

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recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business of the City.

(C) Pursuant to Section 119.0701 of the Florida Statutes, if the Contractor meets the definition of "Contractor" as defined in Section 119.0701(1)(a), the Contractor shall:

(1) Keep and maintain public records required by the City to perform the service;

(2) Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the City;

(4) Upon completion of the Agreement, transfer, at no cost to the City, all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(D) REQUEST FOR RECORDS; NONCOMPLIANCE.

(1) A request to inspect or copy public records relating to the City's contract for services must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify the Contractor of the request, and the Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time.

(2) Contractor's failure to comply with the City's request for records shall constitute a breach of this Agreement, and the City, at its sole discretion, may: (1) unilaterally terminate the Agreement; (2) avail itself of the remedies set forth under the Agreement; and/or (3) avail itself of any available remedies at law or in equity.

(3) A Contractor who fails to provide the public records to the City within a reasonable time may be subject to penalties under s. 119.10.

(E) CIVIL ACTION.

(1) If a civil action is filed against a Contractor to compel production of public records relating to the City's contract for services, the court shall assess and award against the Contractor the reasonable costs of enforcement, including reasonable attorneys' fees, if:

a. The court determines that the Contractor unlawfully refused to comply with the public records request within a reasonable time; and

b. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Contractor has not complied with the request, to the City and to the Contractor.

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(2) A notice complies with subparagraph (1)(b) if it is sent to the City's custodian of public records and to the Contractor at the Contractor's address listed on its contract with the City or to the Contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

(3) A Contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

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

CITY OF MIAMI BEACH
ATTENTION: RAFAEL E. GRANADO, CITY CLERK
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139
E-MAIL: RAFAELGRANADO@MIAMIBEACHFL.GOV
PHONE: 305-673-7411

10.8 FORCE MAJEURE

(A) A "Force Majeure" event is an event that (i) in fact causes a delay in the performance of the Contractor or the City's obligations under the Agreement, and (ii) is beyond the reasonable control of such party unable to perform the obligation, and (iii) is not due to an intentional act, error, omission, or negligence of such party, and (iv) could not have reasonably been foreseen and prepared for by such party at any time prior to the occurrence of the event. Subject to the foregoing criteria, Force Majeure may include events such as war, civil insurrection, riot, fires, epidemics, pandemics, terrorism, sabotage, explosions, embargo restrictions, quarantine restrictions, transportation accidents, strikes, strong hurricanes or tornadoes, earthquakes, or other acts of God which prevent performance. Force Majeure shall not include technological impossibility, inclement weather, or failure to secure any of the required permits pursuant to the Agreement.

(B) If the City or Contractor's performance of its contractual obligations is prevented or delayed by an event believed by to be Force Majeure, such party shall immediately, upon learning of the occurrence of the event or of the commencement of any such delay, but in any case within fifteen (15) business days thereof, provide notice: (i) of the occurrence of event of Force Majeure, (ii) of the nature of the event and the cause thereof, (iii) of the anticipated impact on the Agreement, (iv) of the anticipated period of the delay, and (v) of what course of action such party plans to take in order to mitigate the detrimental effects of the event. The timely delivery of the notice of the occurrence of a Force Majeure event is a condition precedent to allowance of any relief pursuant to this section; however, receipt of such notice shall not constitute acceptance that the event

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claimed to be a Force Majeure event is in fact Force Majeure, and the burden of proof of the occurrence of a Force Majeure event shall be on the requesting party.

(C) No party hereto shall be liable for its failure to carry out its obligations under the Agreement during a period when such party is rendered unable, in whole or in part, by Force Majeure to carry out such obligations. The suspension of any of the obligations under this Agreement due to a Force Majeure event shall be of no greater scope and no longer duration than is required. The party shall use its reasonable best efforts to continue to perform its obligations hereunder to the extent such obligations are not affected or are only partially affected by the Force Majeure event, and to correct or cure the event or condition excusing performance and otherwise to remedy its inability to perform to the extent its inability to perform is the direct result of the Force Majeure event with all reasonable dispatch.

(D) Obligations pursuant to the Agreement that arose before the occurrence of a Force Majeure event, causing the suspension of performance, shall not be excused as a result of such occurrence unless such occurrence makes such performance not reasonably possible. The obligation to pay money in a timely manner for obligations and liabilities which matured prior to the occurrence of a Force Majeure event shall not be subject to the Force Majeure provisions.

(E) Notwithstanding any other provision to the contrary herein, in the event of a Force Majeure occurrence, the City may, at the sole discretion of the City Manager, suspend the City's payment obligations under the Agreement, and may take such action without regard to the notice requirements herein. Additionally, in the event that an event of Force Majeure delays a party's performance under the Agreement for a time period greater than thirty (30) days, the City may, at the sole discretion of the City Manager, terminate the Agreement on a given date, by giving written notice to Contractor of such termination. If the Agreement is terminated pursuant to this section, Contractor shall be paid for any Services satisfactorily performed up to the date of termination; following which the City shall be discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, this Agreement. In no event will any condition of Force Majeure extend this Agreement beyond its stated term.

10.9 E-VERIFY

(A) Contractor shall comply with Section 448.095, Florida Statutes, "Employment Eligibility" ("E-Verify Statute"), as may be amended from time to time. Pursuant to the E-Verify Statute, commencing on January 1, 2021, Contractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees during the Term of the Agreement. Additionally, Contractor shall expressly require any subcontractor performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract Term. If Contractor enters into a contract with an approved subcontractor, the subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the Agreement or such other extended period as may be required under this Agreement.

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(B) TERMINATION RIGHTS.

(1) If the City has a good faith belief that Contractor has knowingly violated Section 448.09(1), Florida Statutes, the City shall terminate this Agreement with Contractor for cause, and the City shall thereafter have or owe no further obligation or liability to Contractor.

(2) If the City has a good faith belief that a subcontractor has knowingly violated the foregoing Subsection 10.9(A), but the Contractor otherwise complied with such subsection, the City will promptly notify the Contractor and order the Contractor to immediately terminate the Agreement with the subcontractor. Contractor's failure to terminate a subcontractor shall be an event of default under this Agreement, entitling City to terminate the Contractor's contract for cause.

(3) A contract terminated under the foregoing Subsection (B)(1) or (B)(2) is not in breach of contract and may not be considered as such.

(4) The City or Contractor or a subcontractor may file an action with the Circuit or County Court to challenge a termination under the foregoing Subsection (B)(1) or (B)(2) no later than 20 calendar days after the date on which the contract was terminated.

(5) If the City terminates the Agreement with Contractor under the foregoing Subsection (B)(1), Contractor may not be awarded a public contract for at least 1 year after the date of termination of this Agreement.

(6) Contractor is liable for any additional costs incurred by the City as a result of the termination of this Agreement under this Section 10.9.

SECTION 11
NOTICES

Until changed by notice, in writing, all such notices and communications shall be addressed as follows:

TO CONTRACTOR:

Vortex Infrastructure Services, LLC.
5910 Hartford Street
Tampa FL 33619
Attn: Catherine Corrigan
Ph: 864-640-0363
Email: ccorrigan@vortexcompanies.com

TO CITY:

Public Works Department
451 Dade Blvd.
Miami Beach FL, 33139
Attn: Rodolfo De La Torre, Director Infrastructure Division
Ph: 305-673-7000 ext. 6243
Email: rudydelatorre@miamibeachfl.gov

All notices mailed electronically to either party shall be deemed to be sufficiently transmitted.

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SECTION 12
MISCELLANEOUS PROVISIONS

12.1 CHANGES AND ADDITIONS

This Agreement cannot be modified or amended without the express written consent of the parties. No modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

12.2 SEVERABILITY

If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall not be affected and every other term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

12.3 WAIVER OF BREACH

A party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A party's waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

12.4 JOINT PREPARATION

The parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been a joint effort of the parties, the language has been agreed to by parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

12.5 ENTIRETY OF AGREEMENT

The City and Contractor agree that this is the entire agreement between the parties. This Agreement supersedes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein, and there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Title and paragraph headings are for convenient reference and are not intended to confer any rights or obligations upon the parties to this Agreement.

12.6 BACKGROUND CHECKS/CONTRACTOR'S PERSONNEL

The Contractor(s) shall conduct a full criminal background check at its own expense on each of its employees engaged in providing Services under this ITB or any resulting Agreement prior to the commencement of said Services. No Contractor employee shall be eligible to perform Services, pursuant to this ITB or resulting Agreement if he or she: (1) has been convicted of or was placed in a pre-trial diversion program for any crime involving dishonesty or breach of trust; embezzlement; drug trafficking; forgery; burglary; robbery; theft; perjury; possession of stolen property; identity theft; fraud; money laundering; shoplifting; larceny; falsification of documents

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and/or (2) has been convicted of any sex, weapons, or violent crime including but not limited to homicide; attempted homicide; rape; child molestation; extortion; terrorism or terrorist threats; kidnapping; assault; battery; and illegal weapon possession, sale or use. The Contractor(s) shall defend, indemnify and hold the City, its officers, employees, and agents harmless from and against any and all liability, loss, expense (including reasonable attorney's fees) or claims for injury or damages arising out of its failure to comply with this requirement. Contractor(s) shall employ personnel competent to perform the work specified herein. The City reserves the right to request the removal of the Contractor's employee's from performing maintenance on the City's grounds where the employee's performance or actions are obviously detrimental to the program. Contractor's personnel must wear photo identification at all times.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their appropriate officials, as of the date first entered above.

FOR CITY:

CITY OF MIAMI BEACH, FLORIDA

ATTEST:

By: DocuSigned by: Rafael E. Granado FAB8BA0BFB5E4CF...
Rafael E. Granado, City Clerk

DocuSigned by: Alina T. Hudak 7AE29EE3401349E...
Alina T. Hudak, City Manager

Date: 1/21/2022 | 11:05 EST

FOR CONTRACTOR:

VORTEX INFRASTRUCTURE SERVICES, LLC.

ATTEST:

By: Catherine Corrigan

Catherine Corrigan-Project Coordinator
Print Name and Title

Wesley Kingery - President
Print Name and Title

Date: 10/4/2021

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney DA 10-1-21
Date

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EXHIBIT A
SCOPE OF SERVICES

1. The scope of services include but are not limited to: manhole and structure rehabilitation; cured-in-place pipe rehabilitation for sewer and stormwater lines; circuit television inspection (CCTV); trenchless point repairs; and pipeline and manhole condition inspection/reports. The Operations Division of the Public Works Department (hereinafter referred to as the "Division") has identified multiple locations where manholes, structures and gravity mains require rehabilitation.

2. **Roadmap for Awarding Work.** When items/services are needed, the requesting department will identify the pricing from each vendor and select the vendor that offers the best pricing and availability for the sum of all the items, attached hereto as Exhibit "B" Price List, on a case by case basis. Price includes the furnishing of all labor, materials, and equipment necessary to complete the work.

3. The requesting department will issue a Purchase Order (PO) for services performed. Contractor shall only commence services when the City has issued a PO.

