



**LOCAL PLANNING AGENCY WORKSHOP
THURSDAY, MARCH 10, 2022 – 7:00 PM
CITY HALL, AUDITORIUM, 120 108TH AVENUE, TREASURE ISLAND, FL 33706**

This workshop will immediately follow the LPA Meeting.

MEETING NOTICE AND AGENDA

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/671654589>

You can also dial in using your phone.
United States: +1 (408) 650-3123

Access Code: 671-654-589

1. DISCUSSION

1.a

Workshop to review the first three elements for the revisions and updates to the Comprehensive Plan. These include the Intergovernmental Coordination Element, the Capital Improvement Element, and a new Property Rights Element (mandated by 2021 changes to State law).

[1- 2022 0303 Intergovernmental Coordination - LPA Version.docx](#)

[2 - 2022 0303 Capital Improvement - LPA Version.docx](#)

[3 - 2022 0303 Property Rights - LPA Version.docx](#)

2. PUBLIC COMMENT

3. 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 180th Avenue, Treasure Island, FL 33706 or by phone a (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.



Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: March 10, 2022

SUBMITTED BY: Kathryn Younkin, Community Development

ITEM TYPE: Presentations

AGENDA SECTION: DISCUSSION

SUBJECT: Workshop to review the first three elements for the revisions and updates to the Comprehensive Plan. These include the Intergovernmental Coordination Element, the Capital Improvement Element, and a new Property Rights Element (mandated by 2021 changes to State law).

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 initially 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 7/8/21, approved by the City Commission on 8/17/21 and transmitted to the State on 8/18/21.

The City's goal is to complete the update to the Comprehensive Plan and transmit the plan to the State of Florida by August of 2022.

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

Bold Action 1: Perform a review of local ordinances and Land Development Regulations

Bold Action 2: Update the City's Comprehensive Plan, local ordinances, and Land Development Regulations

ANALYSIS/DISCUSSION:

The Community Development Department has prepared three draft elements with amendment for your review and discussion. Two elements are revisions to the previous comprehensive plan, and one is a new element, now required by the state.

Intergovernmental Coordination Element – Draft of Proposed Changes

Suggested 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 – Draft of Proposed Changes

The majority 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, similar to the annual budget. A new objective 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 – Required New Element

In 2021, the State required a Property Rights Element in 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. This draft provided is the minimum to meet the requirements for this new element.

Upcoming LPA workshops will address the remaining elements.

FUNDING: N/A

MOTION: N/A

ATTACHMENTS:

1- [2022 0303 Intergovernmental Coordination - LPA Version.docx](#)

2 - [2022 0303 Capital Improvement - LPA Version.docx](#)

3 - [2022 0303 Property Rights - LPA Version.docx](#)

INTERGOVERNMENTAL COORDINATION ELEMENT

I. 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.~~

A. Background and Introduction

The City of Treasure Island Intergovernmental Coordination Element is to provide for guidance on mutually beneficial partnerships with all levels of governments and partner agencies.

Pursuant to Section 163.3177(6)(h), Florida Statutes, the following represents the intergovernmental coordination goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to be used in coordinating the adopted comprehensive plan with the plans of 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 government agencies. The goal is to also ensure 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.

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 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.~~

C. B Goals, Objectives and Policies:

Goal: Improve the existing system of interlocal-intergovernmental coordination to successfully implement local government the City of Treasure Island's adopted comprehensive plans, with the plans of the 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 government agencies, and to resolve conflicts resulting from the plans, and to effectively address regional resiliency, and to resolve conflicts resulting from the plans.

Objective 1.1: Pinellas Planning Council Forward Pinellas

The City shall ~~utilize the forum of the Pinellas Planning Council~~ coordinate with Forward Pinellas the countywide planning and coordinating council and metropolitan planning organization 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 Forward Pinellas~~ 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 city plan and the countywide plan in order to ensure coordination of goals and policies, identify specific countywide growth management problem areas, and work towards solutions to those identified problems.

