LOCAL PLANNING AGENCY
THURSDAY, JUNE 19, 2025 – 2:30 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706
IMMEDIATELY FOLLOWING THE 2:00 P.M. PLANNING AND ZONING BOARD MEETING

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **PLEDGE ALLEGIANCE**

3. **CELL PHONE ANNOUNCEMENT**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   5.A Approval of April 17, 2025 and May 15, 2025 minutes
   4.17 LPA.docx
   5-15-25 LPA.docx

6. **PRESENTATION OF ITEMS**

   6.A Workshop two Chapters of the Land Development Regulations, Chapter 60 "Introduction", and Chapter 73 "Signs and Advertising".
   2025 0613 Chapter 60___INTRODUCTION_Final.pdf
   2025 0613 Chapter 73___SIGNAGE_Final 2.pdf

   6.B Resolution 2025-02 regarding Ordinance 2025-08 Amending Chapter 65 Impact Fees.
   2025 0613 KH Impact Fee_Memo.pdf
   MIFO ILA Presentation_Treasure Island_LPA Meeting_06.19.25.pdf
   Resolution 2025-02 LPA Ord 2025-08 Chapter 65 Multi Modal Fees.pdf
   Ord 2025-08 Multimodal Fee Ordinance.pdf
   Business Impact Ord 2025-08.pdf

   6.C Presentation by Kimley Horn on the status of Phase 1 and the start of Phase 2 of the Land Development Regulations.
   TI_LPA Meeting.pdf

7. **LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION**

8. **REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS**

9. **NEXT LPA MEETING**

10. **PUBLIC COMMENTS**

11. **ADJOURNMENT**

AGENDA ITEM NO. 5.A

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE:	June 19, 2025
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of April 17, 2025 and May 15, 2025 minutes
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve the minutes of the May 20, 2025, Regular Meeting
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	

ATTACHMENTS:
4.17 LPA.docx
5-15-25 LPA.docx

LOCAL PLANNING AGENCEY
TUESDAY, APRIL 17, 2025
CITY HALL COMMISSION CHAMBERS
10451 GULF BLVD TREASURE ISLAND FL 33706

Minutes

1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

Chair Richard Harris called the meeting to order at 3:25 PM.

2. **PLEDGE OF ALLEGIANCE**

Chair Harris led the pledge of allegiance.

3. **CELL PHONE ANNOUNCEMENT**

4. **OATH OF OFFICE**

Deputy City Clerk Tia Payton administered the oath of office to Board Member Mark Zdrokewski.

5. **ROLL CALL**

Present:

Richard Harris- Chair
Marvin Shavlan- Board Member
Grant Smith- Board Member
Ross Sanchez- Vice-Chair
Chris Downing- Board Member
Jennifer Bonvouloir- Board Member
Kara Simm- Board Member
Gary Potenziano- Alternate Board Member
Mark Zdrojewski- Alternate Board Member

6. **DISCUSSION OF THE LPA'S ROLE IN THE UPCOMING VISIONING- PHASE 2 OF LAND DEVELOPMENT REGULATIONS (LDR) UPDATE**

Community Development Director Kathryn Younkin presented the item as detailed in the backup material. Director Younkin explained phase 1, which focuses on making the code clearer, more consistent, and easier to use, is scheduled for adoption this summer. Phase

2 will begin this summer and address the city's long-term vision, including questions such as "What do we want to become?" and "How do we get there?". The LPA will be reviewing the updated Comprehensive Plan, proposed ordinances, new LDRs, and development agreements. Board members questioned why the Public Safety Facility did not come before the LPA and expressed concern over being excluded from certain projects. Director Younkin noted that Kimley-Horn would return in May; public engagement would occur through civic associations, the City website, elected officials, and word-of-mouth; and discussed projects like The Club and two condominium. Economic Development Director Joan Goodrich commended the property owners' involvement and discussed strategic focus areas such as John's Pass, Downtown, Treasure Bay, and The Club, highlighting opportunities to diversify the economy and expand the nonresidential tax base. She also updated the LPA on recovery efforts with the Treasure Island Rebuild Group, noting Federal Emergency Management Agency Building Resilient Infrastructure and Communities funding was removed, and discussed a Pinellas County workshop on a forthcoming $800 million funding package, $106 million of which was designated for low-to-moderate income families. Director Goodrich noted approximately 150 damaged or destroyed structures have been identified, with funding criteria and timelines from the County still forthcoming.

7. **LOCAL PLANNING AGENCY ISSUES, COMMENTS OR DISCUSSION** - None

8. **REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS -** None

9. **NEXT LPA MEETING**

The next LPA meeting is scheduled for May 15, 2025

10. **PUBLIC COMMENTS – None.**

11. **ADJOURNMENT**

The meeting adjourned at 4:17 p.m.

_____

Richard Harris, Chair

Attest:

_____

Deputy City Clerk Tia Payton

LOCAL PLANNING AGENCEY
THURSDAY, MAY 15, 2025
CITY HALL COMMISSION CHAMBERS
10451 GULF BLVD TREASURE ISLAND FL 33706

Minutes

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Vice Chair Ross Sanchez called the meeting to order at 2 p.m.

2. PLEDGE OF ALLIGENCE

Vice Chair Sanchez led the pledge of allegiance

3. CELL PHONE ANNOUNCEMENT

Vice Chair Sanchez read the cell phone announcement.

4. ROLL CALL

Present
Vice Chair Ross Sanchez, District 3
Kara Simm, District 1
Chris Downing, District 2
Grant Smith, District 4
Jennifer Bonvouloir, At-Large
Marvin Shavlan, At-Large
Gary Potenziano, Alternate

Absent
Chair Richard Harris
Member Mark Zdrojewski, Alternate

5. APPROVAL OF MINUTES – None.

6. PRESENTATION OF ITEMS

Items 6.A and 6.B were discussed concurrently.

6.A. Review LPA Resolution 2025-07 which recommends approval of Ordinance 2025-04 to the City Commission

Assistant Community Development Director Maryellen Edwards presented the item as outlined in the background material and, responding to members, explained there were no proposed development on the land, and, due to the grant, the land would be zoned as a park in perpetuity.

Mr. Smith moved to approve LPA Resolution 2025-07, seconded by Ms. Simm. Vice Chair Sanchez called for public comment, there was no response. **The motion carried seven to zero.**

6.B. Review LPA Resolution 2025-08 which recommends approval of Ordinance 2025-05 to the City Commission

Ms. Bonvouloir moved to approve Resolution 2025-08, seconded by Mr. Shavlen, and carried seven to zero.

7. LOCAL PLANNING AGENCY (LPA) ISSUES, COMMENTS, OR DISCUSSION

In response to questions from the members, Assistant Director Edwards relayed work with Kimley-Horn on Phase 1 and the plan was to bring the changes incrementally to LPA. Mr. Downing requested staff to send the request from Kimley-Horn and ideas to encourage development. Ms. Bonvouloir wanted the LPA involved from the beginning of the redevelopment process. Discussion followed on ensuring Kimley-Horn knew what was being requested, funding requirements, expediting items being brought to the LPA, the timeframe of Phase 1.

Mrs. Simm asked for the agenda packet from the last LPA Meeting be posted online and sent to the LPA members and asserted the LPA was not being included in the process appropriately. Economic Development Director Joan Goodrich would be opening a request for procurement for a parking study. Mr. Potenziano confirmed parking was an issue in the community. Talks continued on the appropriate sequence to address different parts of the land development code and the scope given to Kimley-Horn. Ms. Simm would like to host a workshop for developers to discuss desired changes in the code to assist with development and reiterated LPA was being skipped. Dialogue followed on the LPA's purview and developer interest since the storms. Director Goodrich offered to bring back a development analysis; the LPA consented. LPA members expounded on the interest of developers.

Ms. Simm moved to create an additional LPA workshop to host local landowners in front of the LPA within the next 60 Days, seconded by Ms. Bonvouloir, and carried seven to zero.

Following clarification, **Ms. Bonvouloir moved Kimley-Horn come to speak to the LPA within the next 45 days, seconded by Mr. Shavlan.** Ms. Bonvouloir clarified she wanted specifics. **The motion carried seven to zero.** Mr. Downing asked Assistant Director Edwards to email what the LPA had provided to Kimley-Horn as a scope of work.

8. REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Responding to LPA requests for updates on the Thunderbird project and other Planning and Zoning Board issues, Principal Planner Jesse Miller gave updates on the proposed five-story parking garage on 108t Avenue, the ongoing easement issue with the Pinellas County parking lot on Sunshine Lane, the Pirate Square project downtown, the Thunderbird Hotel project, the gas station on 108th Avenue, and the Northaven Project.

Vice Chair Sanchez mentioned a question that was raised by residents in District 3 about whether bathrooms can be constructed on the ground floor of elevated homes. Staff clarified that FEMA regulations prohibits it. The Board would to like to have a discussion on impact fees at the next meeting.

9. NEXT LPA MEETING

The next LPA Meeting June 19, 2025, after the Planning and Zoning Meeting.

10. PUBLIC COMMENTS

There were no public comments.

11. ADJOURNMENT

The meeting adjourned at 3:19 p.m.

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Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

AGENDA ITEM NO. 6.A

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE:	June 19, 2025
SUBMITTED BY:	Kathryn Younkin, Community Development
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	Workshop two Chapters of the Land Development Regulations, Chapter 60 "Introduction", and Chapter 73 "Signs and Advertising".
BACKGROUND:	Creation of new Chapter 60 – Introduction. provides a clear overview of the purpose, scope, and guiding principles of the regulations, helping all stakeholders understand the context, legal framework, and objectives from the outset. Chapter 73 - Signs and Advertising, is an existing Chapter. This update has edits throughout to clean up chapter, added vintage sign requirements and included new language relating to parking lot signage within zone districts.
POLICY/PURPOSE:	As part of the Phase 1 update to the Land Development Regulations a new Chapter 60 has been added as an introduction to the Land Development regulations. This chapter has the guiding principles for the remaining LDR chapters. Chapter 73 has been modernized and clarified to make this chapter easier to use.
STRATEGIC PLAN RELEVANCE:	Financial and Economic Development Road Map Objective 2: Implement the Economic Development Vision Bold Action1: 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:	To review and discuss the proposed changes in the attached

	Chapters. These two chapters will come back to the LPA for a resolution for an accompanying Ordinance in the coming months.
FUNDING:	N/A
MOTION:	N/A

ATTACHMENTS:
2025 0613 Chapter 60___INTRODUCTION_Final.pdf
2025 0613 Chapter 73___SIGNAGE_Final 2.pdf

Creation of new Chapter 60 – Introduction. provides a clear overview of the purpose, scope, and guiding principles of the regulations, helping all stakeholders understand the context, legal framework, and objectives from the outset.

New to clarify the different references to the code throughout.

Chapter 60 INTRODUCITON

Sec 60-1. Title/ Citation.

Volume II, Subpart B, may be cited as the "Land Development Regulations of the City of Treasure Island," the "Land Development Code" the "Land Development Regulations" or "Code".

Sec 608-23. Purpose.

Originally Section 68-3, this has been relocated here to establish the "flow" and orderly progression for the entire Land Development Regulations (LDRs).

(a) The purpose of Subpart B ~~this chapter~~ is to establish comprehensive controls for the development of land in the city based on the comprehensive plan, as adopted and further defined and designed to preserve the unique island character of the city enacted in order to protect, promote and improve the public health, safety, comfort, order, appearance, convenience, morale and general welfare of the people.

(b) The objectives of ~~this~~ Subpart B ~~chapter are~~is to provide for the efficiency and economy in the process of development; for the appropriate and best use of land; for preservation, protection, development and conservation of the natural resources of land, water and air; for convenience of traffic and circulation of people and goods; for the use and occupancy of buildings; for healthful and convenient distribution of population; for adequate public facilities and utilities; for promotion of the civic amenities of beauty and visual interest, and for development in accord with the comprehensive plan.