4. **Emergency Services.** The Contractor will provide the City with evening, weekend and, holiday service, as necessary, to cope with an emergency which threatens public health and safety, as determined by the City. Contractor shall be immediately available via a twenty-four (24) hour, seven (7) days per week telephone service. It is expected that non-scheduled request for service (emergency calls, etc.) shall be responded to within one (1) hour after the call is made to the service line or directly to the Contractor. Contractor shall supply the name and telephone numbers, cellular and office, of at least two (2) company individuals with the authority to make management decisions and who can be reached at any time.

The Contractor, upon the issuance of a purchase order, shall mobilize within 24 hours. The contractor shall call for underground locates (Sunshine 811) a minimum of 48-hours before demolition/excavation activities. In some cases such as a sewer main break and after meeting on-site to discuss the repairs of the water or sewer main break, the Contractor may be required to mobilize immediately as directed by the Department of Public Works Director, Infrastructure (Operations) Director, or his designee.

5. **Routine/Non-Emergency or Planned Work.** The Contractor, upon the issuance of a Purchase Order (PO) shall schedule a Pre-Construction meeting with the Project Administrator within 48 hours and, within a reasonable time frame the Contractor shall provide a work schedule which will be mutually agreed upon. Upon receipt of NTP the Contractor shall commence scheduling meetings, activities, permit applications and other preconstruction activities deemed necessary to complete the work. The Notice to Proceed will not be issued until Contractor's submission to City of all required documents (i.e. Payment and Performance Bonds, and Insurance Certificate) and after issuance of a PO. The contractor shall call for underground locates (Sunshine 811) a minimum of 48-hours before demolition/excavation activities begin and shall mobilize within 24-hours of the previously agreed on "project start date". All required permits and any other necessary documents required by this provision shall be submitted to the City before mobilizing.

6. **Additional Services Not Specified.** For the cost of labor for additional work not specified under other line items, for regular and non-regular working hours. Contractor shall be compensated in accordance with the hourly rates stipulated in Exhibit "B" Price List,

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For additional parts/supplies (as applicable) a percentage markup shall be applied in accordance with the agreed upon percentage stipulated in Exhibit "B" Price List.

7. **Maintenance of Traffic.** Work shall be conducted in such a manner that all streets shall be open to traffic at night. Approved and sufficient barricades, signs and lighting shall be maintained at all times for the safety of the public and traffic.

7.1 Work areas must be barricaded by the Contractor 24 hours prior to commencement of the work.

7.2 It will be the responsibility of the Contractor to provide all barricades, signs, and lighting in accordance with the above stated requirements. The Contractor shall be responsible for providing an off-duty police officer, if necessary, to complete the job.

7.3 The cost of law enforcement officers will be provided as a pass-through cost only.

8. **Workday.** Regular working hours are from 7:00 a.m. to 5:00 p.m., Monday through Friday. Calls outside these hours and days will be considered non-regular. Work outside of regular working hours must be previously authorized by the City.

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EXHIBIT B PRICE LIST

ITEM DESCRIPTION	U / M	ENVIROWASTE	NATIONAL WATER MAIN	VORTEX
CLEAN, TV, FLOW TEST				
		UNIT COST	UNIT COST	UNIT COST
Sewer Main Television Inspection (6" in Diameter or Less)	LF	$ 1.00	$ 1.25	$ 5.00
Sewer Main Television Inspection (8" through 16" Diameter)	LF	$ 1.00	$ 1.25	$ 2.00
Sewer Main Television Inspection (18" through 24" Diameter)	LF	$ 1.00	$ 2.15	$ 3.00
Sewer Main Television Inspection (27" through 36" Diameter)	LF	$ 1.00	$ 2.70	$ 4.00
Sewer Main Television Inspection (42" through 48" Diameter)	LF	$ 5.00	$ 14.00	$ 5.00
Sewer Main Television Inspection (54" through 60" Diameter)	LF	$ 6.00	$ 14.50	$ 6.00
Sewer Main Television Inspection (66" through 72" Diameter)	LF	$ 7.00	$ 15.00	$ 8.00
Sewer Main Television Inspection (78" through 90" Diameter)	LF	$ 8.00	$ 15.50	$ 10.00
Sewer Main Television Inspection (96" through 108" Diameter)	LF	$ 10.00	$ 16.00	$ 12.00
Sewer Main Cleaning - Normal (6" in Diameter or less)	LF	$ 1.00	$ 1.25	$ 10.00
Sewer Main Cleaning - Normal (8" through 16" Diameter)	LF	$ 1.00	$ 1.25	$ 8.00
Sewer Main Cleaning - Normal (18" through 24" Diameter)	LF	$ 3.00	$ 2.15	$ 20.00
Sewer Main Cleaning - Normal (27" through 36" Diameter)	LF	$ 4.00	$ 2.70	$ 30.00
Sewer Main Cleaning - Normal (42" through 48" Diameter)	LF	$ 8.00	$ 14.00	$ 50.00
Sewer Main Cleaning - Normal (54" through 60" Diameter)	LF	$ 10.00	$ 14.50	$ 75.00
Sewer Main Cleaning - Normal (66" through 72" Diameter)	LF	$ 12.00	$ 15.00	$ 100.00
Sewer Main Cleaning - Normal (78" through 90" Diameter)	LF	$ 15.00	$ 15.50	$ 150.00
Sewer Main Cleaning - Normal (96" through 108" Diameter)	LF	$ 18.00	$ 16.00	$ 200.00
Sewer Main Cleaning - Mechanical (6" in Diameter or less)	LF	$ 12.00	$ 32.00	$ 20.00
Sewer Main Cleaning - Mechanical (8" through 16" Diameter)	LF	$ 15.00	$ 64.00	$ 30.00
Sewer Main Cleaning - Mechanical (18" through 24" Diameter)	LF	$ 20.00	$ 79.00	$ 40.00
Sewer Main Cleaning - Mechanical (27" through 36" Diameter)	LF	$ 25.00	$ 89.00	$ 50.00
Sewer Main Cleaning - Mechanical (42" through 48" Diameter)	LF	$ 30.00	$ 89.00	$ 100.00
Sewer Main Cleaning - Mechanical (54" through 60" Diameter)	LF	$ 40.00	$ 515.00	$ 150.00
Sewer Main Cleaning - Mechanical (66" through 72" Diameter)	LF	$ 50.00	$ 515.00	$ 250.00
Sewer Main Cleaning - Mechanical (78" through 90" Diameter)	LF	$ 60.00	$ 515.00	$ 350.00
Sewer Main Cleaning - Mechanical (96" through 108" Diameter)	LF	$ 70.00	$ 515.00	$ 450.00
6" Clean and TV storm sewer	LF	$ 3.00	$ 6.00	$ 5.00
8" Clean and TV storm sewer	LF	$ 3.00	$ 2.95	$ 7.00
10" Clean and TV storm sewer	LF	$ 3.50	$ 2.95	$ 8.00
12" Clean and TV storm sewer	LF	$ 4.00	$ 2.30	$ 10.00
15" Clean and TV storm sewer	LF	$ 5.00	$ 3.15	$ 12.00
16" Clean and TV storm sewer	LF	$ 5.00	$ 10.65	$ 15.00
18" Clean and TV storm sewer	LF	$ 6.00	$ 6.50	$ 18.00
21" Clean and TV storm sewer	LF	$ 7.00	$ 7.50	$ 20.00
24" Clean and TV storm sewer	LF	$ 7.50	$ 9.50	$ 22.00
30" Clean and TV storm sewer	LF	$ 9.00	$ 18.50	$ 25.00
36" Clean and TV storm sewer	LF	$ 11.00	$ 25.50	$ 28.00
42" Clean and TV storm sewer	LF	$ 12.00	$ 28.50	$ 30.00
48" Clean and TV storm sewer	LF	$ 14.00	$ 31.50	$ 35.00
54" Clean and TV storm sewer	LF	$ 16.00	$ 42.50	$ 40.00
60" Clean and TV storm sewer	LF	$ 18.00	$ 53.00	$ 50.00
72" Clean and TV storm sewer	LF	$ 20.00	$ 28.50	$ 60.00
84" Clean and TV storm sewer	LF	$ 25.00	$ 90.00	$ 70.00
90" Clean and TV storm sewer	LF	$ 30.00	$ 85.00	$ 80.00
96" Clean and TV storm sewer	LF	$ 35.00	$ 265.00	$ 90.00
102" Clean and TV storm sewer	LF	$ 40.00	$ 90.00	$ 100.00
24" x 36" Clean and TV storm sewer culvert	LF	$ 50.00	$ 105.00	$ 40.00
34" x 53" Clean and TV storm sewer culvert	LF	$ 55.00	$ 125.00	$ 80.00
36" x 72" Clean and TV storm sewer culvert	LF	$ 65.00	$ 125.00	$ 120.00
38" x 72" Clean and TV storm sewer culvert	LF	$ 70.00	$ 125.00	$ 130.00
42" x 36" Clean and TV storm sewer culvert	LF	$ 75.00	$ 165.00	$ 80.00
48" x 72" Clean and TV storm sewer culvert	LF	$ 80.00	$ 165.00	$ 150.00
48" x 76" Clean and TV storm sewer culvert	LF	$ 90.00	$ 165.00	$ 180.00
96" x 48" Clean and TV storm sewer culvert	LF	$ 100.00	$ 185.00	$ 225.00
102" x 42" Clean and TV storm sewer culvert	LF	$ 105.00	$ 185.00	$ 250.00
102" x 60" Clean and TV storm sewer culvert	LF	$ 110.00	$ 210.00	$ 300.00
120" x 60" Clean and TV storm sewer culvert	LF	$ 120.00	$ 210.00	$ 350.00
Outfall segment surcharge	LF	$ 15.00	$ 125.00	$ 1,000.00
6" - 12" Post TV Inspection After Rehabilitation	LF	$ 2.00	$ 1.10	$ 2.00
14" - 20" Post TV Inspection After Rehabilitation	LF	$ 2.50	$ 1.10	$ 3.00
21" - 36" Post TV Inspection After Rehabilitation	LF	$ 3.50	$ 2.20	$ 4.00
37"- 42" Post TV Inspection After Rehabilitation	LF	$ 5.00	$ 2.20	$ 5.00
43"- 48" Post TV Inspection After Rehabilitation	LF	$ 7.00	$ 4.40	$ 6.00
49"- 54" Post TV Inspection After Rehabilitation	LF	$ 9.00	$ 5.50	$ 7.00
55"- 60" Post TV Inspection After Rehabilitation	LF	$ 12.00	$ 6.50	$ 10.00