Policy 1.1.2: The City will use ~~the PPG Forward Pinellas~~ as a forum to identify and discuss issues related to plan implementation, development and funding which affect one or more of these Pinellas County jurisdictions in such areas as of land use, transportation, coastal management, drainage, conservation and open space planning and affect one or more of the following comprehensive plan elements.

- *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 ~~Hurricane Preparedness 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 PPG The City shall coordinate with Forward Pinellas shall be the forum to discuss annexation plans, on the consistency of land uses, and provision of services; and, if required utilize the process established by the PPG Forward Pinellas for conflict resolution will be utilized to resolve disputes if when needed.~~

Policy 1.1.4: A representative appointed by the City Manager shall participate in the Planners Advisory Committee of ~~the PPG~~ Forward Pinellas.

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 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 local and 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.~~

- *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 Coastal Construction Codes and Regulations
 - *Coastal Management and Conservation Element*, Protection of Species of Special Status
 - *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 Improvement of Hurricane Evacuation Routes
 - *Coastal Management and Conservation Element*, Coordination of Hurricane Planning
 - *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 of Needed Capital Facilities

Policy 1.1.7: Through Forward Pinellas 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: Through interlocal agreements the city will continue to partner with local agencies for mutual benefits: Pinellas County Emergency Management, Pinellas County Sheriff, Gulf Beaches Library System, St Petersburg Beach, 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 uniform regulation in the best interest of the City.

Policy 1.2.1: The City shall work with Florida Department of Transportation and the Metropolitan Planning Organization Forward Pinellas 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~~ Forward Pinellas, 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 and 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 communication, cooperation, and coordination 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 government area local 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 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 is consistent with the bordering municipality's Comprehensive 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 with the 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*.~~ participate in interlocal agreements, as required, with the Pinellas County School Board as outlined in Florida Statutes 163.3177.

Policy 1.3.5: The City shall, through the Forward Pinellas work with the Florida Department of Transportation and Forward Pinellas as necessary manage the impacts of land development projects and increase mobility in accordance with Pinellas County 'Advantage Pinellas', a strategy to increase mobility, economic opportunity and housing affordability countywide.

~~**Measure:** Extent of coordination and use of cooperative agreements.~~

Objective 1.4 Water Supply and Wastewater Coordination

The City will commit to continue to work with and participate in the planning of potable water supply and facilities.

Policy 1.4.1: The City shall continue to 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: 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: 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 serve as an example to other neighboring communities as a positive way to support and address the homeless population.

Policy 1.5.2: The City will continue efforts to meet and forge relationships with Pinellas County Human Services and the Homeless Leadership Alliance of Pinellas organizations to create partnerships and coordinate resources for the City of Treasure Island.

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: Through Forward Pinellas the city will continue to 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.

References

Treasure Island, unpublished miscellaneous city documents
1998. Pinellas County, Intergovernmental Coordination Element, 1987

CAPITAL IMPROVEMENTS

~~I. 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.~~

A. Background and Introduction

Pursuant to s. 163.3177(3), Florida Statutes, the following represents the "Capital Improvements Element" including the goals and objectives of the City of Treasure Island. These goals, objectives and policies are designed to consider the need for and the location of City public facilities in order to encourage the efficient use of such facilities. Capital improvement shall be as defined in 163.3144(7), Florida Statutes.

B. Goals, Objectives and Policies

Goal: The City shall undertake fiscal actions necessary an annual budget to provide and maintain a resilient community and public assets and facilities for all residents within its jurisdiction at the adopted levels of service or in the case where there is no adopted level of service at the City identified level 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 a Capital Improvement Plans-CIPs correct existing deficiencies to proactively maintain assets and 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 Program.

Policy 1.1.2: The City shall continue to develop and, **The CIP shall be** updated annually a

~~multi-year CIP, the first year of which shall be the Capital Budget.~~

Policy 1.1.32: Proposed capital improvement projects shall be evaluated according to one or more of the following guidelines for incorporation into the CIP:

- 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;
- 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, prevents or reduces future improvement 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;
- ~~— 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 responsibility for 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 1.1.83:** The City shall consider the utilization of any federal, state, and/or local grants funding programs or private funds to finance capital improvements when such is recommended during any regular City Commission meeting, when feasible.~~

~~**Policy 1.1.4:** 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 in a fiscally-equitable manner, apportioning the costs of growth among those who are responsible for it.~~

Policy 1.1.5: The City shall, when appropriate, consider the adoption of impact fees, assessments or user fees in cooperation with other levels of government.