(c) To accomplish these purposes, the city commission shall divide the entire city into zoning districts of such number, shape and size as may be deemed best suitable to carry out the purposes of ~~the~~ chapter 68, and within these zoning districts may regulate, determine and establish:

(1) Height, number of stories, size, bulk, location, erection, construction repair, reconstruction, alteration and use of buildings and other structures, for trade, industry, residence and other purposes;

(2) Use of land and water for trade, profession, residence and other purposes;

(3) Size of yards and other open spaces;

(4) Percentage of lot that may be occupied;

(5) Density of population;

(6) Conditions under which various classes of nonconformities may continue, including authority to set fair and reasonable amortization schedules for the elimination of nonconforming uses;

(7) Use and types and sizes of structures in those areas subject to seasonal or periodic flooding so that danger to life and property in such areas will be minimized;

(8) Performance standards for use of property and location of structures thereon.

(d) All such regulations shall be uniform throughout each zoning district, but the regulations in one zoning district may differ from those in other zoning districts. For each zoning district designated for the location of trades, callings, industries, commercial enterprises, residences or buildings designed for specific uses, regulations may specify those uses that shall be excluded or subjected to reasonable requirements of a special nature.

(Ord. No. 95-10, § 36-3, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec 60-3. Authority.

New, establishes the legal authority under which the chapter is adopted.

(a) This Chapter is adopted under authority of the constitution and laws of the State of Florida, including particularly Article VIII, § 1(g), Florida Constitution; Section 125, Florida Statutes; Chapter 162, Florida

Statutes, relating to County or Municipal Code Enforcement and Chapter 163, Part II, §163.3171, Florida Statutes, and pursuant to the provisions of the Charter of the City of Treasure Island, Florida.

Sec 60-4. Applicability.

New, clarifies the scope of the LDRs, ensures their enforcement and establishes legal consistency and authority.

(a) These Land Development Regulations apply to all land, buildings, structures, and uses within the municipal boundaries of Treasure Island, Florida. The provisions of this code is intended to promote the health, safety, and general welfare of the community by regulating land use, development, and redevelopment in a manner consistent with the city's comprehensive plan.

(b) These Land Development Regulations are adopted and enacted pursuant to the requirements and authority of F.S § 163.3202, the City of Treasure Island Charter, and the general powers enumerated in F.S. Ch. 166. Wherever any provision of the LDR refers to or cites section of the F.S. or F.A.C and that section is later amended or superseded the LDR shall be deemed amended to refer to the amended section or section that most nearly corresponds to the superseded section.

(c) The LDR and each chapter, section, subsection, sentence and phrase are adopted regardless of whether one or more other portions of the LDR are declared invalid or unconstitutional.

(d) Graphic illustrations, illustrative intents, and any photographic images used throughout this Code are intended to graphically portray the regulatory standards and overall intents established throughout this Code. Except where otherwise noted, these images are considered informational; unless otherwise noted, where in conflict, numerical metrics/text of the Code shall take precedence over graphic metrics.

Sec 60-5 Comprehensive Plan.

New, ensure all land development and redevelopment projects conform to the Comprehensive Plan.

(a) The Comprehensive Plan (the Plan), as amended, has been adopted in conformance with, and pursuant to, provisions of the Community Planning Act (F.S. § 163.3161 et seq.).

(b) All development of land under the jurisdiction of the Land Development Regulations shall be consistent with the Comprehensive Plan and applicable ordinances.

(c) Development or redevelopment of all land shall be deemed consistent with the Comprehensive Plan only if the land uses, densities or intensities, capacity or size, timing and other aspects of the development proposed for, or allowed on the property further the goals, objectives, policies and principles of the Comprehensive Plan.

Originally Section 68-6, included in the introduction as it applies to the entire LDRs not just Chapter 68.

Sec 6~~08~~-6~~1~~. Rules of Construction

The city does hereby adopt the Land Development Regulations for the city the following rules of construction. It is intended that these rules and definitions be common to all ordinances comprising the city's Land Development Regulations and that they be either incorporated into each ordinance or more realistically adopted by reference. The following rules for the construction of language shall apply to the text of this chapter:

New, "Catch all" for clarity and ensure consistency for interpretations .

(1) The particular shall control the general. In case of any difference of meaning or implication between the text of this chapter and any caption, illustration, summary table, or illustrative table, the text shall control.

(2) The word "shall", "must", or "will" is always mandatory and not discretionary. The word "may" or "should" is discretionary or permissible and not mandatory.

(3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(4) A building or structure includes any part thereof. The phrase "used for" includes "arranged for," "designated for," "maintained for" or "occupied for." The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.

(5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either/or," the conjunction shall be interpreted as follows:

a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.

b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

c. "Either/or" indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.

(6) The word "includes" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like, kind or character.

(7) Graphic illustrations, illustrative intents, and any photographic images used throughout this Code are intended to graphically portray the regulatory standards and overall intents established throughout this Code. Except where otherwise noted, these images are considered informational; unless otherwise noted, where in conflict, numerical metrics/text of the Code shall take precedence over graphic metrics.

(Ord. No. 95-10, § 36-1, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

New, clarifies the role of graphic illustrations and images, ensuring they support understanding of the regulatory standards while establishing that the written numerical metrics and text hold ultimate legal precedence in case of any discrepancies.

Sec 6~~08~~-74. Interpretation.

(1) In interpreting and applying the provisions of ~~this chapter~~Subpart B, they shall be held to be the minimum requirements for the protection, promotion and improvement of the public health, safety, comfort, order, appearance, convenience, morale and general welfare of the community. It is not intended by ~~this~~ Subpart B ~~chapter~~ to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, where ~~this chapter~~ Subpart B imposes a greater restriction upon the use of building or premises, or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules or regulations or by easements, covenants or agreements, the provisions of ~~this chapter~~ Subpart B shall control. If, because of error or omission in the zoning map, any property in the city is not shown as being in a zoning district, the classification of such property shall be RU-75 single-family residential unless changed by amendment to the zoning map or by subsequent zoning ordinances.

~~(1)~~(2) City Manager or their designee shall interpret the LDR and its application to land, and to activities permitted thereon unless otherwise specified. The City Manager or their designee shall act as interpreter of the Land Development Regulations in the event of any conflict or difference of meaning within the LDR.

(Ord. No. 95-10, § 36-4, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

New, designates the City Manager or their designee as the authority for interpreting and resolving conflicts within the Land Development Regulations, ensuring consistent application and clarity in administrative decisions.

Chapter 73 SIGNS AND ADVERTISING[1]

Existing Chapter, edits throughout to clean up chapter, added vintage sign requirements and included new language relating to parking lot signage within zone districts.

ARTICLE I. IN GENERAL

Secs. 73-1—73-30. Reserved.

ARTICLE II. SIGNS[2]

Sec. 73-31. Purpose and intent.

(a) It is the purpose and intent of this section to promote the public health, safety, and general welfare of the City of Treasure Island through reasonable, consistent, and non-discriminatory sign standards. The sign regulations in this article II are not intended to censor speech or regulate viewpoints, but instead are intended to regulate the time, place, and manner of speech as well as regulate the impact signs have on aesthetics and traffic and pedestrian safety. In order to preserve and enhance the City of Treasure Island as a desirable community in which to live, visit, and do business, a pleasing, visually attractive environment is of the foremost importance. These sign regulations have been prepared with the intent of enhancing the visual environment of the City of Treasure Island and promoting its continued well-being. The City of Treasure Island has the following objectives in implementing these sign regulations:

(1) Pinellas County and the City of Treasure Island has an economic base which relies on seasonal residents and tourists, and enhancing the visual attractiveness and preservation of the natural state of its environment is important to making the City of Treasure Island a desirable place to visit;

New, introduces the vintage sign standards.

(2) To encourage the effective use of signs as a means of communication in the city;

(3) To foster a good visual environment and enhance the economic well-being of the community as a place in which to live, visit, and conduct business;

(4) To preserve the aesthetic, natural, and historical qualities of the community including through the provision of "vintage" sign standards which further contribute to the character of the City as provided in Sec 73-45;

(5) To contribute to the safe movement of traffic by controlling the excessive height, area, and bulk of signs, as well as certain types and lighting of signs which can distract the attention of pedestrians and motorists so as to constitute hazards to traffic safety;

(6) To encourage creativity and allow the sufficient conveyance of a message in a manner which promotes traffic safety and avoids visual blight;

(7) To control the use of signs determined to be detrimental to the aesthetic sense and welfare of the community;

(8) To regulate signs in a manner so as not to interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;

(9) To encourage signs appropriate to the zoning district in which they are located and consistent with the category of use to which they pertain;

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[1]Cross reference(s)—Building regulations and fire code, ch. 8; streets, sidewalks and certain other public places, ch. 42; posting of advertising prohibited on beaches, § 58-44; land use, ch. 68; planning and zoning, ch. 70.

[2]Ord. No. 21-02 , § 2, adopted March 2, 2021, amended Art. II in its entirety to read as herein set out. Former Art. II, pertained to similar subject matter, and derived from Ord. No. 95-10, adopted Sept. 19, 1995; Ord. No. 04-04, adopted July 27, 2004; Ord. No. 10-27, adopted Jan. 4, 2011; Ord. No. 14-15 , adopted Jan. 6, 2015; Ord. No. 15-03 , adopted July 7, 2015.

(10) ~~To encourage the effective use of signs as a means of communication in the city;~~

(11) To allow for traffic control devices consistent with national and state standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream;

(12) To allow for government signs placed within the community providing wayfinding~~, promote the city's tourism and provide information~~ to citizens and visitors. These signs contribute to tourism by assisting tourists in finding where they want to go with ease;

(13) To allow signs that are compatible with their surroundings and contribute to wayfinding, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct land uses and/or signs;

(14) ~~To regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city and that compliments the natural surroundings in recognition of the city's reliance on its natural surroundings and beautification efforts;~~

(15) To foster the integration of signage with architectural and landscape designs;

(16) To ensure that signs are installed, constructed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs, except to the extent such action is expressly preempted by state or federal law;

(17) ~~To lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;~~)

(18) To establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;

(19) To categorize signs based upon the function that they serve and tailor the regulation of signs based upon their function;

(20) ~~To preclude signs from conflicting with the principle permitted use of the site and adjoining sites;~~

(21) To except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

New, Conflict clause - addresses how graphics (in Appendix) are visual representation , but the text will overrule.

(22) To protect property values by precluding to the maximum extent possible sign-types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness or movement;

(23) To protect property values by ensuring that sign-types, as well as the number of signs, are in harmony with buildings, neighborhoods and conforming signs in that area;

(24) To enable the fair and consistent enforcement of these sign regulations; and

(25) ~~To allow for government signs placed within the community that promote the city's tourism and provide information to citizens and visitors. These signs contribute to tourism by assisting tourists in finding where they want to go with ease.~~

(b) All graphics including illustrations specific to Signs are provided throughout this Chapter and within the Appendix. Illustrations included in the Code shall be used in interpreting the relevant provisions, but where the text conflicts with an illustration the text shall control.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-32. Definitions.

All words used in this article, except where specifically defined herein, shall carry their customary meaning when not inconsistent with the context in which they are used. The following words set forth shall have the meanings as defined herein and specific to this section unless otherwise specified:

A-frame or *sandwich sign* means a portable sign which is ordinarily in the shape of an "A" or some variation thereof.

Abandoned sign means signs on which is associated with a business that is no longer licensed, no longer has a certificate of occupancy or is no longer doing business at that location and such circumstances have continued for a period of more than 90 consecutive days.

Advertising means any form of public announcement intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity or entertainment.