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EXHIBIT B PRICE LIST

ITEM DESCRIPTION	U / M	ENVIROWASTE	NATIONAL WATER MAIN	VORTEX
Sewer Lift Station Cleaning	SQFT	$ 10.00	$ 22.50	$ 12.00
Storm Water Lift Station Cleaning	SQFT	$ 10.00	$ 22.50	$ 12.00
Vector Truck Services	HR	$ 225.00	$ 210.00	$ 500.00
6" - 12" Joint Testing	EA	$ 75.00	$ 2,650.00	$ 2,500.00
14" - 20" Joint Testing	EA	$ 125.00	$ 2,650.00	$ 3,000.00
21" - 36" Joint Testing	EA	$ 175.00	$ 3,100.00	$ 3,500.00
37" - 48" Joint Testing	EA	$ 275.00	$ 3,100.00	$ 4,500.00
49" - 54" Joint Testing	EA	$ 400.00	$ 4,200.00	$ 5,500.00
55" - 60" Joint Testing	EA	$ 450.00	$ 4,200.00	$ 6,500.00
Mechanical Root/FOG removal	LF	$ 10.00	$ 5.50	$ 50.00
Other Remote Obstruction removal (max. 5 lf)	EA	$ 750.00	$ 500.00	$ 750.00
Smoke Testing (measured per LF of trunk line)	LF	$ 0.75	$ 3.10	$ 3.00
Cleanout & Sewer Lateral Visual Inspection	EA	$ 200.00	$ 285.00	$ 500.00
MACP MH Inspection Level 1	EA	$ 75.00	$ 95.00	$ 200.00
MACP MH Inspection Level 2	EA	$ 150.00	$ 185.00	$ 300.00
Flow Testing - Wastewater Collection System	Per Week	$ 2,500.00	$ 1,200.00	$ 1,500.00
MANHOLE STRUCTURES				
Rebuild Bench and Invert	EA	$ 250.00	$ 325.00	$ 500.00
Removal of Existing Coating (Water Blast) (Standard 4-ft Diameter)	VF	$ 50.00	$ 32.50	$ 63.00
Removal of Existing Coating (Water Blast) (Standard 5-ft Diameter)	VF	$ 78.00	$ 32.50	$ 99.00
Removal of Existing Coating (Water Blast) (Standard 6-ft Diameter)	VF	$ 100.00	$ 48.50	$ 142.00
Removal of Existing Coating (Sand Blast) (Standard 4-ft Diameter)	VF	$ 75.00	$ 130.00	$ 164.00
Removal of Existing Coating (Sand Blast) (Standard 5-ft Diameter)	VF	$ 115.00	$ 130.00	$ 256.00
Removal of Existing Coating (Sand Blast) (Standard 6-ft Diameter)	VF	$ 150.00	$ 195.00	$ 368.00
Demolition of Existing Mechanically Fastened Liner (Standard 4-ft Diameter)	VF	$ 120.00	$ 130.00	$ 227.00
Demolition of Existing Mechanically Fastened Liner (Standard 5-ft Diameter)	VF	$ 175.00	$ 130.00	$ 354.00
Demolition of Existing Mechanically Fastened Liner (Standard 6-ft Diameter)	VF	$ 200.00	$ 195.00	$ 509.00
Manhole Rehabilitation (Standard 4-ft Diameter) - 1-inch Calcium Aluminate-based cementitious liner or approved equal	VF	$ 225.00	$ 240.00	$ 227.00
Manhole Rehabilitation (Standard 5-ft Diameter) - 1-inch Calcium Aluminate-based cementitious liner or approved equal	VF	$ 325.00	$ 275.00	$ 354.00
Manhole Rehabilitation (Standard 6-ft Diameter) - 1-inch Calcium Aluminate-based cementitious liner or approved equal	VF	$ 450.00	$ 365.00	$ 509.00
Manhole Rehabilitation (Standard 4-ft Diameter) - 125 mil Epoxy / Polyurea / or approved equal	VF	$ 350.00	$ 355.00	$ 503.00
Manhole Rehabilitation (Standard 5-ft Diameter) - 125 mil Epoxy / Polyurea / or approved equal	VF	$ 540.00	$ 360.00	$ 786.00
Manhole Rehabilitation (Standard 6-ft Diameter) - 125 mil Epoxy / Polyurea / or approved equal	VF	$ 700.00	$ 460.00	$ 1,131.00
Manhole Rehabilitation (Standard 4-ft Diameter) - Composite System - 1/4" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 400.00	$ 445.00	$ 566.00
Manhole Rehabilitation (Standard 5-ft Diameter) - Composite System - 1/4" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 700.00	$ 515.00	$ 884.00
Manhole Rehabilitation (Standard 6-ft Diameter) - Composite System - 1/4" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 900.00	$ 605.00	$ 1,273.00
Manhole Rehabilitation (Standard 4-ft Diameter) - Composite System - 1" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 500.00	$ 595.00	$ 629.00
Manhole Rehabilitation (Standard 5-ft Diameter) - Composite System - 1" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 800.00	$ 610.00	$ 982.00
Manhole Rehabilitation (Standard 6-ft Diameter) - Composite System - 1" Cementitious + 125 mils Epoxy / Polyurea or approved equal	VF	$ 1,000.00	$ 680.00	$ 1,414.00
Lift / Pump Station or Non-Standard Structure Rehabilitation - 1-inch Calcium Aluminate-based cementitious liner or approved equal	SQFT	$ 20.00	$ 49.50	$ 18.00
Lift / Pump Station or Non-Standard Structure Rehabilitation - 125 mil Epoxy / Polyurea / or approved equal	SQFT	$ 30.00	$ 44.50	$ 40.00
Lift / Pump Station or Non-Standard Structure Rehabilitation - Composite System - 1/4" Cementitious + 125 mils Epoxy / Polyurea or approved equal	SQFT	$ 45.00	$ 52.50	$ 45.00
Lift / Pump Station or Non-Standard Structure Rehabilitation - Composite System - 1" Cementitious + 125 mils Epoxy / Polyurea or approved equal	SQFT	$ 50.00	$ 66.50	$ 50.00
Lift / Pump Station or Non-Standard Structure Rehabilitation - Composite System - each additional 1/2 inch Cementitious liner	SQFT	$ 20.00	$ 25.00	$ 20.00

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EXHIBIT B PRICE LIST

ITEM DESCRIPTION	U / M	ENVIROWASTE	NATIONAL WATER MAIN	VORTEX
Adjust manhole frame and cover up to 1 Ft	EA	$ 850.00	$ 1,155.00	$ 2,300.00
Adjust manhole frame and cover over 1 Ft	EA	$ 1,500.00	$ 1,325.00	$ 3,500.00
New manhole frame and cover-24"	EA	$ 1,200.00	$ 1,980.00	$ 2,800.00
New manhole frame and cover-32"	EA	$ 2,500.00	$ 2,145.00	$ 4,000.00
Install Chimny Seal I & I Barrier	EA	$ 750.00	$ 465.00	$ 1,000.00
Install Inflow Dish	EA	$ 100.00	$ 225.00	$ 150.00
By-Pass for manhole(s) rehabilitation (influent 6" though 10")	HR	$ 0.01	$ 275.00	$ 100.00
By-Pass for manhole(s) rehabilitation (influent 12" though 15")	HR	$ 0.01	$ 350.00	$ 150.00
By-Pass for manhole(s) rehabilitation (influent 18" though 21")	HR	$ 0.01	$ 350.00	$ 250.00
By-Pass for manhole(s) rehabilitation (influent 24" and above)	HR	$ 0.01	$ 350.00	$ 375.00
By-Pass for wet well/Non-Standard Structure rehabilitation (influent 6" though 10")	HR	$ 100.00	$ 275.00	$ 275.00
By-Pass for wet well /Non-Standard Structure rehabilitation (influent 12" though 15")	HR	$ 125.00	$ 350.00	$ 300.00
By-Pass for wet well /Non-Standard Structure rehabilitation (influent 18" though 21")	HR	$ 150.00	$ 350.00	$ 450.00
By-Pass for wet well /Non-Standard Structure rehabilitation (influent 24" through 36")	HR	$ 175.00	$ 350.00	$ 600.00
By-Pass for wet well /Non-Standard Structure rehabilitation (influent 36" and above)	HR	$ 200.00	$ 565.00	$ 1,000.00
Infiltration Control - Acrylamide Grout	Gallon	$ 45.00	$ 10.00	$ 500.00
Infiltration Control - Polyurethane Grout	Gallon	$ 350.00	$ 120.00	$ 600.00
Infiltration Control - Hydraulic Grout (Other Approved)	Gallon	$ 100.00	$ 150.00	$ 400.00
Waterproofing Resin	LB	$ 50.00	$ 250.00	$ 50.00
Backyard Easement Additional Cost	EA	$ 750.00	$ 1,650.00	$ 3,500.00
CIPP				
Joint Preparation	LF	$ 40.00	$ 2,850.00	$ 500.00
6" or smaller By-Pass Charge for Lining/Rehab	HR	$ 100.00	$ 275.00	$ 50.00
6"-12" By-Pass Charge for Lining/Rehab	HR	$ 100.00	$ 350.00	$ 75.00
15"-18" By-Pass Charge for Lining/Rehab	HR	$ 150.00	$ 350.00	$ 125.00
21"-24" By-Pass Charge for Lining/Rehab	HR	$ 200.00	$ 350.00	$ 225.00
27"-36" By-Pass Charge for Lining/Rehab	HR	$ 350.00	$ 525.00	$ 375.00
42" or Larger By-Pass Charge for Lining/Rehab	HR	$ 350.00	$ 1,050.00	$ 750.00
6" - 12" Joint Sealing	EA	$ 250.00	$ 2,650.00	$ 1,500.00
14" - 20" Joint Sealing	EA	$ 350.00	$ 2,650.00	$ 2,000.00
21" - 36" Joint Sealing	EA	$ 450.00	$ 3,100.00	$ 3,000.00
37" - 48" Joint Sealing	EA	$ 650.00	$ 3,100.00	$ 4,000.00
49" - 54" Joint Sealing	EA	$ 750.00	$ 4,200.00	$ 5,500.00
55" - 60" Joint Sealing	EA	$ 900.00	$ 4,200.00	$ 7,500.00
Chemical Grout for Joint Repairs	Gallon	$ 45.00	$ 10.00	$ 900.00
6" or smaller CIPP Setup Charge	EA	$ 575.00	$ 210.00	$ 500.00
6"-12" CIPP Setup Charge	EA	$ 1,150.00	$ 550.00	$ 750.00
15"-18" CIPP Setup Charge	EA	$ 2,300.00	$ 660.00	$ 1,200.00
21"-24" CIPP Setup Charge	EA	$ 3,450.00	$ 880.00	$ 2,000.00
27"-36" CIPP Setup Charge	EA	$ 5,750.00	$ 5,775.00	$ 3,000.00
42" or Larger CIPP Setup Charge	EA	$ 11,500.00	$ 6,500.00	$ 5,000.00
6" or smaller Backyard Easement Additional Set-up Per Install	EA	$ 460.00	$ 715.00	$ 1,000.00
6" to 12" Backyard Easement Additional Set-up Per Install	EA	$ 575.00	$ 1,365.00	$ 1,500.00
15" to 24" Backyard Easement Additional Set-up Per Install	EA	$ 1,150.00	$ 2,450.00	$ 2,500.00
27" to 48" Backyard Easement Additional Set-up Per Install	EA	$ 5,750.00	$ 2,750.00	$ 4,000.00
6"-12" Pipe	EA	$ 250.00	$ 250.00	$ 300.00
15"-18" pipe	EA	$ 300.00	$ 450.00	$ 300.00
21"-24" Pipe	EA	$ 400.00	$ 1,325.00	$ 400.00
27"-36" Pipe	EA	$ 500.00	$ 2,650.00	$ 500.00
42" or Larger Pipe	EA	$ 600.00	$ 3,100.00	$ 500.00
6" x 4.5mm STEAM / WATER CURE	LF	$ 46.00	$ 33.60	$ 40.00
8" x 6.0mm STEAM / WATER CURE	LF	$ 40.25	$ 27.50	$ 28.00
10" x 6.0mm STEAM / WATER CURE	LF	$ 46.00	$ 28.60	$ 30.00
12" x 6.0mm STEAM / WATER CURE	LF	$ 57.50	$ 41.50	$ 40.00
15" x 7.5mm STEAM / WATER CURE	LF	$ 69.00	$ 67.20	$ 60.00
18" x 9.0mm STEAM / WATER CURE	LF	$ 80.50	$ 113.50	$ 90.00
21" x 9.0mm STEAM / WATER CURE	LF	$ 109.25	$ 115.50	$ 110.00