Policy 1.1.6: The City staff, shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.

Policy 1.1.7: 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; (d) and to enhance resiliency to the extent feasible.

Policy 1.1.8: Any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements will not be provided development approval unless the project pays a proportional share of the costs of these improvements unless an except when alternate and equitable agreement is has been reached.

Policy 1.1.9: The City will continue to prepare and adopt each year a five year CIP, to include all projects which entail expenditures of at least \$25,000 and a life of at least five years.

Policy 1.1.10: The City shall continue to use developer contributions, including impact fees, to help fund the cost of public facilities needed to serve new development and redevelopment.

Policy 1.1.11: The City may provide an exception or waiver for an impact fee for the development of construction of affordable housing and in doing such is not required to use any revenues to offset the impact.

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 Center	300.0	300.0 LO				
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)

Objective 1.2: 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 all debt 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 consideration to all factors that will achieve the highest possible rating of the national bond ratings service, 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, solid waste, buildings, structures, and recreational facilities.

Policy 1.2.1: The City will maintain an inventory of all City-owned capital facilities, to include information on type, capacity, location and condition.

Policy 1.2.2: The City will continue its 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 improvement schedules should be maintained for a minimum period of five years.

Objective 1.3: Maintenance of 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 strategy to 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 level of service standards established in the Comprehensive Plan shall be, upon adoption, the level of service standards be maintained.

Policy 1.3.2: Facilities planning to meet level of service standards will be incorporated into the five-year CIP.

~~**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 standards.

Objective 1.4: Expenditures in the 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 Funds 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 or for projects determined to be an overriding public benefit.

Policy 1.4.2: Developers shall fund public facility improvements within new developments the Coastal High Hazard Area if the City Commission determines that those improvements are in the best interest of the City.

Measure: Development is limited within the Coastal High Hazard Area.

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, 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 Ch. 163.3180, Florida Statutes and this policy. No new development approval, shall be issued unless fees and public facilities necessitated by the project will be in place concurrent with the impacts of the pursuant to the regulations established in the Land Development Regulations. The requirement that no development permit shall be issued unless applicable fees are paid and public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective upon adoption of the Comprehensive Plan.

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 adopted level-of-service requirements 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 corresponding 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-hour storm 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 all development activity, excluding single-family homes, shall retain the first one-inch of rainfall 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**

Policy 1.5.45: ~~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, concurrency standards, 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 1.5.76: ~~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 first three 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 concurrency review 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 standardized procedure to calculate compliance with the levels of service established herein 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 for water use, sewer use, solid waste and traffic, by land use category. Alternative methods acceptable to the Public Works Director 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 prior to approval of a building permit.

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 prior to the issuance of a certificate of occupancy.

Policy 1.6.2: Implement the policies and goals described in the 10-Year Water Supply Facilities Plan.

Measure: Implementation of the policies.

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.

Policy 1.7.3 Multimodal Impact Fees shall be used for mobility improvements within the mid County Beaches Area District 13 on the Pinellas County Multimodal Impact Fee Districts map.

Policy 1.7.4 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 the only if the project pays a proportional share of the costs of these improvements in accordance with the Multi-modal Impact Fee Program and upon the issuance of a City approved permit.

Measure: Implementation of the policies

Multi Modal Definitions:

“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.

PROPERTY RIGHTS ELEMENT

I. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to section 163.3177(6)(i), Florida Statutes, the following represents the “Property Rights Element” including goals and objectives of the City of Treasure Island. These goals, objectives, and policies are intended to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

B. Local Goals, Objectives, and Policies

Goal 1: The City will respect judicially acknowledged and constitutionally protected private property rights.

Objective 1.1 The City will consider the following rights during its decision-making processes subject to state law and local ordinances:

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;

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.