Animated sign means any sign which includes action or motion or the optical illusion of action or motion, or color changes of all or any part of the sign facing, requiring electrical energy, or set in motion by movement of the atmosphere or a sign made up of a series of sections that turn and stop to show two or more pictures or messages in the copy area. A sign shall not be considered animated if the message or graphics remain constant for at least one minute. "Animated Sign" shall include electronic reader boards, any type of screen using animated or scrolling displays, such as an LED (light emitting diode) screen or any other type of video display.

Area or *surface area of signs* means the square foot area enclosed by a rectangle, parallelogram, triangle, circle, semi-circle, other geometric figures or other architectural design, the sides of which make contact with the extreme points or edges of the sign, excluding the supporting structure which does not form part of the sign proper or of the display. The area of a sign composed of characters or words or copy attached directly to a large, uniform building wall surface shall be the smallest rectangle, triangle, circle, parallelogram, other geometric figure or other architectural design which encloses the whole group of words or characters or copy.

Attached sign means any sign attached to, on, or supported by any part of a building (e.g., walls, integral roof, awning, windows or canopy) which encloses or covers usable space.

Banner means a single sign or outside display having the character, letters, illustrations, ornamentations, symbol, color, or visual representation applied to cloth, paper, vinyl, fabric, plastic, or like kind of malleable material with or without frame. The term banner shall not include a pennant or flag.

Beacon means a stationary or revolving light which flashes or projects illumination, single color or multi-colored, in any manner which is intended to attract or divert attention; except, however, this term is not intended to include any kind of lighting device which is required or necessary under the safety regulations described by the Federal Aviation Administration or similar agencies.

Bench/bus shelter sign means a bench or bus shelter upon which a sign is drawn, painted, printed or otherwise affixed thereto.

Billboard sign means any sign composed of a flat, continuous, and uninterrupted surface (including cut-outs) which measures 72 square feet in sign area or more and upon which advertising or other commercial matter may be displayed that is located offsite. "Billboard Signs" may include changeable message signs.

Building frontage means the linear length of a building facing the street right-of-way. For multiple occupancy parcels, building frontage may be that portion of a building facing a street, parking area or other means of customer access.

Building official is the city official or his designee, responsible for the administration, interpretation and enforcement of the building codes and land development regulations of the city.

Bulletin board means a sign of permanent character, but with removable letters, words, numerals or symbols. Typically, it indicate the names or persons associated with or events conducted upon or products or services offered upon the premises upon which such sign is maintained.

Business establishment means any individual person, nonprofit organization, partnership, corporation, other organization or legal entity holding a valid occupational license and occupying distinct and separate physical space.

Canopy (awning) sign means any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable message, includes electronic reader boards, means a sign or a portion of a sign on which message copy is changed manually or automatically in the field through the utilization of attachable or electronic letters, numbers, symbols or other similar characteristics.

Copy means the letters, text or other graphics which compose the message displayed upon the sign surface area.

Double-faced sign means a sign which has two display surfaces backed against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction, every point on each face being either in contact with the other face or in contact with the same background.

Clarifies that this is a portion of a sign only and refers to the area where the message(s) are provided.

Electronic reader board means a ~~sign by which~~ portion of the sign where the message copy may be ectronically changed and controlled.

Erect means to build, construct, attach, hang, place, suspend or affix and shall also include the painting of wall signs. This term shall not apply to copy changes or existing permitted signs.

Exempt signs means all signs for which permits are not required but which must, nonetheless, conform to the other terms and conditions of this article.

Flashing sign is an activated sign on which any electric lighting by any device is either alternated on and off or raised and lowered in brightness or intensity.

Freestanding sign means any sign supported by structures or supports that are placed on or anchored in the ground and that are independent of any building or other structure.

Frontage means the length of the property line for a single parcel which runs parallel to, and along, a public right-of-way line or street, exclusive of alley-ways.

Government signs means any sign erected by or on the order of a governmental body or a public official in the performance of his office or duty, including but not limited to Manual on Uniform Traffic Control Devices (MUTCD) signs.

Ground level means the level of finished grade of a parcel or land at either the base of the sign or, for attached signs, at the finished grade of the building face on which the sign is to be located ~~exclusive of any filling, berming, mounding or excavating solely for the purpose of locating a sign~~. Ground level on marina docks or floating structures shall be the finish grade of the dock or floating structure ~~landward portion of the adjoining parcel.~~

Height means the vertical distance measured from ground level. ~~at the base of the sign to the highest point of any sign.~~

Illegal sign means any sign which is inconsistent with the terms of this or any previous ordinance, or any sign which was erected without a valid permit when one was required.

Illuminated sign means any sign which is illuminated by artificial light, either from an interior or exterior source, including reflective or phosphorescent light.

Integral roof sign means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. Any integral portion of the roof shall not extend more than five feet above the structural roof.

Maintenance means the replacing, repairing or repainting of a portion of a sign structure, periodically changing changeable copy or renewing copy which has been made unusable by ordinary wear, weather or accident. Maintenance includes general servicing and upkeep in a safe, operable, and attractive condition.

Marquee sign: Any sign which is attached to or hung from a permanent, roof-like structure (marquee) which is supported by a building wall and which projects out from the building line usually but not necessarily over a public right-of-way such as a sidewalk.

Multiple occupancy parcel means any parcel which is occupied by more than two establishments, businesses, or uses.

Multi-prism sign means signs made with a series of triangular vertical sections that turn and stop to show three pictures or messages in the copy area, and includes all signs which are composed of three-dimensional objects.

~~*Noncommercial copy:* An expression or message where more than 50 percent of the sign is dedicated to noncommercial copy and which is not solely related to advertising the economic interest of the advertiser.~~

Nonconforming sign means any sign lawfully in existence and lawfully permitted on the effective date of this Code which does not conform to the requirements of this article.

Offsite sign means any sign that is located outside the zone lot or parcel lines of the principal use.

Onsite sign means any sign that is not an offsite sign.

Pennant means any series of small flag-like or streamer-like pieces of cloth, plastic, or paper attached in a row to any staff, cord, building, or other object at only one or two edges, the remainder hanging loosely.

Portable signs means any sign designed or intended to be readily relocated whether or not it is permanently attached to a building, structure or on the ground. The term includes signs on wheels or on portable structures, tent signs, mobile signs, sandwich board signs, A-frame signs, sidewalk signs, umbrellas, inflatables, and similar devices.

Projecting sign means any sign affixed perpendicularly to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Roof sign means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure.

Sign means any device, fixture, placard or structure that uses any color, form, graphic, architectural style or design or writing to advertise, attract attention, announce, or to communicate information of any kind to the public. "Sign" includes sign structure.

Sign face means the part of the sign that is or can be used to identify, display, advertise, communicate information or for visual representation which attracts the attention of the public for any purpose.

Sign structure means any structure which is designed specifically for the purpose of supporting a sign, has supported, or is capable of supporting a sign. This definition shall include any decorative covers, braces, wires, supports or components attached to or placed around the sign structure.

Single occupancy parcel means any parcel which is occupied by one or two establishments.

Snipe sign: means any sign which is attached in any way to a utility pole, tree, fence post, or any other similar object whether located on public or private property.

Subdivision sign means an identification sign located at the entrance of a platted subdivision or other residential development.

Temporary sign means a sign or display designed to be displayed for a specified and limited period of time and not permanently affixed to a building or structure.

Twirling sign means signs, commonly referred to as wind signs, consisting of one or more banners, flags, pennants, ribbons, pinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind.

Vehicle or *trailer signs* means any sign erected upon a vehicle, including automobiles, trucks, boats, campers and trailers, where the principal purpose of the vehicle is not general transportation, but the support of the sign itself. Such signs are normally strategically placed so as to be intended for viewing from a street or right-of-way for the basic purpose of providing the advertisement of products/services or directing people to a business or activity. Signs mounted upon taxis, buses or other modes of general public transportation when in the course of their normal service are excluded from this definition.

New, defines vintage signs.

Vintage Sign means signs of a historical nature of more than 50 years old, including but not limited to those meeting the State and Federal historic guidelines and or designation on the State's Master Site File.

Wall signs means a sign which is painted on, fastened to, or erected against the wall of a building with its face in a parallel plane to the plane of the building façade or wall.

Window sign means a sign located on a window or within a building or other enclosed structure, which is intended to be visible from the exterior through a window or other opening.

Zone lot means a parcel of land that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such setbacks and other open spaces as required by the applicable city land development regulations. For the purpose of this definition, a shopping center, mall or other lot or parcel of land which contains a single unit or an integrated group of commercial establishments and which is developed, operated, managed and/or owned as a unit shall be considered as a zone lot.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-33. Applicability and severability.

(a) *Applicability.* This section applies to all new and existing development, including redevelopment, within the city. This section applies to all permanent and temporary signs within the city, without regard to whether a sign contains commercial or noncommercial copy. ~~This section also applies to temporary signs, both with and without commercial copy.~~ Signs are regulated to the extent necessary to accomplish the above-stated objectives without interfering with the right to free speech. A sign may be erected, placed or established, painted, created or maintained in the city only in conformance with the standards, procedures and presumptions and other requirements of this article. All signs erected, altered, or displayed on or after the effective date of this ordinance shall be subject to its provisions, and unless specifically exempted, shall require the prior issuance of a sign permit from the city.

(b) *Severability.*

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

(2) *Severability where less speech results.* Without diminishing or limiting in any way the declaration of severability set forth in subsection (a), or elsewhere in this article, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this article even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

(3) *Severability of prohibition on offsite signs.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or work of this chapter or any other Code provisions, or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of unconstitutionality shall not affect the prohibition on offsite signs as contain in subsection 73-44 or elsewhere.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-34. Applicability of other code or regulatory requirements.

(a) Signs or other advertising structures shall be constructed and maintained in strict conformity with the current Florida Building Code, subsequent amendments and editions and with minor local changes, which has been adopted as the building code of the city.

(b) The current National Electrical Code, and any subsequent editions and amendments, with minor local changes, which has been adopted as the electrical code of the city. Accordingly, all illuminated and/or electrically activated signs shall conform to the requirements of the current National Electrical Code.

(c) In the event any provisions of this article are in conflict with other applicable requirements, the more restrictive requirements shall apply.

(d) The following provisions are content neutral, are not based on the text or message on the sign, and do not in any way limit the right to substitute a free expression message for any on a lawfully erected sign and for the duration that the sign is permitted.

(e) Notwithstanding anything contained in this article, pursuant to F.S. § 553.79(22), (as may be amended from time to time) to the extent any regulation contained in this article either: (1) conflicts with or impairs corporate trademarks, service marks, trade dress, logos, color patterns, design scheme insignia, image standards, or other features of corporate branding identity on real property or other improvements thereon used in activities conducted under F.S. ch. 526 (sales of liquid fuels; brake fluid); and/or (2) prevents signage advertising the retail price of gasoline from being clearly visible and legible to drivers of approaching motor vehicles from a vantage point on any lane of traffic in either direction on a roadway abutting the gas station premises and such signage otherwise meets height, width, and spacing standards for Series C, D, or E signs, as applicable, published in the latest edition of Standard Alphabets for Highway Signs published by the United States Department of Commerce, Bureau of Public Roads, Office of Highway Safety; such regulation shall not be enforceable against such property so long as the property owner, or its duly authorized representative, first provides the city with evidence sufficient to demonstrate the conflict and/or impairment of the regulation at issue, or the prevention of clearly visible signage and compliance with height, width, and spacing standards for Series C, D, or E signs, as applicable.

(f) Notwithstanding anything contained in this article, to the extent any regulation contained in this article prevents the signage required by pursuant to F.S. §§ 715.075 & 715.07, (as may be amended from time to time), such regulation shall not be enforceable against such property so long as the property owner, or its duly

New, added to ensure local regulations do not override state-mandated signage (F.S. §§ 715.075 & 715.07) or ADA/federal laws; state and federal rules take precedence in case of conflict.

authorized representative, first provides the city with evidence sufficient to demonstrate the prevention of the sign, as applicable.

(g) In the event any provisions of this article are in conflict with applicable ADA state or federal requirements, the applicable ADA state or federal regulation shall govern.