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EXHIBIT B PRICE LIST

ITEM DESCRIPTION	U / M	ENVIROWASTE	NATIONAL WATER MAIN	VORTEX
24" x 10.5mm STEAM / WATER CURE	LF	$ 132.25	$ 178.50	$ 125.00
27" x 10.5mm STEAM / WATER CURE	LF	$ 155.25	$ 183.75	$ 175.00
30" x 12.0mm STEAM / WATER CURE	LF	$ 178.25	$ 215.25	$ 200.00
33" x 12.0mm STEAM / WATER CURE	LF	$ 195.50	$ 220.50	$ 250.00
36" x 12.0mm STEAM / WATER CURE	LF	$ 224.25	$ 357.00	$ 300.00
42" x 13.5mm STEAM / WATER CURE	LF	$ 276.00	$ 367.00	$ 350.00
48" x 15.0mm STEAM / WATER CURE	LF	$ 402.50	$ 400.00	$ 400.00
54" x 18.0mm STEAM / WATER CURE	LF	$ 488.75	$ 409.50	$ 450.00
60" x 22.5mm STEAM / WATER CURE	LF	$ 575.00	$ 577.50	$ 550.00
6" Additional 1.5mm	LF	$ 10.00	$ 2.65	$ 3.00
8" Additional 1.5mm	LF	$ 10.00	$ 3.15	$ 3.00
10" Additional 1.5mm	LF	$ 10.00	$ 4.20	$ 4.00
12" Additional 1.5mm	LF	$ 30.00	$ 4.45	$ 4.00
15" Additional 1.5mm	LF	$ 30.00	$ 5.50	$ 6.00
18" Additional 1.5mm	LF	$ 36.00	$ 6.30	$ 9.00
21" Additional 1.5mm	LF	$ 36.00	$ 7.35	$ 8.00
24" Additional 1.5mm	LF	$ 36.00	$ 8.40	$ 9.00
27" Additional 1.5mm	LF	$ 40.00	$ 9.45	$ 10.00
30" Additional 1.5mm	LF	$ 46.00	$ 10.50	$ 14.00
33" Additional 1.5mm	LF	$ 52.00	$ 12.60	$ 14.00
36" Additional 1.5mm	LF	$ 58.00	$ 14.70	$ 14.00
42" Additional 1.5mm	LF	$ 66.00	$ 15.75	$ 18.00
48" Additional 1.5mm	LF	$ 78.00	$ 16.80	$ 20.00
54" Additional 1.5mm	LF	$ 92.00	$ 19.95	$ 20.00
60" Additional 1.5mm	LF	$ 100.00	$ 23.10	$ 22.00
6" Additional .7mm	LF	$ 10.00	$ 2.65	$ 1.50
8" Additional .7mm	LF	$ 10.00	$ 3.15	$ 1.50
10" Additional .7mm	LF	$ 10.00	$ 4.20	$ 2.00
12" Additional .7mm	LF	$ 30.00	$ 4.45	$ 2.00
15" Additional .7mm	LF	$ 30.00	$ 5.50	$ 3.00
18" Additional .7mm	LF	$ 36.00	$ 6.30	$ 4.50
21" Additional .7mm	LF	$ 36.00	$ 7.35	$ 4.00
24" Additional .7mm	LF	$ 36.00	$ 8.40	$ 4.50
27" Additional .7mm	LF	$ 40.00	$ 9.45	$ 5.00
30" Additional .7mm	LF	$ 46.00	$ 10.50	$ 7.00
33" Additional .7mm	LF	$ 52.00	$ 12.60	$ 7.00
36" Additional .7mm	LF	$ 58.00	$ 14.70	$ 7.00
42" Additional .7mm	LF	$ 66.00	$ 15.75	$ 9.00
48" Additional .7mm	LF	$ 78.00	$ 16.80	$ 10.00
54" Additional .7mm	LF	$ 92.00	$ 19.95	$ 10.00
60" Additional .7mm	LF	$ 100.00	$ 23.10	$ 11.00
Internal reconnects on Cured-in-place pipe	EA	$ 500.00	$ 525.00	$ 1,000.00
4" Set-up clean and inspect < 20' each total	FT	$ 25.00	$ 11.50	$ 23.00
4" Set-up clean and inspect > 20' each total	FT	$ 25.00	$ 23.00	$ 23.00
6" Set-up clean and inspect < 20' each total	FT	$ 25.00	$ 11.50	$ 23.00
6" Set-up clean and inspect > 20' each total	FT	$ 25.00	$ 23.00	$ 23.00
4"-6" Set-up for installations of < 20' each total	EA	$ 3,450.00	$ 5,725.00	$ 3,450.00
4"-6" Set-up for installations of 20' - 50' each total	EA	$ 3,800.00	$ 5,975.00	$ 3,795.00
4"-6" Set-up for installations of 51'-150' each total	EA	$ 4,350.00	$ 6,500.00	$ 4,370.00
4"-6" Installation and cure of lateral liner from surface clean-out to main	LF	$ 140.00	$ 70.00	$ 132.25
4" Wye Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
5" Wye Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
6" Wye Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
4" Tee Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
5" Tee Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
6" Tee Lateral Connection Seal	EA	$ 1.50	$ 1,865.00	$ 1.15
OTHER REQUIREMENTS				
Certification of Work Completed - Purchase orders of 1,000 LF or Less Upon completion of all work contractor shall provide record drawings of all restored segments, as builts shall include restoration performed, date and shall be certified for proper installation by the product provider.	EA	$ 1,000.00	$ 2,500.00	$ 1,000.00
Certification of Work Completed - Purchase orders of 1,001 to 10,000 LF Upon completion of all work contractor shall provide record drawings of all restored segments, as builts shall include restoration performed, date and shall be certified for proper installation by the product provider.	EA	$ 5,000.00	$ 5,000.00	$ 2,000.00

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EXHIBIT B PRICE LIST

ITEM DESCRIPTION	U / M	ENVIROWASTE	NATIONAL WATER MAIN	VORTEX
Certification of Work Completed - Purchase orders of 10,000 LF or more Upon completion of all work contractor shall provide record drawings of all restored segments, as builts shall include restoration performed, date and shall be certified for proper installation by the product provider.	EA	$ 7,500.00	$ 10,000.00	$ 3,000.00
Re-Inspection of WORK at 3 Years - 3 years from date of install the contractor shall spot check the work performed. The city will pay applicable costs for cleaning and inspection to be performed. To be paid for per Purchase Order issued.	LS	$ 10,000.00	$ 26,500.00	$ 15,000.00
Mobilization and Demobilization for Work orders smaller than $50,000	EA	$ 5,000.00	$ 35,000.00	$ 30,000.00
Mobilization and Demobilization for Work $50,000 to $100,000	EA	$ 10,000.00	$ 45,000.00	$ 25,000.00
Mobilization and Demobilization for Work $100,000 to $200,000	EA	$ 20,000.00	$ 70,000.00	$ 20,000.00
Mobilization and Demobilization for Work orders greater than $250,000	EA	$ 25,000.00	$ 110,000.00	$ 18,000.00
Maintenance of Traffic - Residential Area	Day/Crew	$ 750.00	$ 1,800.00	$ 3,000.00
Maintenance of Traffic - City Arterial/County Road/ FDOT Road	Day/Crew	$ 1,250.00	$ 5,000.00	$ 4,000.00
Hourly Rate - Regular - Provide all applicable positions				
Vac Truck Operator	Hr	$ 225.00	$ 85.00	$ 220.00
Supervisor, Foreman or Superintendent	Hr	$ 80.00	$ 85.00	$ 250.00
Laborer 1	Hr	$ 60.00	$ 85.00	$ 100.00
Laborer 2	Hr	$ 65.00	$ 115.00	$ 125.00
Laborer 3	Hr	$ 70.00	$ 115.00	$ 150.00
Heavy Equipment Operator	Hr	$ 90.00	$ 115.00	$ 175.00
Skilled Laborer 1	Hr	$ 65.00	$ 115.00	$ 150.00
Skilled Laborer 2	Hr	$ 70.00	$ 115.00	$ 175.00
Skilled Laborer 3	Hr	$ 75.00	$ 115.00	$ 200.00
Inspector	Hr	$ 125.00	$ 115.00	$ 250.00
Hourly Rate - Non-Regular - Provide all applicable positions				
Vac Truck Operator	Hr	$ 250.00	$ 115.00	$ 286.00
Supervisor, Foreman or Superintendent	Hr	$ 90.00	$ 115.00	$ 325.00
Foreman	Hr	$ 90.00	$ 85.00	$ 260.00
Laborer 1	Hr	$ 65.00	$ 85.00	$ 130.00
Laborer 2	Hr	$ 70.00	$ 85.00	$ 162.50
Laborer 3	Hr	$ 75.00	$ 85.00	$ 195.00
Heavy Equipment Operator	Hr	$ 95.00	$ 125.00	$ 227.50
Skilled Laborer 1	Hr	$ 70.00	$ 115.00	$ 195.00
Skilled Laborer 2	Hr	$ 75.00	$ 115.00	$ 227.50
Skilled Laborer 3	Hr	$ 80.00	$ 115.00	$ 260.00
Inspector	Hr	$ 130.00	$ 115.00	$ 325.00
Administrative Mark up for Parts and Supplies		20%	15%	0%

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ATTACHMENT A

RESOLUTION AND COMMISSION AWARD MEMO

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RESOLUTION NO. 2021-31940

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, PURSUANT TO INVITATION TO NEGOTIATE (ITN) 2020-191-ND, FOR MANHOLE, STRUCTURES, AND CURED-IN PLACE REHABILITATION AND INSPECTION SERVICES; APPROVING THE TERMS OF AN AGREEMENT WITH NATIONAL WATER MAIN CLEANING CO, VORTEX INFRASTRUCTURE SERVICES LLC, AND ENVIROWASTE SERVICES GROUP, INC, AS SET FORTH IN EXHIBIT "A" TO THE CITY COMMISSION MEMORANDUM ACCOMPANYING THIS RESOLUTION; AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AGREEMENTS WITH NATIONAL WATER MAIN CLEANING CO, VORTEX INFRASTRUCTURE SERVICES LLC, AND ENVIROWASTE SERVICES GROUP, INC.

WHEREAS, on June 24, 2020, the Mayor and City Commission authorized the issuance of Invitation to Negotiate (ITN) 2020-191-ND for Manhole, Structures, and Cured-In Place Rehabilitation and Inspection Services; and

WHEREAS, ITN responses were due and received on July 28, 2020; and

WHEREAS, the City received proposals from the following eight (8) firms: BLD Services, LLC, Envirowaste Services Group, Inc., Granite Inliner, LLC, Hinterland Group, Inc., Insituform Technologies, Inc., Miller Pipeline, LLC, National Water Main Cleaning Co., and Vortex Infrastructure Services, LLC; and

WHEREAS, the proposals from Insituform Technologies, Inc. and Miller Pipeline, LLC were deemed non-responsive for failure to meet the minimum qualifications requirements of the ITN and were not considered further; and

WHEREAS, on July 29, 2020, via LTC # 269-2020, the City Manager appointed the Evaluation Committee (the "Committee"), comprised of Mariana Evora, Civil Engineer II, Public Works Department; Patricia Rendon, Civil Engineer II, Public Works Department; and Mina Samadi, Senior Capital Projects Coordinator, The Office of Capital Improvement Projects; and

WHEREAS, the Committee convened on September 18, 2020 to consider the responsive proposals; and

WHEREAS, the Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law, general information on the scope of services and a copy of each proposal; and

WHEREAS, the Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the ITN; and

WHEREAS, the evaluation process resulted in the ranking of proposers as follows: National Water Main Cleaning Co., as the top ranked proposer; Vortex Infrastructure Services, LLC, as the second ranked proposer; Envirowaste Services Group, Inc., as the third ranked

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proposer; Granite Inliner, LLC, as the fourth ranked proposer; Hinterland Group, Inc. as the fifth ranked proposer; and BLD Services LLC, as the sixth ranked proposer; and

WHEREAS, on November 18, 2020, via Resolution No. 2020-31485, the Mayor and City Commission authorized the Administration to enter into simultaneous negotiations with National Water Main Cleaning, Co. (National Water Main), as the top ranked proposer; Vortex Infrastructure Services, LLC (Vortex), as the second ranked proposer; and Envirowaste Services Group, Inc. (Envirowaste), as the third ranked proposer, and further provided that the final selection and of the recommended proposer(s), and contract, be subject to the prior approval of the Mayor and City Commission; and

WHEREAS, City staff proceeded with simultaneous negotiations; and

WHEREAS, City staff created a price list and term sheet and allowed Envirowaste, National Water Main, and Vortex to provide comments on said documents; and

WHEREAS, after obtaining input, staff finalized the term sheet and cost proposal and requested that the firms agree to the terms and provide pricing; and

WHEREAS, City staff reviewed the pricing provided and in order to expedite the required work, while assuring the lowest overall cost, decided to award a push button contract to all three firms; and

WHEREAS, City staff notified the firms that the City would proceed to complete a push button contract and thus requested that a Best and Final Offer ("BAFO") be submitted on or before July 19, 2021; and

WHEREAS, none of the firms submitted a BAFO; and

WHEREAS, City staff drafted the proposed agreement set forth in Exhibit A to the City Commission Memorandum accompanying this Resolution; and

WHEREAS, after reviewing the results of the negotiation process, the City Manager recommends authorizing the Administration to finalize and execute agreements with National Water Main Cleaning, Co., Vortex Infrastructure Services, LLC, and Envirowaste Services Group, Inc., that will assist the City in rehabilitating sewer and stormwater infrastructure.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City Manager, pursuant to Invitation to Negotiate (ITN) 2020-191-ND for Manhole, Structures, and Cured-in Place Rehabilitation and Inspection Services; approve the terms of an agreement with National Water Main Cleaning Co., Vortex Infrastructure Services LLC, and Envirowaste Services Group, Inc., as set forth in Exhibit "A" to the City Commission Memorandum accompanying this Resolution; and authorize the City Manager and City Clerk to execute agreements with National Water Main Cleaning Co., Vortex Infrastructure Services LLC, and Envirowaste Services Group, Inc.

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PASSED and **ADOPTED** this 8 day of December 2021.

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

MIAMI BEACH INCORPORATED 1915 DEC 13 2021

DAN GELBER, MAYOR

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney 11-30-21 Date

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MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: December 8, 2021

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, PURSUANT TO INVITATION TO NEGOTIATE (ITN) 2020-191-ND, FOR MANHOLE, STRUCTURES, AND CURED-IN PLACE REHABILITATION AND INSPECTION SERVICES; APPROVING THE TERMS OF AN AGREEMENT WITH NATIONAL WATER MAIN CLEANING CO, VORTEX INFRASTRUCTURE SERVICES LLC, AND ENVIROWASTE SERVICES GROUP, INC, AS SET FORTH IN EXHIBIT "A" TO THE CITY COMMISSION MEMORANDUM ACCOMPANYING THIS RESOLUTION; AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AGREEMENTS WITH NATIONAL WATER MAIN CLEANING CO, VORTEX INFRASTRUCTURE SERVICES LLC, AND ENVIROWASTE SERVICES GROUP, INC.

RECOMMENDATION

On November 18, 2020, via Resolution No. 2020-31485, the Mayor and City Commission authorized the Administration to enter into simultaneous negotiations with National Water Main Cleaning, as the top-ranked proposer, Vortex Infrastructure Services, as the second-ranked proposer, and Envirowaste Services Group, Inc., as the third-ranked proposer. The Resolution required that the contract be subject to the prior approval of the Mayor and City Commission.

BACKGROUND/HISTORY

The City of Miami Beach owns and operates its water, wastewater, and stormwater infrastructure. In recent years the need to rehabilitate sewer and stormwater infrastructure has become a priority to maximize the useful life of the assets and reduce inflow and infiltration. The Operations Division of the Public Works Department has identified multiple locations where manholes, structures, and gravity mains require rehabilitation. The envisioned services may include but are not limited to manhole and structure rehabilitation; cured-in-place pipe rehabilitation for sewer and stormwater lines; circuit television inspection (CCTV); trenchless point repairs; and pipeline and manhole condition inspection/reports.

In order to consider the best products and methodologies that may be available in the market, the City prepared an ITN for the services. On June 24, 2020, the Mayor and City Commission approved the issuance of Invitation to Negotiate (ITN) 2020-191-ND for manhole, structures,

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purchase order to the firm offering the best cost for the selected items. In late July 2021, a meeting was held with the City Attorney's Office to address the matter of the manufacturer's warranty issue. The final language for this matter was received in late August 2021. The final agreements were routed to the City Attorney's office for review and form approval in early September. In late September, the agreements were approved. The item could not be placed on the agenda for the October City Commission meeting based on agenda deadlines. Given that there were no regular meetings in November, the item was placed on the December 8, 2021 city commission meeting agenda.

The draft agreement, including the menu of pre-priced items, is attached as Exhibit A.

SUPPORTING SURVEY DATA

Not Applicable.

FINANCIAL INFORMATION

The costs of the related services are subject to funds availability approved through the City's budgeting process. Grant funding will not be utilized.

CONCLUSION

After reviewing the negotiation process results, I believe staff and National Water Main Cleaning, Vortex Infrastructure Services, and Envirowaste Services Group have successfully negotiated an agreement (attached) that will assist the City in rehabilitating sewer and stormwater infrastructure to optimize performance and the life of the system.

Therefore, I recommend that the Mayor and City Commission adopt the Resolution approving the material terms of an agreement, pursuant to Invitation to Negotiate (ITN) 2020-191-ND for manhole, structures, and cured-in-place rehabilitation and inspection services; and authorizing the City Manager and City Clerk to execute the agreements with National Water Main Cleaning, Co., Vortex Infrastructure Services, LLC, and Envirowaste Services Group, Inc.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

No

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Public Works/Procurement

ATTACHMENTS:

Description

- Exhibit A
- Resolution

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and cured-in-place rehabilitation and inspection services. On July 28, 2020, proposals were received from the following eight (8) firms: BLD Services, LLC, Envirowaste Services Group, Inc., Granite Inliner, LLC, Hinterland Group, Inc., Insituform Technologies, Inc., Miller Pipeline, LLC, National Water Main Cleaning Co., and Vortex Infrastructure Services, LLC. The proposals from Insituform Technologies, Inc. and Miller Pipeline, LLC were deemed non-responsive for failure to meet the minimum qualifications requirements of the ITN and were not considered further.

The Evaluation Committee appointed by the City Manager convened on September 18, 2020 to consider proposals received. The evaluation process resulted in the proposers being ranked by the Evaluation Committee in the following order:

1st ranked – National Water Main Cleaning Co.

2nd ranked – Vortex Infrastructure Services, LLC.

3rd ranked – Envirowaste Services Group, Inc.

4th ranked - Granite Inliner, LLC

5th ranked - Hinterland Group, Inc.,

6th ranked - BLD Services, LLC

ANALYSIS

On November 18, 2020, via Resolution No. 2020-31485, the Mayor and City Commission authorized the Administration to enter into simultaneous negotiations with National Water Main Cleaning, as the top-ranked proposer, Vortex Infrastructure Services, as the second-ranked proposer, and Envirowaste Services Group, Inc., as the third-ranked proposer. The Resolution required that the contract be subject to the prior approval of the Mayor and City Commission.

As directed by the City Commission, staff proceeded with simultaneous negotiations with the three selected firms for the scope of services, contract terms, and costs. In late November 2020, staff held several internal meetings to develop a detailed term sheet and unit cost proposal to secure unit pricing from the selected firms based on the City's infrastructure needs. The unit cost proposal is very detailed and includes nearly 200 line items; however, this is important to assure fixed competitive pricing for future work. In early February 2021, staff then met with each proposer to discuss the term sheet and unit cost proposals. Selected firms were given until late February 2020 to provide feedback and any questions on the term sheet and unit cost proposal. In mid-March 2021, staff met with the City Attorney's Office to discuss several complex contract issues, especially the matter of assuring that product manufacturers would warrant completed work should there be an issue with the installing contractor. Several meetings were held on this matter, and subsequently, a revised term sheet and cost proposal was released to the selected firms. In late June 2021, the best and final offers were received from the selected firms that addressed both terms and costs. In early July 2021, staff reviewed the best and final offers received. During the review of best and final offers received, staff determined that the amount of planned work requiring the services under consideration would likely exceed the capacity of any single contractor. Therefore, a push-button contract methodology is determined to be in the best interest of the City. A push-button contract method allows staff to select the services needed from a pre-priced menu of options and issue a

Exhibit B

Scope of Work

Vortex – Miami Beach – Pipe Rehabilitation Contract

All work performed under this “Piggy Back” contract will be within the City of Treasure Island. The scope of this work will be mainly to clean, video and line laterals on Gulf Boulevard, as necessary to prevent collapse of the road. However, as funds become available the location of the laterals may be located in the neighborhoods, as deemed necessary.