(h) In the event any provisions of this article is preempted by any other applicable state or federal regulation, then the state or federal regulation shall govern.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-35. Permitting ~~requiredments~~ requirements.

(a) *Permitted signs.*

(1) No person shall paint, erect, demolish, alter, rebuild, enlarge, extend, relocate, demolish, repair, do any work upon, attach to, or suspend from a building or structure, any sign unless a permit for such sign has been issued by the building official or unless such sign is specifically exempted from permit requirements.

(2) No permit shall be required to change the copy or message on signs which are specifically designed for the use of replaceable copy. This shall not include the replacement of sign panels.

(3) It shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of a sign permit without the prior written approval of the building official. A written record of such approval shall be entered upon the original permit application and maintained in the files of the building official.

(4) Applications for permits required by this article shall be in writing upon forms to be furnished by the building official.

(5) Any repair work on a sign of a structural nature shall require a separate permit. Simple, non-structural maintenance of a sign shall not require a permit.

(b) *Permitting process.*

(1) All signs, except those specifically exempted, shall require a zoning clearance and permit prior to erection.

(2) Applicants for sign permits shall provide the following information:

a. Detailed scale drawing of the sign showing all dimensions.

b. Accurate plot plan drawn to scale showing location of the sign on site. Such plan shall show location of all uses on site, including but not limited to structures, parking areas, driveways, green areas, walkways and roadways.

c. Survey of the parcel on which the sign is to be placed (this may be waived for attached signs).

d. Statement signed by the permit applicant as to the number and size of existing on-site signs.

e. Application for attached signs shall include a plan showing dimensions and layout of the building.

f. Information as may be required by the city building department.

g. Other appropriate information relative to the sign and its location.

h. Signs of a height greater than six feet and within ten feet of current or proposed right-of-way lines shall require a letter of no objection from the local electric power company to ensure current and future compliance to applicable codes and to protect the safety of the public.

(c) *Application review.*

(1) Within 30 days after receiving an application for a sign permit, the city will review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days, the city will approve, approve with conditions, or deny the application for a sign permit. The city and applicant may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a sign permit will include written findings supporting the city's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552, Florida Statutes or chapter 28-36, Florida Administrative Code.

(2) When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, Florida Statutes the city may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

a. If the city makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the city will review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

b. If the city makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the city will review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

c. Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If the city makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the city must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the city's limitation in writing.

(3) If an application for a sign permit is denied by the city, the applicant may appeal the administrative decision of denial to the planning and zoning board for a quasi-judicial public hearing in accordance with section 70-181 of the code. If the applicant is aggrieved by the final decision of the planning and zoning board, it may then appeal the planning and zoning board's final decision to circuit court within 30 days after rendition of its decision in accordance with section 70-243 of the code.

(~~c~~d) *Permit fees.*

(1) Before any permit is issued under the provisions of this article, the applicant shall pay a fee as provided by a schedule of fees in appendix A, as set by the city commission.

(2) Should any person, firm, or corporation start work without first obtaining a permit, the building official shall ensure that the proper permitting procedure is henceforth followed, charging the fee required for such work without a permit.

(~~d~~e) *Variance.*

(1) *Requests authorized.* Requests for variances from any provisions of this article are hereby authorized and shall be processed by the planning and zoning board pursuant to section 70-221.

(2) *Criteria.* Variances from the terms of these regulations may not be contrary to the public interest. Variances may be granted where, owing to special conditions, the literal enforcement of the provisions would result in unnecessary hardship, not to include economic hardship. However, no variance shall be granted unless the criteria of section 70-221 are met. In addition to these usual criteria for variances to

the provisions of this article, any additional signage allowed pursuant to variances shall be conditioned in such a way that, taking into consideration existing allowable signage in the area, the additional signage does not exacerbate visual clutter, driver distraction or traffic safety in the area.

(Ord. No. 21-02 , § 2, 3-2-21; Ord. No. 21-18 , § 47, 9-20-22)

New, updates and clarifies size for address number signs. Giving more guidance based on residential use.

Sec. 73-36. Sign permit exemptions.

The following signs shall be exempt from the permit requirements of this article, provided that all other applicable sections of this article are met:

(1) ~~(1)~~ Address number. ~~The address numbers shall be at least three inches in height if the dwelling or business establishment is located 50 feet or less from the curb or improved right-of-way, at least five inches in height if the dwelling or business establishment is located more than 50 feet from the curb or improved right-of-way, in Arabic numbers, and of contrasting color to the background and displayed on the front of the establishment (See subsection 8-31(3));~~ For each parcel and for each tenant space, one sign for the official street address shall be displayed for public safety and to serve as visible street address for delivery of mail and official governmental notification.

a. For a single-family residential use, the street address sign shall be a minimum of four (4) inches in height and not exceed two (2) square feet in sign area.

b. For a multi-family or non-residential use, the street address sign be a minimum of six (6) inches in height and shall not exceed four (4) square feet in sign area.

c. The street address sign in a residential use may be externally illuminated and in a non-residential use may be externally or internally illuminated.

(2) Artwork including but not limited to murals, statues, paintings, designs or other decorative features, not including any text~~, provided no drawings or imagery of products or services provided by a commercial use located onsite (which includes graphic representations of the business name, trademark, logo, or other commercial related imagery) are present~~;

(3) Bench and bus shelter signs when approved by the city commission pursuant to F.S § 337.408, except that the identification of the transit company or its route schedule shall not require approval;

(4) ~~Changeable message including an electronic reader board on permitted signs provided no video, animation, scrolling or similar is provided . Such changeable message may have a display period of not less than eight seconds one minute. Such changeable signage shall have a static message or image and shall require an instantaneous change of display. Such signage shall require an automatic freeze if the sign malfunctions. Such signage have a maximum lighting intensity of 25 foot-candles at ground level; *recommend maximum % of sign permitted for changeable copy*~~

New , update to include limitation for RM-15.

(~~5~~4) Construction site signs. For a property with an active valid building permit, the property may have a sign that does not exceed 32 square feet in area per sign face, except those in the RM-15 zoning district shall not exceed fifteen square feet in area per sign fact and RU-75 zoning district, shall not exceed six square feet in area per sign face. The sign may be displayed only during the time a valid building permit is in force and shall be removed within one week after the certificate of occupancy is granted;

(~~6~~5) Driveway directional signs. Two directional signs per driveway which signs shall be located on a commercial parcel that has multiple driveways to ensure traffic safety. Each sign shall not exceed three square feet in sign area per face. The maximum height shall be three feet. If such sign area is to be illuminated, then a sign permit shall be obtained in accordance with the requirements of this article. Signs may be placed with a two-foot setback from the right-of-way provided that such signs meet all other applicable regulations and do not block visibility;

(~~7~~6) Flags. There shall be a maximum of one flagpole and three flags permitted on each zone lot. The height of the flagpole shall be no higher than 30 feet when in the required yard area, or the maximum

allowable building height when in the buildable area, for the applicable zoning district. The maximum size of such flags shall be as follows: The maximum distance from top to bottom of any flag shall be 20 percent of the total height of the flagpole, or in the absence of a flagpole, 20 percent of the distance from the top of the flag or insignia to the ground;

(~~8~~7) Government signs. Nothing in this article shall be construed to prevent or limit the display of legal notices, warning, informational, directional, traffic or other such signs which are legally required or necessary for the essential functions of governmental agencies;

(~~9~~8) Interior signs which are displayed on the inside of a building and not visible from a public street;

Adding PR-MU zone districts.

(~~10~~9) Machinery signs. Signs incorporated on machinery, equipment, or vehicles, at the manufacturer's or distributor's level, which identify or advertise only the product or service dispensed by the machine, equipment, or vehicles, and signs customarily affixed to vending machines, newspaper racks, telephone booths, gasoline pumps, taxi cabs, buses, or other modes of general public transportation;

(~~11~~10) ~~Temporary~~ W~~w~~indow signs. Temporary window signs shall be allowed in RM-15, RFM-30, RFH-50, ~~and~~ CG, PR-MU Core and PR-MU Gulf Blvd zoning districts and on lots being used for public/semi-public uses. The maximum area of such signs in areas designated RFM-30, RFH-50, ~~and~~ CG, PR-MU Core and PR-MU Gulf Blvd and on lots being used for public/semi-public uses, shall be 25 percent of windowpane area or 100 square feet, whichever is less. In RM-15 zoning districts, the area of temporary window signs shall not exceed ~~2~~15 square feet;

~~(12) Lawn stake signs. Lawn stake signs with a maximum area of 60 square inches;~~

Specifically for RM-15 and RU-75.

(11~~3~~) Temporary signs. Temporary signs with a maximum area of six square feet.

(13~~2~~) Lawn stake signs. Lawn stake signs with a maximum area of 60 square inches in RM-15 and RU-75;

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-37. Prohibited sign locations.

(a) *Signs on public lands.* Signs shall not be located on publicly-owned land or easements or inside street rights-of-way except signs required or erected by permission of the city manager. Signs shall include, but not be limited to, handbills, posters, advertisements or notices that are attached in any way upon lamp posts, telephone poles, utility poles, bridges and sidewalks. All signs shall be removed by the owner of the sign at no expense to the city when the signs are within any public property including existing right-of-way. Nothing shall prohibit a duly authorized public official from removing a sign from public property.

(b) *Official signs, notices, etc.* Nothing in this article shall be construed to prevent or limit the display of legal notices, warnings, informational, directional, traffic or other such signs which are legally required or necessary for the essential functions of governmental agencies.

(c) *Signs on private property; proximity to electrical wires; preventing ingress and egress.*

(1) No person shall attach a sign of any kind to any private wall, door, gate, fence or other private structure except with the written permission of the owner or lessee or his authorized agent. No person shall place a sign of any kind on private property without the permission of the owner or lessee or his authorized agent. Any sign placed in violation of this subsection may be removed by the property owner, lessee or authorized agent.

(2) No sign shall be erected closer than six feet to any overhead electrical wires.

(3) No sign shall be installed, erected, or relocated so as to prevent free ingress and egress from any door or fire escape from a structure or premises. No sign of any kind shall be attached to or painted on a standpipe or fire escape.

(d) *Signs on trees.*

(1) All signs shall be coordinated with landscape plans to identify and eliminate potential conflicts with existing and proposed trees.

(2) No signs shall be erected, displayed or attached on any tree.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-38. Maintenance of signs

(a) All signs regulated by this article, including their supports, braces, guides and anchors shall be maintained to present a neat and clean appearance, and shall be refurbished and repaired from time to time, as necessary, and perpetually maintained in safe condition, free from deterioration, defective or missing parts, or peeling or faded paint, and able to withstand the wind pressure for which it was originally designed. Illumination, if provided shall be maintained in safe and working order. Any sign not in compliance with this provision is hereby declared to be a nuisance.

(b) Weeds and grasses shall be cut and maintained for a distance of ten feet around the sign, and no rubbish or debris shall be permitted under or near such signs.

(c) The building official may order the repair of signs declared a nuisance.

(d) The building official through the city manager, without notice, may cause any unsafe or insecure sign to be immediately removed if, in his opinion, the sign presents an immediate peril to the public health or safety.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-39. Nonconforming signs.

(a) It is the intent of this section to achieve the eventual elimination of nonconforming signs.

(b) Nonconforming signs, except as otherwise provided by this article, may be continued in operation in accordance with the regulations in effect at the time the sign was erected, provided that no nonconforming sign shall be:

(1) Changed to or replaced with another nonconforming sign including changing the sign face, except on changeable message signs and billboards;

(2) Structurally altered so as to extend their useful life, except that normal maintenance may be permitted;

(3) Expanded in any manner;

(4) Increased in height;

(5) Relocated; or

(6) Modified in any way that would increase the degree of nonconformity.