AGENDA ITEM NO. J.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	William Barrs, Fire
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Interlocal Agreement with City of Gulfport to provide CPR Training
BACKGROUND:	Under AHA guidelines, CPR instructors must affiliate with a local training center and become a "training site" to be permitted to offer classes independent from the training center. This interlocal agreement allows the City of Treasure Island to affiliate as a training site under Gulfport's training center designation.
POLICY/PURPOSE:	TIFR desires to provide CPR training for the citizens of Treasure Island and to train city staff in CPR, promoting a safer community.
STRATEGIC PLAN RELEVANCE:	Goal 2: Maintain a safe community Objective 1: Provide meaningful outreach programs
ANALYSIS/DISCUSSION:	TIFR intends to provide CPR classes to the public at least monthly and to city employees, hotel/restaurant employees and on an as requested basis.
FUNDING:	$2,000 was allocated for CPR supplies and materials in the Commission approved FY23 budget. TIFR currently has 4 CPR training mannequins and will be purchasing 4 additional adult training mannequins to meet AHA requirements. The budgeted amount will also cover teaching supplies and instructor materials.
MOTION:	Motion to APPROVE/DENY interlocal agreement with the City of Gulfport to allow affiliation by Treasure Island Fire Rescue with Gulfport's American Heart Association training center.

ATTACHMENTS:
Interlocal Agreement CPR Training with Gulfport (02512427).docx

INTERLOCAL AGREEMENT

This Interlocal Agreement ("Agreement") is made and entered into as of this ___ day of _____, 2023, ("Effective Date") by the CITY OF GULFPORT and the CITY OF TREASURE ISLAND to allow for CPR training. The City of Gulfport and the City of Treasure Island shall be referred to collectively as the "Parties."

WHEREAS, this Agreement is made and entered between the Parties pursuant to Section 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, Section 163.01(2), Florida Statues, permits "local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities"; and

WHEREAS, the City of Gulfport's Fire Department is a certified American Heart Association Training Center desires to ensure "an optimal quality of life for its center" and the City of Treasure Island's Fire Department desires to be a Training Site for the American Heart Association, so that it can provide CPR training to the public; and

WHEREAS, to be a Training Site, the entity must be affiliated with a Training Center; and

WHEREAS, the Parties desire to support each other in increasing CPR training throughout their communities; and

WHEREAS, the Parties desire to join together in this Agreement to provide optimal community services in the most effective and efficient manner possible.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the Parties, the City of Gulfport and the City of Treasure Island agree as follows:

1. Recitals. The foregoing recitals are true and correct, and incorporated herein by reference.

2. Scope of Services. The Treasure Island Fire Department Training Site will be affiliated with the Gulfport Training Center as long as the Treasure Island Fire Department Site meets and maintains the following minimum requirements.

    a. Has a business legal name.
    b. Teaches AHA courses in accordance with the official AHA Guidelines for CPR and EFF.

c. Maintains at least five AHA Instructors who train more than a combined 250 people each year.
d. Owns and maintains all equipment needed for teaching AHA courses, including manikins that meet feedback device requirements (equipment may not be borrowed from the Training Center).
e. Meets minimum technical requirements: Uses latest version of one of the top three of four Internet browsers by market share.
f. Maintains knowledge of and effectively uses AHA Training Network applications, such as the AHA Instructor Network, eCards, eLearning, eBooks, etc.
g. A minimum $1,000,000.00 General Liability Insurance must be maintained.

3. Effective Date and Term of Agreement. This Agreement will be effective upon the Effective Date and will continue in duration so long as Treasure Island Fire Department Training Site maintains the minimum requirements specified in Section 2 of this Agreement.

4. Compliance with Laws and Indemnification. Both Parties agree to comply with all federal, state, and other applicable laws relating to the employees, including, but not limited to Title VII of the Civil Rights Act of 1964, Title I of the Americans with Disabilities Act, 42 U.S.C. s. 1983, the Family Medical Leave Act, the Fair Labor Standards Act, Chapter 447 and 760, and ss. 112.3187, 440.105, and 440.205, Florida Statutes. Nothing herein shall be construed as a waiver of sovereign immunity, or the limitations set forth in F.S. § 768.28 by either the City of Treasure Island or the City of Gulfport. Nothing herein shall be constructed as consent by either the City of Treasure Island or the City of Gulfport to be sued by third parties in any manner arising out of this Agreement.

5. Amendments. This document and its exhibits embody the entire Agreement of the Parties. There are no promises, terms, conditions, or representations binding on either party hereto, other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements between the Parties hereto, whether written or oral. This Agreement shall not be modified by any oral statement, communication, agreement, course of conduct, or by anything other than a writing signed by the Parties.

6. Termination. The respective Fire Chiefs of either party may this Agreement by submitting their intent to terminate with ninety (90) days written notice to the other Fire Chief,

7. Filing of Agreement. This Agreement will be filed with the Clerk of the Circuit Court, as provided in Section 163.01 (11), Florida Statutes.

8. Notices. All notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to the City of Treasure Island:	**As to the City of Gulfport:**
Fire Chief	Fire Chief
City of Treasure Island	City of Gulfport
120 108th Avenue	5314 23rd Ave S.
Treasure Island, FL 33706	Gulfport, FL 33707
With Copy To:	**With Copy To:**
jcowan@mytreasureisland.org	asalzman@unice.salzman.com

Either party may provide notice of a change of address or email to the other party and the change of address or email notice is effective upon receipt.

9. Conflicts and Severability. If any section, part of section, paragraph, clause, phrase, or word of this Agreement is declared invalid, the remaining provisions of this Agreement shall not be affected.

10. Jurisdiction, Venue, Attorney Fees. This Agreement shall be governed and construed according to the laws of Florida, and venue for any action arising here from shall be in Pinellas County, Florida. The prevailing party in any action to enforce or interpret this Agreement shall be entitled to reasonable attorney's fees incurred through all appellate proceedings.

11. Assignment. This Agreement shall be binding upon the Parties, their successors, assignees, and legal representatives. Neither party shall assign or otherwise transfer any of the rights or duties under this Agreement, without the express written consent of the Parties.

12. Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument. Facsimile, documents executed, scanned, and transmitted electronically, and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

13. Public Records. This Agreement and any extensions, amendments, or attachments related hereto are public records subject to Chapter 119, Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth below.

City of Treasure Island:	**City of Gulfport:**
Signature: _____	Signature: _____
By: Amy Davis	By: _____
Its: City Manager	Its: City Manager
Date: _____	Date: _____
ATTEST:	ATTEST:
_____	_____
Celine Kidwell	Amber LaRowe
City Clerk	City Clerk

AGENDA ITEM NO. J.6

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 18, 2023

SUBMITTED BY: William Barrs, Fire

ITEM TYPE: Request to Commission

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT:

Hold Harmless Agreement for Use of City of Clearwater Fire Rescue Training Facility

BACKGROUND:

The City of Clearwater is hosting the Fire Ops 101 event at their training facility and requires TIFR to complete a hold harmless agreement for all firefighter certified participants. The agreement would also allow TIFR staff to use the training grounds for firefighting training through March 21, 2024.

POLICY/PURPOSE:

The City of Clearwater has offered to let us use their fire training grounds for the Fire Ops 101 event, single and multi-company hands on training drills. These drills are required to be conducted at a state certified training ground in order to maintain our ISO rating. This event and the hands-on training is important for the development and recurring training of our fire department staff.

STRATEGIC PLAN RELEVANCE:

Goal 1: Strengthen the financial stability of the City. This agreement allows us to utilize the training facility at no expense to the City of Treasure Island.

ANALYSIS/DISCUSSION:

TIFR staff desires to assist as facilitators/instructors for the Fire Ops 101 event being held at the Clearwater Fire Department's training facility.

Additionally, in order to maintain our ISO rating for commercial insurance within the City, the fire department is required to conduct specified training, including 12 hours of company drills at a State of Florida approved training grounds every year. Clearwater's training facility is approved for this purpose by the State Fire Marshal's Office and would provide an additional location to complete this training.

FUNDING: No funding impact.

MOTION:

I move to APPROVE/DENY the Hold Harmless Agreement with the City of Clearwater to allow our fire department to utilize Clearwater's fire training grounds for in-service training.

ATTACHMENTS:
Updated Use of FD Facilties User Agreement 04.04.2023.docx
FIRE OPS 101 FLYER 2023.pdf

HOLD HARMLESS AGREEMENT
FOR USE OF CITY OF CLEARWATER FACILITY

THIS HOLD HARMLESS AGREEMENT ("Agreement") is made and entered into on the _____ day of _____ 2023, by and between the CITY OF CLEARWATER, hereinafter the "CITY" and _____, hereinafter the "USER" and collectively as the "Parties".

WHEREAS, the USER desires to conduct periodic firefighter training for its fire department personnel;

WHEREAS, the CITY owns a Training Site that is used for training associated with structural firefighting; and

WHEREAS, the Parties desire to set forth certain terms and conditions for the use of the Training Site and provide for certain limitations of liability as provided herein.

NOW, THEREFORE, the Parties agree as follows:

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

2. TRAINING SITE DESCRIPTION.

   Clearwater Fire Rescue Training Facility
   1716 North Belcher Road
   Clearwater, FL 33765

   It is expressly understood and agreed that the USER shall have access only to this portion of the premises when conducting its fire training.

3. TERM/USE OF TRAINING SITE. The Training Site and fixtures may be temporarily occupied and used by the USER to conduct the aforementioned training and other related activities on the following agreed upon dates and times, April 1, 2023 until March 31, 2024. The USER understands that use of the Training Site may be restricted or interrupted at any time to avoid interference with the CITY'S ability to conduct normal business operations.

4. CONDITION OF TRAINING SITE. The USER agrees to maintain the Training Site in a clean and useable condition and will be responsible for all reasonable, necessary and/or appropriate clean up after each use by the USER.

5. HOLD HARMLESS.

   a) To the extent permitted by Section 768.28, Florida Statutes, the USER does hereby assume all risks and hazards incidental to use and occupation of the Training Site and participation in activities and use of facilities of the CITY and does hereby

agree to waive, release, and hold harmless the CITY officers, employees, and agents, of, from and against all liability and expense, in connection with any and all claims, demands, damages, actions, claims for personal injury, property damage, or loss of use, arising directly or indirectly out of or in connection with any negligent or deliberate act or omission of the USER. Nothing contained in the foregoing shall be construed to be a waiver of any immunity or limitation of liability the Parties may be entitled to under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

b) The USER agrees to repair or replace any damage to any real or personal property of the CITY caused by the actions or omissions of the USER, its officers, officials, employees, agents, and participants in the training held at the Training Site.

6. THIRD PARTIES. The USER agrees to hold harmless the CITY from any damage or claims which may result from the acts or omissions of the third party. The CITY reserves the right to deny access to any third party in its sole discretion.

7. ASSUMPTION OF THE RISK. Participation in the training and use of the Training Site contemplated by the Agreement may carry certain inherent risks or dangers of which a reasonably prudent person should be aware. To that extent, the USER acknowledges and agrees and hereby assumes the risks associated with the training activities contemplated herein and the use of said Training Site.