(c) A renovation or redevelopment of the property on which a nonconforming sign is located which exceeds 50 percent of the assessed value of the property at the time of the improvement shall require that the sign be made to conform to the requirements of this article.

(d) Any nonconforming sign which is destroyed or damaged to the extent of 25 percent or more of its replacement value shall not be repaired or rebuilt except in conformity with the provisions of this article.

(e) Existing signs which have been installed, constructed, placed or maintained in violation of any city, state, or federal law, statute or ordinance shall not qualify as a nonconforming sign.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-40. General sign regulations.

(a) *General regulations.*

(1) Nothing in this article II is intended to in any way hinder the placement of non-commercial content on any legally permitted commercial sign.

(b) *Illumination.*

(1) Any sign having illumination must obtain a permit.

(2) The light from any illuminated sign shall be shaded, shielded or directed from adjoining residential and nonresidential parcels.

(3) No sign shall have blinking, flashing or fluttering lights or other illumination devices which have a changing light intensity, brightness, color or direction.

(4) No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

(5) Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

(c) *Banners for new businesses.*

(1) *Definition.* New businesses shall be defined as a commercial activity legally located in a CG, RFH-50, or RFM-30 zoning district which occupies space previously occupied by another business or is the first business to occupy the site. Said occupation shall be within 30 days of the application of a temporary banner.

(2) *Number/duration.* Not more than one temporary banner may be granted for a new business and said banner may be displayed for a period not to exceed ~~45~~ 30 days.

(3) *Area.* The maximum allowed surface area shall be 90 square feet per banner, with a maximum allowed width of three feet. The area of temporary banners are not included in the calculation of the total maximum area allowed for attached or freestanding signs.

(4) *Location.* Banners shall be permitted only for licensed new businesses and shall be attached to the building structure or freestanding sign structure.

(d) *Banners for temporary events.*

(1) *Definition.* Temporary events shall be defined as a temporary activity associated with a lawfully permitted special event permit. ~~commercial business as the principal use on a developed site located in a CG, RFH-50 or RFM-30 zoning district~~.

(2) *Number.* Not more than one banner per developed site at any one time for a period not to exceed 14 days each and not more than one temporary event per year.

(3) *Area.* The maximum allowed surface area shall be 90 square feet per banner, with a maximum allowed width of three feet. The area of temporary banners are not included in the calculation of the total maximum area allowed for attached or freestanding signs.

(4) *Location.* Banners shall be permitted only for temporary events as allowed in this subsection. Banners shall be attached to the building structure or freestanding sign structure.

(e) *Temporary signs.*

(1) Temporary signs shall be exempt from the permit requirements of this article, provided that all other applicable requirements of this article are met.

(2) A sign that otherwise requires a permit under this Code shall not be considered a temporary sign including signs that propose or include lighting.

(3) Signs on vacant properties require documentation from the property owner authorizing the presence of the sign(s) on the property. This documentation must be submitted to the city prior to sign placement.

(4) Temporary signs may be placed on another sign or sign support at the property.

(5) Temporary signs may only be erected for ~~30 days except where otherwise regulated in this Section~~the duration specified in Section 73-43.

(6) A temporary sign may not display lighting or illumination and must remain static.

(7) Common examples of temporary signs include, but are not limited to, grand opening, garage sale, real estate, open house, and election signs.

Removed for clarity – duration is already outlined below.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-41. Signs specifically prohibited.

The following types of signs are expressly prohibited except as otherwise provided by this article:

(1) Abandoned signs;

(2) Animated signs, except indoor signs that are visible from 25 feet or greater from a window and other than those erected by government for public and safety notices;

(3) Festoons, searchlights, twirling signs, pennants, streamers, flashing signs, banners except as otherwise provided herein, balloons, and inflatable objects;

(4) Pavement markings, except for official traffic control markings as permitted by an authorized government agency or parking space numbers no greater than four (4) square feet in area per space, as approved by site plan in RM-15, RFM-30, RFH-50, CG, PR-MU Core, PR-MU Gulf Blvd., RO/S, I, and T/U zoning districts;

New parking lot sign regulations.

(5) Portable signs;

(6) Off-site signs, including billboard signs;

(7) Roof signs, except integral roof signs in nonresidential zoning districts;

(8) Signs attached or painted to piers or seawalls, other than such official regulatory or warning signs as authorized by an appropriate government agency;

(9) Signs in or upon any river, bay or other body of water within the limits of the City of Treasure Island;

(10) Signs that are erected upon or project over public rights-of-way, including sidewalks, except government signs or as otherwise provided by this article;

(11) Signs that emit audible sound, vapor, smoke, odor, particles, or gaseous matter;

(12) Signs that have unshielded illuminated devices that produce glare or are a hazard or nuisance to motorists, vessel operators, or occupants of adjacent properties;

(13) Signs that imitate or resemble official traffic or government signs and signals~~;~~ including those identified in the Manual on Uniform Traffic Control Devices (MUTCD);

(14) Signs that move, revolve, twirl, rotate, flash, including animated signs, multi-prism signs and beacon lights, except when required by the Federal Aviation Administration or other governmental agency.;

(15) Signs that obstruct, conceal, hide, or otherwise obscure from view any official traffic or government sign, signal or device;

(16) Snipe signs;

(17) Temporary window signs in single-family residential zoning districts;

(18) Vehicle signs or trailers signs

(19) Any sign which obstructs any firefighting equipment or presents a fire hazard;

(20) Any sign which obstructs any window, door, or opening used as a means of ingress and egress required for fire escape purposes;

New, to cover all prohibited signs federally and by the state.

(21) Any sign which presents a potential traffic or pedestrian hazard, including signs which obstruct visibility;

(22) Lit signs in violation of standards and definitions of chapter 72, article V, coastal lighting standards;

(23) Signs prohibited by state or federal law;

(2~~4~~3) Any sign that is not specifically described or enumerated as permitted by this article.

(Ord. No. 21-02 , § 2, 3-2-21)

Sec. 73-42. Computation of dimensions.

(a) *Computation of total permitted sign area.*

Adding all zone districts.

(1) The permitted sign area for freestanding signs shall be based upon one square foot in RFM-30, ~~and~~ RFH-50, PR-MU Core, and PR-MU Gulf Blvd zoning districts and one-half square foot in CG zoning districts, for each linear foot of zone lot frontage, up to a maximum amount as established in section 73-43.

(2) The permitted sign area for attached signs shall be based upon one square foot for each linear foot of building frontage, up to a maximum amount as established in section 73-43.

(3) Zone lots fronting two or more streets are allowed the permitted signage for each frontage, but signage cannot be accumulated and used on one street in excess of that allowed for the zone lot based on that one street frontage.

(b) *Computation of sign area.*

(1) The area of a sign shall be computed on the basis of the smallest square, circle, rectangle, other geometric figure, or combination thereof, that will encompass the extreme limits of the writing, representation, emblem, lighting, or other display, together with any material, color, or border trim forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The computation of a sign area does not include any framework, bracing, fence or wall that is reasonably necessary to support the sign.

(2) The area of a sign shall be computed on a per sign face basis and all requirements with respect to sign area reference the area of a single face of a sign. A double-faced sign shall be permitted to have the allowed area for a single-faced sign on each of the two faces of the double-faced sign.

(c) *Computation of sign height.* The height of a freestanding sign shall be computed as the distance from the base of the sign at ground level to the top of any portion of the sign structure. In cases where the ground level cannot reasonably be determined, sign height shall be derived on the assumption that the elevation of the ground at the base of the sign is equal to the average elevation at the front property line of the zone lot. In the case where a freestanding sign is on a parcel contiguous to an overpass or elevated road/bridge

Clarifying that an overpass is a bridge.

(excluding service roads) from which the sign is designed to be viewed, the height of the sign shall be measured from the highest point of the overpass or elevated road at the crown of the roadway surface to the top of the sign, the highest point to be determined by the average elevation between the perpendicular extension of the contiguous zone lot lines on which the sign is to be located, as such lot lines intersect the overpass or elevated road (see illustration in the appendix to this chapter). Any sign erector who requests to use this calculation for height determination shall provide to the building official sufficient information in the form of surveys, engineered drawings, official roadway elevation data and other official documentation to allow accurate determination of roadway heights. No permit shall be issued where insufficient information is provided.

(d) *Computation of visual clearance and sight triangle.* The visual clearance and sight triangle, to assure adequate sign distance at the intersection of two public roadways and at the intersection of a public roadway and an accessway or driveway, shall follow the criteria of the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, or criteria otherwise specified by the city building official.

(e) *Computation of sign dimensions.* The computation of sign dimensions shall be as set forth herein and depicted in the appropriate figure delineating same in the appendix to this chapter.

(Ord. No. 21-02 , § 2, 3-2-21)

New chart – easier to read for user. Once the reader sees what is permitted each section below outlines the requirements.

Sec. 73-43. Permitted signs and standards by zoning districts.

(a) *Purpose and procedure.* It is the intent of this section to regulate signs consistent with the zoning district or general type of land usage which establishes the character of the area in which the signs are located.

P = Permitted	Residential		Non-Residential							Mixed-Use	
	RU-75	RM-15	RFM-30	RFH-50	CG	R/OS	P	T/U	I	PR-MU Core	PR-MU Gulf Blvd.
Subdivision Signs (Single-family)	P	P									
Multifamily Signs	P	P									
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P									
Lawn Stake Signs	P	P									
Freestanding Signs			P	P	P	P	P	P	P	P	P
Theater/Movie House Signs			P	P	P					P	P
Flags			P	P	P						
Attached Signs			P	P	P	P	P	P	P	P	P
Chater Boat Businesses			P	P	P					P	P

Restaurant and Commercial Businesses on Waterways Attached Sign	-	-	P	P	P	-	-	-	-	P	P
Directory Sign	-	-	-	-	-	-	-	-	-	P	P
City Wayfinding Signs	-	-	-	-	-	-	-	-	-	P	P
Gasoline Price Display Signs	-	-	-	-	-	-	-	-	-	P	P

(b) *Permitted signs in residential zoning districts, RM-15 and RU-75 zoning districts.* The following types of signs are permitted in any residential zoning district:

Subdivision Signs:

(1) Subdivision signs for single-family residential areas shall be permitted only as follows:

a. *Number.* A maximum of one sign is permitted for each platted subdivision or property entrance.

b. *Area.* The maximum area shall be 24 square feet per sign face.

c. *Height.* The maximum height for a freestanding sign is six feet.

d. *Setbacks.* No front setback is required and the side and rear setbacks of the zoning district shall apply, provided a safe sight distance clearance is maintained. Such safe sight distance shall be determined by the city building official pursuant to subsection 73-42(d).

(2) Signs for multifamily residential areas shall be permitted only as follows:

a. *Number.* A maximum of one sign is permitted for each platted subdivision or property entrance.

b. *Area.* The maximum area shall be 24 square feet per sign face.

c. *Height.* The maximum height for a freestanding sign is eight feet.

d. *Setbacks.* No front setback is required and the side and rear setbacks of the zoning district shall apply, provided a safe sight distance clearance is maintained. Such safe sight distance shall be determined by the city building official pursuant to subsection 73-42(d).

(3) Temporary signs shall be permitted only as follows:

a. *Area.* One such sign is permitted and the maximum area shall be six square feet per sign face.

b. *Location and duration.* Such sign shall be located on the property for no longer than 60 days.

Not needed, already addresses above.

(4) Zone lots with an accessory use of home occupation shall be permitted a sign only as follows:

a. *Number.* A maximum of one attached sign is permitted.

b. *Area.* The maximum area of the sign shall be one square foot per sign face in single-family residential zoning districts, and three square feet per sign face in other zoning districts.

(5) ~~Residential nameplates shall be permitted only as follows:~~

a. ~~*Number.* A maximum of one attached sign is permitted.~~

b. ~~*Area.* The maximum area of the sign shall be two square feet per sign face.~~

(56) Lawn stake signs.

a. *Number.* A maximum of one attached sign is permitted.

b. *Area.* The maximum area of the sign shall be 60 square inches per sign face in single-family residential zoning districts.