8. TERMINATION. This Agreement shall remain in full force and effect until terminated by any party hereto. This Agreement may be terminated immediately, without cause by a party hereto upon giving written notice thereof to the other party.

9. REGULATION COMPLIANCE. During the performance of the Agreement, the USER agrees to abide by any and all administrative, operational, and safety rules and regulations established by Fire Department SOPs during the use and occupation of the Training Site by the USER. Any breach of any rule or regulation established by the CITY shall result in an immediate termination of the use of the Training Site and, in the CITY'S sole discretion, termination of this Agreement.

[Remainder of Page Left Blank Intentionally]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by its authorized representatives or persons authorized to execute this Agreement on the day and year first above written.

[ADD NAME OF USER]

By: _____

_____
Printed Name

_____
Printed Title

CITY OF CLEARWATER, FLORIDA

_____
Jennifer Poirrier
Interim City Manager

Approved as to form:

_____
Owen Kohler
Lead Assistant City Attorney

SAVE THE DATE

12TH ANNUAL
FIRE OPERATIONS 101

A ONE DAY FIRE GROUND OPERATIONS ORIENTATION FOR CIVILIANS, INCLUDING PUBLICLY ELECTED OFFICIALS AND REPRESENTATIVES OF THE MEDIA

PRESENTED BY:

PINELLAS COUNTY FIRE CHIEFS ASSOCIATION

PINELLAS LOCAL AFFILIATES OF THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS

SPECIAL THANKS TO CLEARWATER FIRE RESCUE FOR THE USE OF THEIR DRILL GROUNDS

COME FEEL THE HEAT

MAY 13, 2023 | 7am - 1pm

1700 N. Belcher Rd, Clearwater, FL

FOR MORE INFORMATION CONTACT: RICK PAULEY

EVP747@YAHOO.COM | 727.235.1354

469

AGENDA ITEM NO. J.7

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Celine Kidwell, Administration
ITEM TYPE:	Appointments
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Alternate Member Appointment to Gulf Beaches Public Library Board
BACKGROUND:	Pursuant to Resolution 08-111, one of the two Gulf Beaches Public Library (GBPL) shall be an elected official, the other a resident of the City. The Commission unanimously appointed Jim Tizzano to serve as Treasure Island's resident representative on the Gulf Beaches Public Library Board on April 29, 2019. This is a 3 year term.
POLICY/PURPOSE:	The City has two seats on the Gulf Beaches Public Library Board. One member is to be an elected official. the other an alternate member that would vote only when the municipality's member was absent. Commissioner Toth represents Treasure Island as an elected official.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	Mr. Jim Tizzano has served previously on the board and the end of his 3-year term has ended, however he wishes to continue to serve on the Gulf Beaches Public Library board.
FUNDING:	.
MOTION:	I move to appoint _____ to serve on the Gulf Beaches Public Library board as an alternate member.

ATTACHMENTS:
Interlocal Agreement Gulf Beaches Public LIbrary (10-13-2021) - Legally Recorded.pdf

Original BOC Approved Oct. 13, 2021

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 202209400 7 03/24/2022 03:15 PM
OFF REC BK: 21990 PG: 2296-2306
DocType:AGM RECORDING: $95.00

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

THIS INTERLOCAL AGREEMENT is made and entered into this 1st day of October, 2021, by and between the Town of Redington Shores, the Town of North Redington Beach, the Town of Redington Beach, the City of Treasure Island and the City of Madeira Beach, all municipal corporations of the State of Florida (hereinafter referred to as the "Municipalities") for the continued funding of the Gulf Beaches Public Library, being operated by Gulf Beaches Public Library, Inc. (hereinafter referred to as the "Library").

RECITALS

WHEREAS, the Municipalities organized and created a non-profit corporation known as the Library under the laws of the State of Florida on September 11, 1969; and

WHEREAS, the Library's articles of incorporation provide that Library administer and conduct a public library for the promotion of education and entertainment for the citizens of the Municipalities and others desiring to use the Library; and

WHEREAS, the business affairs of the Library shall be managed by a Board of Trustees (the "Board"), who are appointed by the Municipalities: and

WHEREAS, the Municipalities desire that the Board amend the Library's articles of incorporation and bylaws to address several concerns of the Municipalities; and

WHEREAS, the Library's articles of incorporation provide that the articles of incorporation may be amended at any regular or special meeting called for such purpose by a majority vote of the members of the Board and ratified by each of the contributing Municipalities. Written notice of such meetings held for such purpose shall be given to each of the contributing Municipalities; and

WHEREAS, the Municipalities wish to urge the Library's Board to call for a regular or special meeting for the purpose of amending the Library's articles of incorporation as described in this Interlocal Agreement; and

WHEREAS, the Library's articles of incorporation provide that contributions for maintenance and support shall be fairly and equitably determined and shall be set forth in written agreement between the contributing Municipalities; and

WHEREAS, Section 163.01, Florida Statutes, known as the Florida Interlocal Cooperation Act of 1969, provides for the creation of agreements between governmental organizations; and

WHEREAS, on June 21, 2012, the Municipalities entered into an Interlocal Agreement for the Continued Funding of the Gulf Beaches Public Library ("2012 Interlocal"); and

WHEREAS, the Municipalities desire to amend and supersede the 2012 Interlocal with this Interlocal Agreement as of the effective date; and

WHEREAS, the Library is an important cultural institution, the maintenance and continued funding of which benefits the tourists, residents of the Municipalities and the public at large.

NOW, THEREFORE, in fidelity to agreements each municipality entered into in creating the Library, in consideration of the mutual covenants herein contained and the benefits to be derived by the parties to this Interlocal Agreement and other good and valuable consideration hereby acknowledged, the Municipalities do agree as follows:

SECTION 1 – PURPOSE. This Interlocal Agreement establishes the manner for fairly and equitably determining the funding and financial support each municipality shall provide to the Library.

SECTION 2 – TERM. This Interlocal Agreement shall be for a term of five (5) years beginning October 1, 2021 and ending September 30, 2026, unless terminated as set forth in Section 4 below.

SECTION 3 – RECOMMENDATIONS. The Municipalities agree that they jointly desire and direct the Board to make the necessary changes to its articles of incorporation and bylaws to effectuate the following:

Section 3.1. The Municipalities agree that they will direct their Library Board appointees to have the Library's Board to create an annual proposed budget for its operation and sustainment by April 1st, for the next following fiscal year, which begins October 1 and ends September 30. The Library shall then determine the amount proposed to be due (hereinafter referred to as "proposed proportional share") from each municipality apportioned as to their populations using the most recent population data from the Bureau of Economic and Business Research of the University of Florida, or its successors. The annual proposed budget and the proposed proportional share shall be provided to the Municipalities no later than April 15th, for the upcoming fiscal year 2022-2023, for each municipality to consider and act upon by no later than July 31st. For each fiscal year thereafter, the annual proposed budget and proposed proportional share shall be provided to the Municipalities no later than April 15th, for the upcoming fiscal year, for each municipality to consider and act upon by no later than June 30th.

Section 3.2. Once the Municipalities accept their proposed proportional shares the Library will prepare an annual service agreement for each municipality which shall specify each municipality's proportional share for the upcoming fiscal year and deliver it to each municipality before August 31st.

Section 3.3. The Municipalities shall then consider the service agreements and accept or reject them prior to October 1st. If accepted, the service agreement becomes an annual financial obligation of the municipality with payments due to the Library quarterly during the fiscal year. The quarterly payments shall be made no later than October 1, January 1, April 1 and July 1.

SECTION 4 – TERMINATION.

Section 4.1. If any municipality rejects the service agreement or otherwise fails to fund or insufficiently funds the Library, then that municipality shall immediately notify the other Municipalities and the Library of that occurrence and this Interlocal Agreement shall terminate as it relates to said municipality at the end of the current fiscal year. Termination shall be without

penalty or expense to any other municipality for any time up until the date of termination of the terminating municipality. The terminating municipality shall remain liable for annual payments due pursuant to this Interlocal Agreement and its current service agreement.

Section 4.2. A municipality may, for any reason, terminate its inclusion in this Interlocal Agreement and therefore its membership in the Library, effective at the end of the current fiscal year, currently September 30, by providing advance written notice given by certified mail to the other Municipalities by June 30th of the current fiscal year. By terminating, the terminating municipality agrees that the municipality no longer will be a Trustee on the Board. Within 90 days from the date of the notice of termination, the Board shall meet to determine whether to dissolve the Library or appoint another board member and amend the Library's articles of incorporation and bylaws to reflect the change in the membership and voting trustees of the Board.

Section 4.3. If any municipality terminates its inclusion in this Interlocal Agreement and therefore its membership in the Library, then the residents of that municipality shall be considered non-resident and may lose library privileges which may include any interlibrary lending agreements the Library may be a party to. All items out on loan to the residents shall be immediately returned, a list of which will be given to the municipality. The municipality shall make every effort to cause the return of loaned items to the Library. The terminating municipality shall be responsible for working with Pinellas Public Library Cooperative directly to determine how library service will be provided to its residents.

Section 4.4. A terminating municipality may reinstate its participation in the Library upon approval of the Board and any necessary revisions to its article of incorporation and bylaws and the execution of a new interlocal agreement and service agreement identifying its annual financial responsibility, provided the remaining Municipalities agree.

Section 4.5. To the extent there is any inconsistency between this section 4 Termination provision and the Library's articles of incorporation and bylaws, the Municipalities agree and jointly direct the Board to make the necessary changes to its articles of incorporation and bylaws to be consistent with this Interlocal Agreement.

SECTION 5 – REORGANIZATION OF GULF BEACHES PUBLIC LIBRARY, INC. The Municipalities agree that it is necessary to demand changes to the corporate structure of Gulf Beaches Public Library, Inc. before any contributions are made beginning October 1, 2022. Those changes are:

That the Library shall revise the make-up of its Board as follows:

a) The Board shall be reduced to five (5) voting members. These members shall consist of one (1) member from each of the Municipalities. It is the preference of the Municipalities that the member be an elected official of the municipality.
b) That the Board have an alternate member from each municipality that would vote only when the municipality's member was absent.
c) That the Board shall have one (1) non-voting ex-officio members consisting of the library director.

Section 5.1. OTHER LIBRARY BOARD ACTIONS. The Municipalities agree that the Library's Board should take the following actions:

a) The Library maintain its current building footprint and not budget or expend Library monies toward expansion of the Library's building.
b) The Library budget in the fiscal year 2021-2022 budget to use the Certificates of Deposit (approximately $430,000), Chase Building Fund (approximately $118,000), the Chase Money Market Account (approximately $91,000) and the Chase Operating Account (approximately $350,000) to immediately upgrade the Library's technology and to modernize the interior of the Library building.
c) The Library adopt a policy directing undesignated fund balance reserves shall not exceed ten (10) percent of its total undesignated fund balance.