(c) *Permitted signs utilized for public/semi-public uses.* The following types of signs are permitted on sites containing an authorized public/semi-public zoning district.

(1) Freestanding signs shall be permitted only as follows:

a. *A maximum of one sign per zone lot is permitted.* One additional sign which is used as a bulletin board for public/semi-public use is permitted per subsection (c)(1)b.

b. *Area.* The total maximum area for any freestanding sign or signs shall be that area calculated according to subsections 73-42(a) and (b), or 48 square feet per sign face, whichever is less. An additional 48 square feet may be provided for a bulletin board.

c. *Height.* The maximum height for a freestanding sign shall be 12 feet.

New parking lot sign regulations.

d. *Setbacks.* Setbacks shall be three feet from any public right-of-way. Side and rear yards shall be as required by the zoning district where the sign is located. Additional setbacks may be required when determined appropriate per subsection 73-42(d).

e. Additional freestanding signs allowed located at a lot where the primary use is a parking lot are only permitted as follows:

1. A free standing sign is permitted at each entrance of the parking lot, so long as the sign is placed outside the visibility triangle, no large than 12 square feet of area per sign face, maximum height of five feet tall, and set back at least three feet from any public right of way.

2. A freestanding sign is permitted at one sign per 10 spaces of the parking lot, so long as the sign is placed at the top of the parking space, no large than three square feet of area per sign face, maximum height of nine feet tall, and located within the buildable setback.

3. Specific signage required by pursuant to F.S. §§ 715.075 & 715.07.

(2) Attached signs shall be permitted only as follows:

a. *Area.* The maximum total area for all attached signs shall be that area calculated according to subsections 73-42(a) and (b) or 48 square feet, whichever is less. An additional 48 square feet may be provided for a bulletin board.

b. *Permitted types.* The following attached signs may be permitted, provided the cumulative area of the attached signs does not exceed the maximum area according to subsection (c)(2)a.:

1. Wall sign;

2. Integral roof signs;

3. Canopy or awning sign; and

4. Permanent window sign.

(3) Temporary signs shall be permitted only as follows:

a. *Area.* One such sign is permitted and the maximum area shall be six square feet per sign face.

b. *Location and duration.* Such sign shall be located on the property for no longer than 60 days.

(d) Signs permitted in the RFM-30, RFH-50, and CG zoning districts. When located within the RFM-30, RFH-50, and CG zoning districts, only the following signs may be permitted:

(1) Freestanding signs shall be permitted only as follows:

a. *Number.* A maximum of one sign per zone lot is permitted.

b. *Area.* The total maximum area for any freestanding sign or signs shall be that area calculated according to subsections 73-42(a) and (b); or 50 square feet per sign face in a CG zoning district, or 150 square feet per sign face in an RFM-30 and RFH-50 zoning district; whichever is less.

c. *Height.* The maximum height for any freestanding sign is 15 feet on a lot containing a one-story building, and 25 feet on a lot containing a two or more story building.

New parking lot sign regulations.

d. *Setbacks.* Side and rear 20 percent of the width or depth of the lot up to 20 feet when abutting residential property. No side or rear setback is required when abutting nonresidential property. Additional setbacks may be required when determined appropriate per subsection 73-42(d).

e. Additional freestanding signs allowed located at a lot where the primary use is a parking lot are only permitted as follows:

1. A free standing sign is permitted at each entrance of the parking lot, so long as the sign is placed outside the visibility triangle, no large than 12 square feet of area per sign face, maximum height of five feet tall, and set back at least three feet from any public right of way.

2. A freestanding sign is permitted at one sign per 10 spaces of the parking lot, so long as the sign is placed at the top of the parking space, no large than three square feet of area per sign face, maximum height of nine feet tall, and located within the buildable setback.

3. Specific signage required by pursuant to F.S. §§ 715.075 & 715.07.

(2) Signs located at theater/movie houses. An additional 75 square feet of area shall be permitted for signs.

(3) Flags. Flags shall be part of the computation of the allowable area for freestanding signs, unless otherwise provided in this article.

(4) Attached signs shall be permitted only as follows:

a. *Area.* The total maximum area for all attached signs shall be that area calculated according to subsections 73-42(a) and (b), or 150 square feet, whichever is less.

b. *Permitted types.* The following attached signs may be permitted, provided the cumulative area of the attached signs does not exceed the maximum area according to subsection (d)(2)a.:

1. Wall sign;

2. Integral roof signs;

3. Canopy or awning sign; and

4. Permanent window sign.

(5) Signs located at theater/movie houses. An additional 75 square feet of area shall be permitted for signs.

(6) Charter boat businesses. Charter boat businesses may have a single-faced identification sign, not exceeding six square feet, permanently affixed to a commercial dock. No more than one sign per slip.

(7) Restaurants and other commercial activities having frontage on the waterways, Gulf of Mexico or public beach. Restaurants and other commercial activities having frontage on the waterways, Gulf of Mexico or public beach may have an attached sign on the waterfront. Such sign shall not exceed 25 percent of the maximum allowable street-front attached signage for those lots abutting a waterway equal to or less than 200 feet wide, and 50 percent of the maximum allowable street-front attached signage for those lots abutting a waterway greater than 200 feet wide. Such signs shall not be illuminated.

(8) Temporary signs shall be permitted as follows:

a. *Area.* One such sign is permitted and the maximum area shall be six square feet per sign face.

b. *Location and duration.* Such sign shall be located on the property for no longer than 60 days.

Relocated from Chapter 68 – Zone Districts.

(9) Gasoline price display signs. The maximum area for all gasoline price display signs shall total no more than 24 square feet per sign face, unless as otherwise provided by law.

(e) Signs permitted in the PR-MU Core and PR-MU Gulf Blvd. zoning districts. When located within the PR-MU Core and PR-MU Gulf Blvd. zoning districts, only the following signs may be permitted:

New parking lot sign regulations.

(1) Freestanding signs shall be permitted only as follows:

a. Signs located at a lot where the primary use is a parking lot:

1. A free standing sign is permitted at each entrance of the parking lot, so long as the sign is placed outside the visibility triangle, no large than 12 square feet of area per sign face, maximum height of five feet tall, and set back at least three feet from any public right of way.

2. A freestanding sign is permitted at one sign per 10 spaces of the parking lot, so long as the sign is placed at the top of the parking space, no large than three square feet of area per sign face, maximum height of nine feet tall, and located within the buildable setback.

3. Specifics signage required by pursuant to F.S. §§ 715.075 & 715.07.

(2) Attached signs shall be permitted only as follows:

a. Area. The total maximum area for all attached signs shall be that area calculated according to subsections 73-42(a) and (b), or 150 square feet, whichever is less. One attached wall sign shall be allowed on the first floor level and shall not exceed 75 square feet in area and 16 feet in height. In the event the parcel contains a multi-tenant development, each individual business use may have one attached sign. One permanent wall or window sign shall be allowed on the second floor level and shall not exceed 50 square feet in area and 25 feet in height. In the event the parcel contains a multi-tenant development on the second floor level, each individual business use may have one attached sign. The thickness of the projecting sign shall not exceed two inches, the height of the projecting sign shall not exceed 12 inches in height, and the width of the principal faces of any projecting sign shall not exceed 36 inches.

b. Permitted types. The following attached signs may be permitted, provided the cumulative area of the attached signs does not exceed the maximum area according to subsection (d)(2)a.:

1. Wall sign;

2. Window sign;

3. Integral roof signs;

4. Canopy or awning sign; and

5. Permanent window sign.

Per Ordinance 2024-15.

c. Location. The bottom of any sign projecting from a building structure shall be no less than ten feet above the higher of natural or finished grade at any point.

d. All signs erected within the district or now existing in the district shall comply with all other provisions of this section (including total sign area limits) and the Florida Building Code as to safety, except as is otherwise specifically accepted or modified.

(3) Directory Sign in Multi-tenant Buildings. - Directory signs may assist in directing patrons to individual shops of a multi-tenant building by providing the names of tenants and businesses, and suite or address number: Up to two directory signs may be permitted on each multiuse/multi-tenant building, Directory signs should be limited to approximately 12 square feet in size, and lettering should not exceed a maximum of six inches in height, directory signs may be affixed to the building façade or freestanding on private property within the dining or outside display zones.

(4) Additional Sign Prohibition. No private signage is permitted on public property without prior approval of the city commission. Any sign projecting into the airspace of the public right-of-way without prior approval of the city commission shall be removed with no right of compensation to the owner or tenant for such removal.

(5) *Signage in the public right-of-way.* Should the city choose to install way-finding signs, those may be placed in the public right-of-way.

(6) Signs located at theater/movie houses. An additional 75 square feet of area shall be permitted for signs.

(7) Charter boat businesses. Charter boat businesses may have a single-faced identification sign, not exceeding six square feet, permanently affixed to a commercial dock. No more than one sign per slip.

(8) Restaurants and other commercial activities having frontage on the waterways, Gulf of Mexico or public beach. Restaurants and other commercial activities having frontage on the waterways, Gulf of Mexico or public beach may have an attached sign on the waterfront. Such sign shall not exceed 25 percent of the maximum allowable street-front attached signage for those lots abutting a waterway equal to or less than 200 feet wide, and 50 percent of the maximum allowable street-front attached signage for those lots abutting a waterway greater than 200 feet wide. Such signs shall not be illuminated.

(9) Temporary signs shall be permitted as follows:

a. Area. One such sign is permitted and the maximum area shall be six square feet per sign face.

b. Location and duration. Such sign shall be located on the property for no longer than 60 days.

(10) Gasoline price display signs. The maximum area for all gasoline price display signs shall total no more than 24 square feet per sign face, unless as otherwise provided by law.

Sec. 73-44. Offsite signs.

Except as otherwise provided herein, offsite signs shall not be permitted in the city.

(Ord. No. 21-02 , § 2, 3-2-21)

New, Vintage Signs sec. to allow the designation of vintage signs on treasure island.

Sec. 73-45. Vintage signs.

Vintage signs as defined above are understood to contribute to not only the historic character of the city but also contribute to the overall community aesthetic that supports an old Florida charm. Vintage signs are understood to include those signs that have been constructed (existing) greater than fifty (50) years or those identified on a federal or state historic database. Signs that meet the adopted criteria are understood to not automatically qualify as a Vintage historic sign but may be designated as a Vintage sign if the sign meets (a) below.

(a) Applications for the designation of vintage signs shall be reviewed and approved by the planning and zoning board at a public hearing in accordance with the following criteria:

1. The sign must be a least 50 years old at the time of application; and

2. The sign is in good structural and working condition; and

3. The sign meets two or more of the following criteria:

(a) The sign is one that demonstrates a past style of architecture; an example of technology, craftsmanship or design of the period when it was constructed, (e.g. satellite signs, roto-spheres, donut signs, clock signs, paint can signs, opal glass signs, retro pole signs, neon signs, character signs, etc.).

(b) The sign uses historic sign materials or means of illumination (e.g. exposed integral incandescent lighting, or exposed neon lighting).

(c) The sign has retained the majority of its character-defining features (i.e. materials, technologies, structure, colors, shapes, symbols, text, typography, and/or artwork) that have historical significance, are integral to the overall sign design, or convey historical or regional context.

(d) The sign exemplifies the cultural, economic, and historic heritage of the city.

(e) The sign exhibits aesthetic quality, creativity or innovation.

(f) The sign is unique, was originally associated with a local business or local or regional chain, there is academic research, including, but not limited to, sign industry journals, articles or books to support its significance, or it is a surviving example of a once common sign type that is no longer common.

(b) Signs which have been deemed to meet the above criteria may be relocated on the same property(s) subject to applicable building permit and or site plan requirements as applicable.

(c) If character-defining features have been altered or removed, the majority of these features shall be restored to their historic function and appearance upon designation of the sign as vintage.

(d) An applicant may appeal the planning and zoning board decision to the city commission by filing a notice of appeal with the city clerk within 30 days of written rendition of the decision.

(e) The repair or renovation of such signs shall meet the following requirements:

a. Replacement of missing architectural elements should be based on accurate duplications of original features.

b. In the event replacement is necessary, the new material should match that being replaced in design, texture, and other visual qualities.

c. The design should be substantiated by physical and/or pictorial evidence, whenever feasible.

d. Approval and final determination from the City Manager.

ARTICLE III. ADVERTISING

DIVISION 1. *GENERALLY*

Secs. 73-76—73-80. Reserved.

DIVISION 2. HANDBILLS

Secs. 73-81. - Definitions.

The following words when used in this article shall have the meaning ascribed herein unless the context clearly indicates otherwise:

Commercial handbill means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, booklet or any other reading material which:

(1) Advertises for sale any merchandise, product, commodity or thing;

(2) Directs attention to any business or mercantile or commercial establishment or other activity, for the purpose of directly or indirectly promoting the interest thereof by sales;

(3) Directs attention to or advertises any meeting, theatrical performance, exhibition or event of any kind, for which an admission fee is charged for the purpose of private gain or profit, except where an admission fee is charged or a collection is taken for the purpose of defraying the expenses incident to such meeting, theatrical performance, exhibition or event of any kind, when same are held or take place in connection with the dissemination of information which is not restricted under ordinary rules of decency, good morals, public peace, safety and good order and are held or take place in accordance with the laws of the city, the county and the state.

Noncommercial handbill means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, newspaper, magazine, paper, booklet or any other printed or otherwise reproduced original or copies of any matter of literature not included in the foregoing definitions of a commercial handbill or newspaper.

(Ord. No. 95-10, § 41-111, 9-19-95)

Cross reference(s)—Definitions generally, § 1-2.

Secs. 73-82. - Handbills, distribution on streets; prohibited; exception.

(a) It shall be unlawful for any person to distribute or cause to be distributed on any of the streets, avenues, alleys, parks or public beaches within the city any paper handbills, circulars, dodgers or other advertising matter.

(b) No person shall hand out or distribute or sell any commercial handbill in any public place.

(c) It shall not be unlawful for any person to hand out or distribute, without charge to the receiver thereof, on any sidewalk, street or other public place within the city, any noncommercial handbill to any person willing to accept same.

(Ord. No. 95-10, § 41-112, 9-19-95)

Sec. 73-83. Placing in or upon automobiles prohibited; exception.

(a) It shall be unlawful for any person to place, cast or put away any paper, advertising matter, handbills or circulars, into or upon any motor vehicle or other vehicle while such motor vehicle or other vehicle is standing or moving upon any of the streets or other public places in the city.

(b) It shall not be unlawful in any public place for a person to hand out or distribute without charge to the receiver thereof, a noncommercial handbill to any occupant of a vehicle who is willing to accept same.

(Ord. No. 95-10, § 41-113, 9-19-95)

Sec. 73-84. Depositing commercial and noncommercial handbills on uninhabited or vacant premises.

No person shall throw or deposit any commercial or noncommercial handbill in or upon any private premises which are temporarily or continuously uninhabited or vacant.

(Ord. No. 95-10, § 41-114, 9-19-95)

Sec. 73-85. Prohibiting distribution of handbills where properly posted.

No person shall throw, deposit or distribute any commercial or noncommercial handbill upon any private premises if requested by a person thereon not to do so, or if there is placed on the premises in a conspicuous position near the entrance thereof, a sign bearing the words: "No Trespassing," "No Peddlers or Agents," "No Advertisement," or any similar notice indicating that the occupants of the premises do not desire to be molested or have their right of privacy disturbed, or to have any such handbills left upon such premises.

(Ord. No. 95-10, § 41-115, 9-19-95)

Sec. 73-86. Distributing commercial and noncommercial handbills at inhabited private premises; exception.

(a) No person shall throw, deposit or distribute any commercial or noncommercial handbill in or upon private premises which are inhabited, except by handling or transmitting any such handbill directly to the owner, occupant or other person then present in or upon such private premises.

(b) In case of inhabited private premises which are not posted as provided in this article, such person, unless requested by a person upon such premises not to do so, may place or deposit any such handbill in or upon such inhabited private premises if such handbill is so placed or deposited as to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets or other public places.

(c) The provisions of this section shall not apply to the distribution of mail by the United States, nor to newspapers, except that newspapers shall be placed on private property in such a manner as to prevent their being carried or deposited by the elements upon any street, sidewalk or other public place or upon private property.

(Ord. No. 95-10, § 41-116, 9-19-95)

Sec. 73-87. Posting restricted.

It shall be unlawful for any person to post any bills, notice, poster or other advertising matter upon any permanent or temporary structure or building, pole, post or tree located in any street, park or other public way or place within the city except as may be authorized or required by law.

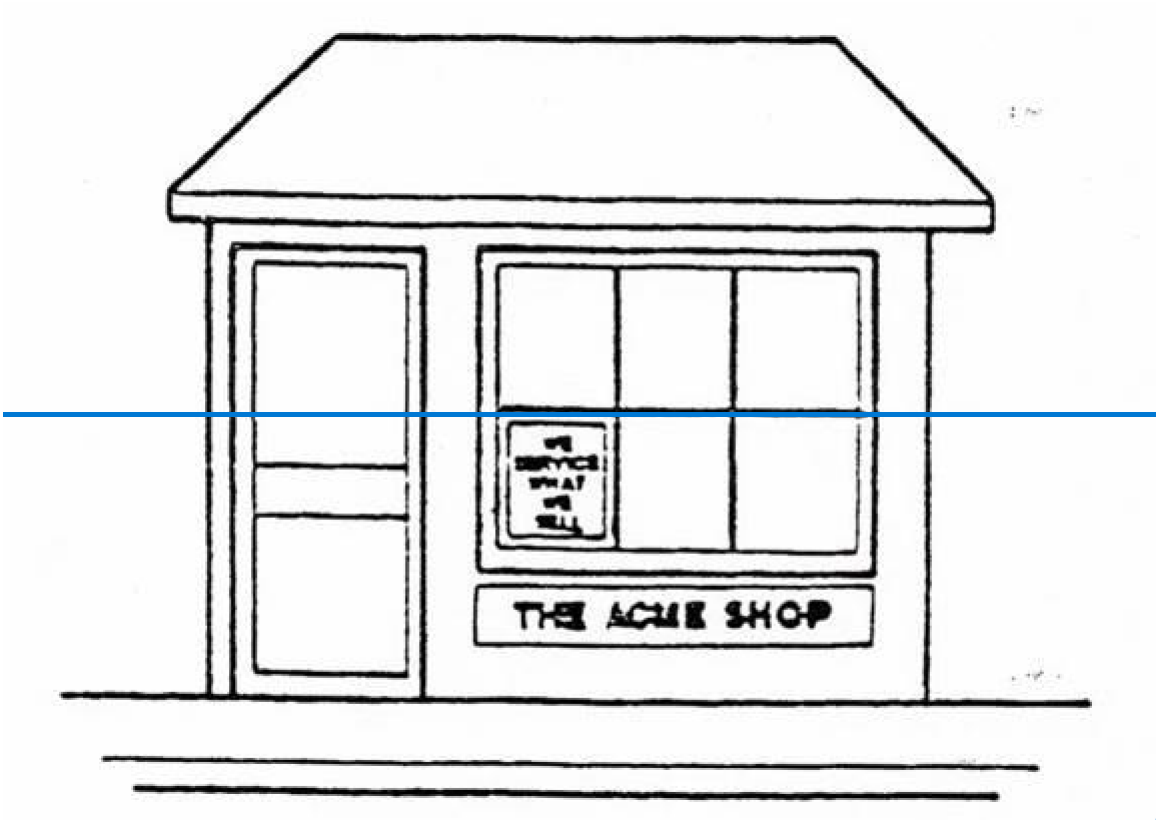
(Ord. No. 95-10, § 41-117, 9-19-95)

Updated illustrations in the appendix, where we had new variations.

> **APPENDIX**

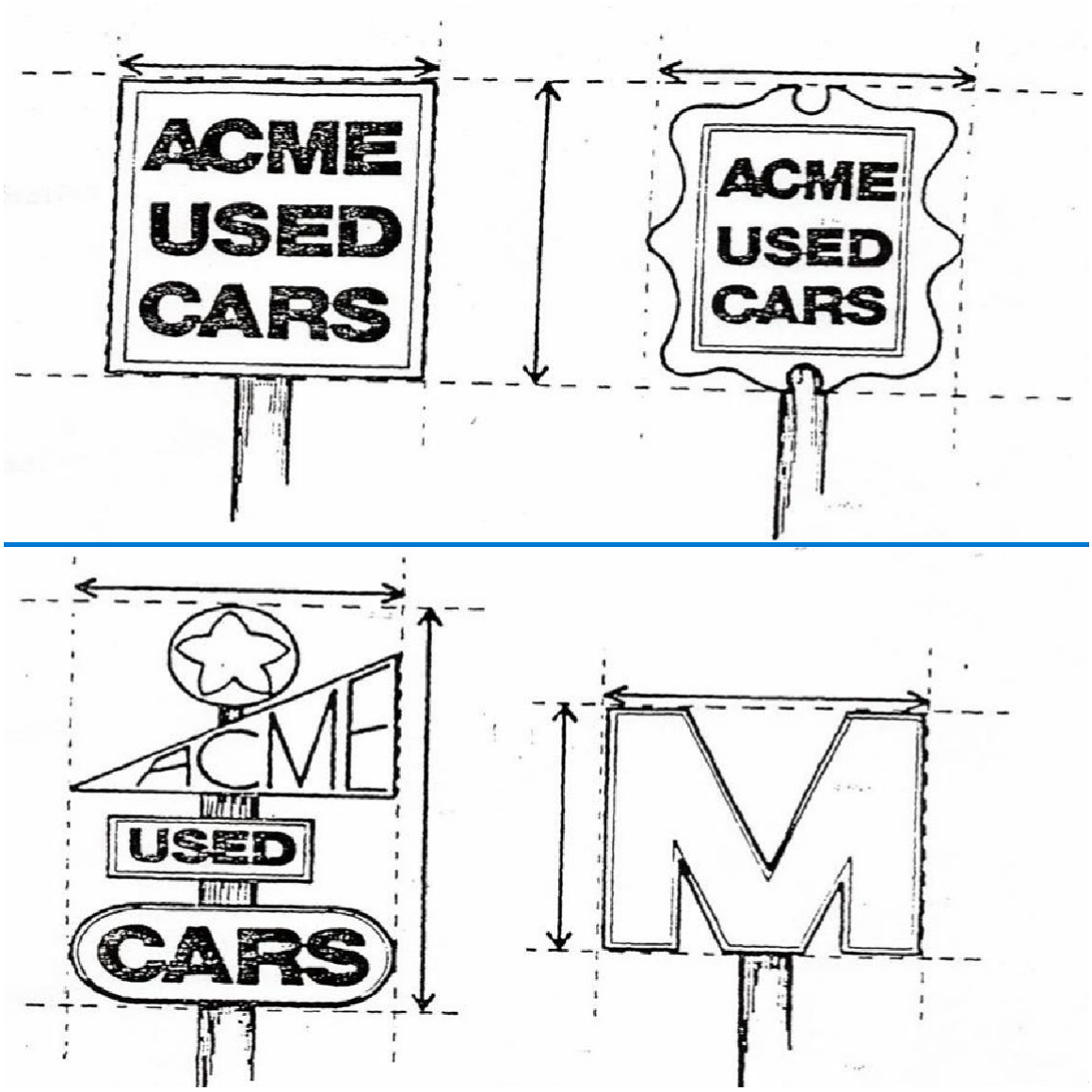
Except where otherwise provided, the illustrations in this Appendix are for purposes of interpreting the application of provisions of this chapter. Where found to be in conflict with specific provisions of this chapter, the provisions of this chapter shall prevail.