SECTION 6 – DISSOLUTION. In the event of the dissolution of Gulf Beaches Public Library, Inc., the Municipalities agree that the value of the remaining intangible assets of the Library , not otherwise governed by private agreement of a donor to the Library, should be returned to the Municipalities and the Pinellas Public Library Cooperative in proportion to the proportional share contributed in the fiscal year when the dissolution occurs. The building and land that the Library leased from the City of Madeira Beach shall remain the property of the City of Madeira Beach and shall not be distributed as an asset in dissolution. The Municipalities agree that the remaining tangible assets shall be offered for donation to the Pinellas Public Library Cooperative. If the Pinellas Public Library Cooperative opts not to accept any of the tangible assets, then the rejected tangible assets shall be sold, and the funds received distributed to the Municipalities and the Pinellas Public Library Cooperative in proportion to the proportional share contributed in the fiscal year when the dissolution occurs.

SECTION 7 – AMENDMENTS. Amendments to this Interlocal Agreement may be proposed by any municipality that is a party to this Interlocal Agreement but must be accepted by all of the Municipalities that are parties to this Interlocal Agreement before the beginning of a new fiscal year for such proposed amendments to take effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor	Mary Palmer, Clerk	James Denhardt, Attorney

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor	Mari Campbell, Clerk	Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor	Melissa Clark, Clerk	Jay Daigneault, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor	Ruth Nickerson, Clerk	Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor	Clara VanBlargan, Clerk	Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

_____, Board of Trustees Chairman	_____ Library Director	_____,Attorney

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

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For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor | Mary Palmer, Clerk | ~~James Denhardt~~, Attorney Robert Eschenfelder

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor | Mari Campbell, Clerk | Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor | Melissa Clark, Clerk | Jay Daigneault, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor | Ruth Nickerson, Clerk | Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor | Clara VanBlargan, Clerk | Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

_____, Board of Trustees Chairman | _____ Library Director | _____, Attorney

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

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For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor	Mary Palmer, Clerk	James Denhardt, Attorney

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor	Mari Campbell, Clerk	Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor	Melissa Clark, Clerk	Jay Daigneault, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor	Ruth Nickerson, Clerk	Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor	Clara VanBlargan, Clerk	Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

_____, Board of Trustees Chairman	_____ Library Director	_____,Attorney

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor | Mary Palmer, Clerk | ~~James Denhardt~~, Attorney Robert Eschenfelder

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor | Mari Campbell, Clerk | Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor | Melissa Clark, Clerk | Jay Daigneault, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor | Ruth Nickerson, Clerk | Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor | Clara VanBlargan, Clerk | Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

_____, Board of Trustees Chairman | _____ Library Director | _____, Attorney

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor	Mary Palmer, Clerk	James Denhardt, Attorney

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor	Mari Campbell, Clerk	Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor	Melissa Clarke, Clerk	Robert Eschenfelder, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor	Ruth Nickerson, Clerk	Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor	Clara VanBlargan, Clerk	Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

Board of Trustees Chairman	Library Director	Attorney

INTERLOCAL AGREEMENT FOR THE CONTINUED FUNDING OF
THE GULF BEACHES PUBLIC LIBRARY, INC.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

For the TOWN OF REDINGTON SHORES:

MaryBeth Henderson, Mayor	Mary Palmer, Clerk	James Denhardt, Attorney

For the TOWN OF NORTH REDINGTON BEACH:

William Queen, Mayor	Mari Campbell, Clerk	Jay Daigneault, Attorney

For the TOWN OF REDINGTON BEACH:

David Will, Mayor	Melissa Clark, Clerk	Jay Daigneault, Attorney

For the CITY OF TREASURE ISLAND:

Tyler Payne, Mayor	Ruth Nickerson, Clerk	Jennifer Cowan, Attorney

For the CITY OF MADEIRA BEACH:

John Hendricks, Mayor	Clara VanBlargan, Clerk	Thomas J. Trask, Attorney

For the Gulf Beaches Public Library:

_____, Board of Trustees Chairman		Library Director	,Attorney

INTERLOCAL AGREEMENT FOR CONTINUED FUNDING OF THE GULF BEACHES PUBLIC LIBRARY, INC.

The Library Board and the Library Director have agreed to implement the AGREEMENT for the uses and purposes therein expressed on December 1, 2021.

For the Gulf Beaches Public Library, Inc.:

Richard L. Bennett

Richard L. Bennett, EdD
Board of Trustees Chairman

Vincent Gadrix

Vince Gadrix
Library Director

AGENDA ITEM NO. J.8

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 18, 2023
SUBMITTED BY:	Celine Kidwell, Administration
ITEM TYPE:	Appointments
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Nominations of Appointment to the Forward Pinellas Board
BACKGROUND:	Forward Pinellas is a land use and transportation planning agency that serves as both the Pinellas Planning Council and Pinellas County Metropolitan Planning Organization. Forward Pinellas aims to provide integrated transportation and land use solutions for communities in Pinellas County and the Tampa Bay region by addressing countywide land use and transportation concerns. At the most recent Big-C Meeting held March 29th, Mayor David Will expressed interest in representing the beach communinites on the Forward Pinellas board. However, this item is to inquire if there are any other nominations to forward for consideration to the Big-C.
POLICY/PURPOSE:	A request has been received from Forward Pinellas asking each Barrier Islands Governmental Council (BIG C) municipality to nominate one of its own elected officials or support the nomination of an elected official from another beach community to serve on the Forward Pinellas Board. The new term will begin January 1, 2023 with the term lasting for two years.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	A request has been received from Forward Pinellas asking each Barrier Islands Governmental Council (BIG C) municipality to nominate one of its own elected officials or support the nomination of an elected official from another

beach community to serve on the Forward Pinellas Board.

The rotating-seat on the Forward Pinellas Board representing the beach communities has become vacant as of January 2023 due to Alan Johnson not being reelected as the Mayor of St Pete Beach.

FUNDING: .

MOTION: I move to approve the nomination of _____ to the Forward Pinellas Board for the term which expires December 31, 2024.

ATTACHMENTS:
Forward Pinellas Board Membership Appointment 03 24 2023.pdf

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

March 24, 2023

RECEIVED
MAR 27 2023
Per _____

The Honorable Tyler Payne, Mayor
City of Treasure Island
120 108th Avenue
Treasure Island, FL 33706

RE: Forward Pinellas Board Membership Appointment

Dear Mayor Payne:

The rotating-seat on the Forward Pinellas Board representing the beach communities has become vacant due to Alan Johnson not being reelected as the Mayor in St. Pete Beach. The governing documents for the Forward Pinellas Board require that we follow the same procedure to fill a vacancy as was used to make the original appointment.

Therefore, as one of the 10 barrier island communities that share a representative on the board, your local government is being asked to participate in the member appointment process developed by the Barrier Islands Governmental Council (BIG-C) to fill this vacancy as follows:

- Step 1: Each BIG-C municipality (excluding Clearwater) shall take formal action to either nominate one of its own elected officials or support the nomination of an elected official from another community. The name of that individual should then be transmitted to the BIG-C via Tracy Campbell, the Town Clerk of Redington Shores at 17425 Gulf Blvd, Redington Shores, FL 33708-1299, before the April 26th BIG-C meeting;

- Step 2: After nominations are received, at its April 26th 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 April 26th 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,

Whit Blanton, FAICP
Executive Director

cc: MaryBeth Henderson, Vice President, BIG-C
Celine Kidwell, City Clerk, City of Treasure Island

AGENDA ITEM NO. J.9

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 18, 2023

SUBMITTED BY: Mike Munger, Administration

ITEM TYPE: Request to Commission

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Update 2023 City Commission Meeting Schedule

BACKGROUND: The Commission approved the Commission Meeting calendar before Pinellas County and the School Board set their budget hearing dates.

Florida's Truth-in-Millage (TRIM) establishes the statutory (F.S. Chapter 200) requirements that all taxing authorities levying a millage must follow, including all notice and budget hearings requirements.

TRIM Hearing Information

- Taxing Authorities must hold two public hearings to adopt a millage rate and budget.
- The school board has scheduling priority for a hearing date. The Pinellas County Board of Commissioners (BOCC) has second choice. No other taxing authority in the county can hold a hearing on the same date as the school board or BOCC.

POLICY/PURPOSE: To update the Commission Meeting Calendar to reflect Budget Hearing Dates.

STRATEGIC PLAN RELEVANCE: .

ANALYSIS/DISCUSSION: There are a few TRIM Hearing requirements City Commission need to be aware of regarding the TRIM calendar.

- City Commission will set the maximum millage at the July 18, 2023 meeting

- City Commission Regular Meeting on September 5, 2023 is within the 65-80 day window to have our tentative budget hearing and does not conflict with any school board or county commission meetings
- The September 19, 2023 meeting will need to move as it conflicts with the Pinellas County Board of Commissioners (BOCC) hearing date

Due to a combination of newspaper advertising deadlines and state statutes regarding TRIM requirements, staff is recommending to move the second and final budget hearing to **Monday, September 18, 2023**. Other possible dates are listed below with reasons why those dates are not recommended by staff:

- 9/15 would work but the meeting would be on a Friday evening
- 9/16 is also acceptable, but is unorthodox as it would be on a Saturday (allowed by state statue)
- 9/20 is the last date available but would require the city to advertise in the more expensive Sunday 9/17 edition of the newspaper

FUNDING: N/A

MOTION: I move to approve the amended 2023 City Commission Meeting Schedule.

ATTACHMENTS:
Amended_2023_City_Commission_Meeting_Schedule.docx

2023 City Commission Meeting Schedule

(Dates subject to change)

January 17, 2023

February 7, 2023

February 21, 2023

March 7, 2023

March 21, 2023

April 4, 2023

April 18, 2023

May 2, 2023

May 16, 2023

June 6, 2023

June 20, 2023

July 18, 2023

August 8, 2023

August 9, 2023 - Budget Workshop

August 23, 2023

September 5, 2023 - Budget Hearing

~~September 19, 2023 – Tentative Budget Hearing~~

September XX, 2023 - Budget Hearing

October 3, 2023

October 17. 2023

November 7, 2023

December 5, 2023

December 19, 2023

2023 Election Dates (Subject to change.)	
March 14, 2023	Municipal Elections
August 29, 2023	St. Petersburg Primary Elections (tentative)
November 7, 2023	Municipal General Elections
2023 City Observed Holidays (City Hall Closed)	
January 1, 2023	New Year's Day
January 16, 2023	Martin Luther King, Jr. Day
May 29, 2023	Memorial Day
July 4, 2023	Independence Day
September 4, 2023	Labor Day
November 11, 2023	Veterans' Day
November 23 & 24, 2023	Thanksgiving Holiday
December 25, 2023	Christmas Day
2022-2023 Pinellas County School District Student Calendar	
Dec. 24, 2022 -Jan. 8, 2023	Winter holidays - No school for students
January 9, 2023	All PreK-12 and postsecondary schools' classes resume
January 16, 2023	Dr. Martin Luther King, Jr. Day - No school for students
February 20, 2023	Presidents' Day
Mar. 11, 2023 – Mar.19, 2023	Spring holidays – No school for students.
March. 20, 2023	No school for students.
April 7, 2023	No school for students.
May 25, 2023	End of fourth quarter. Last day for all students.