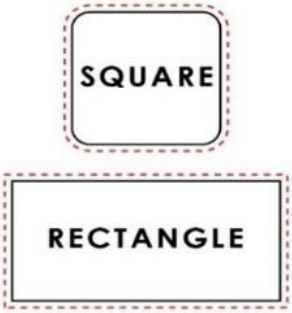
Window Sign




A
TENANT SIGNAGE
B
C

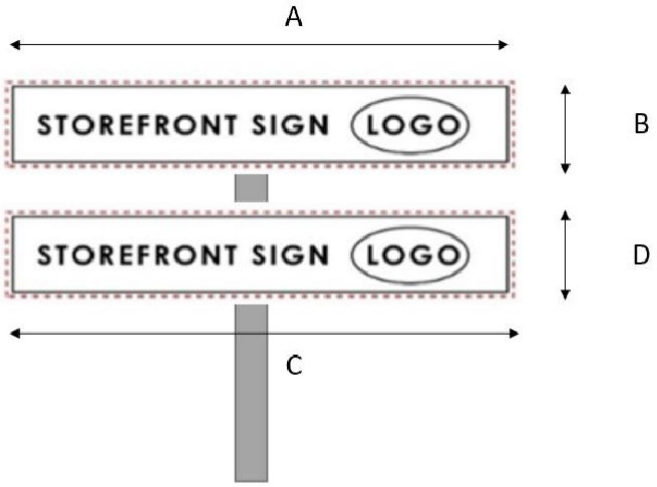
Computation of Area of Individual Signs







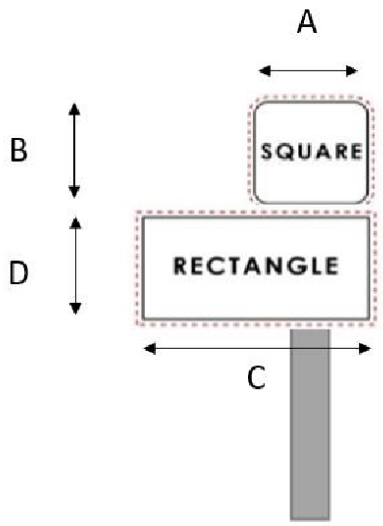
Sign Area Calculation for Multiple Signs on Single Pole



Total Sign Surface Area =

(A)(B) + (C)(D)

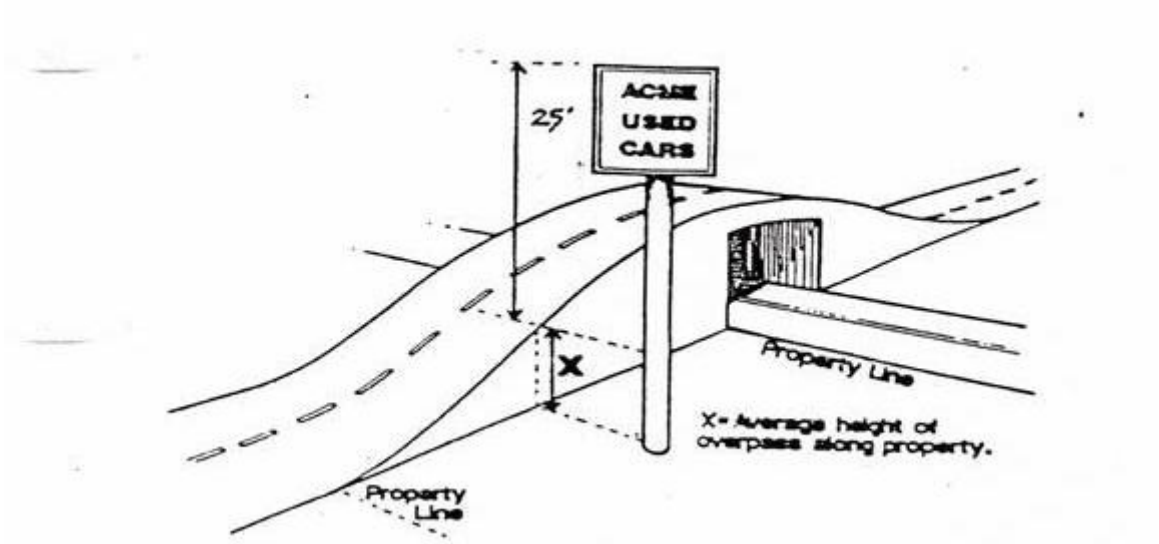
Sign Area Calculation for Multiple Signs on Single Pole

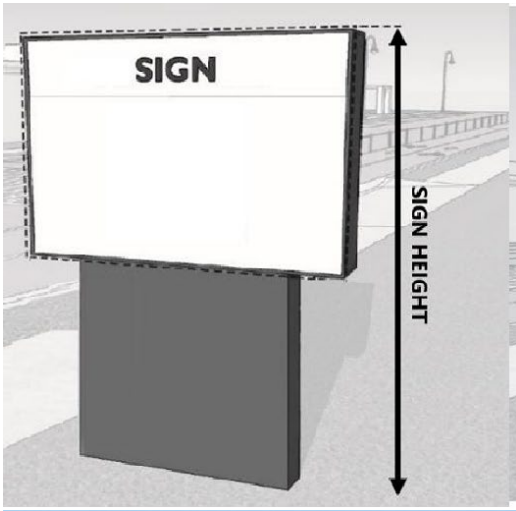


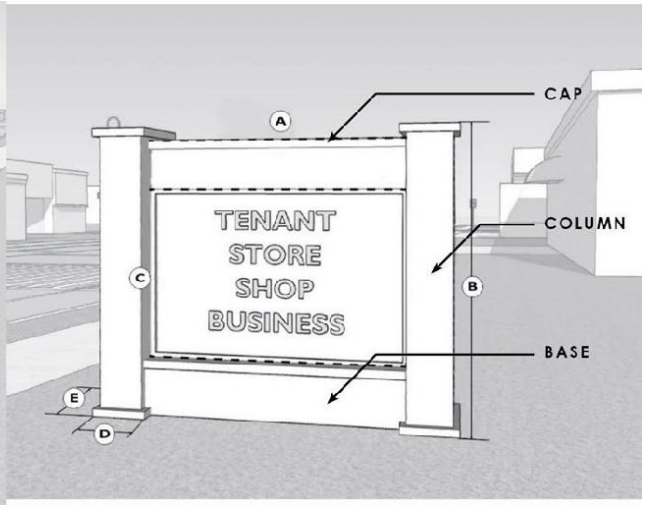
Total Sign Surface Area =

(A)(B) + (C)(D)

~~Computation of~~ Sign Height



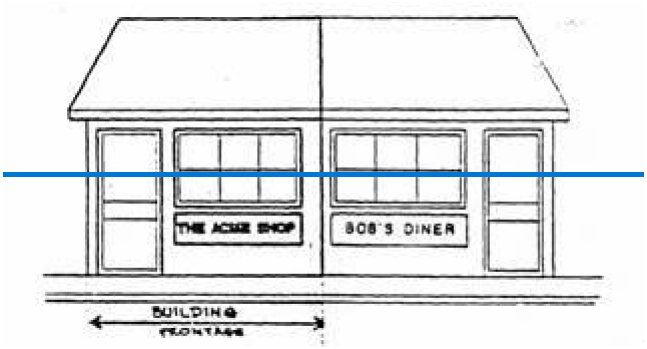


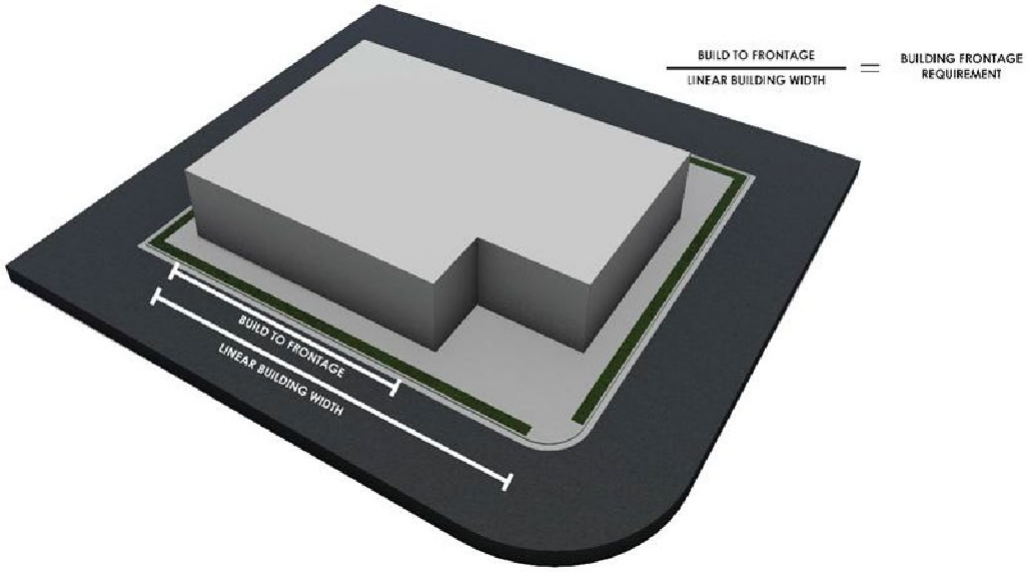


Frontage



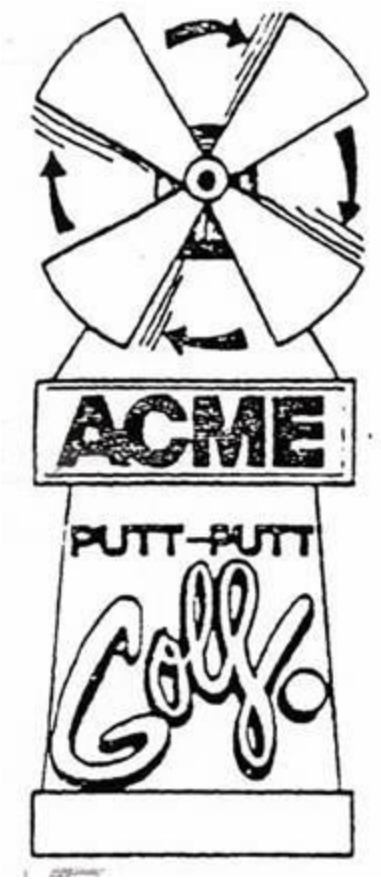
Building Frontage



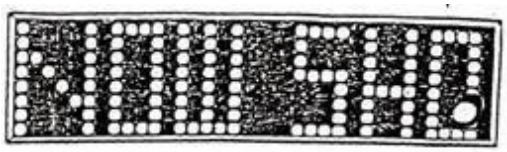

BUILD TO FRONTAGE
LINEAR BUILDING WIDTH
=
BUILDING FRONTAGE REQUIREMENT
BUILD TO FRONTAGE
LINEAR BUILDING WIDTH

Pennant

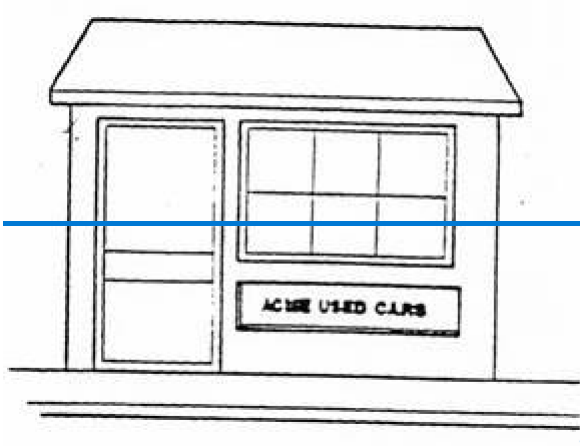




Animated Signs

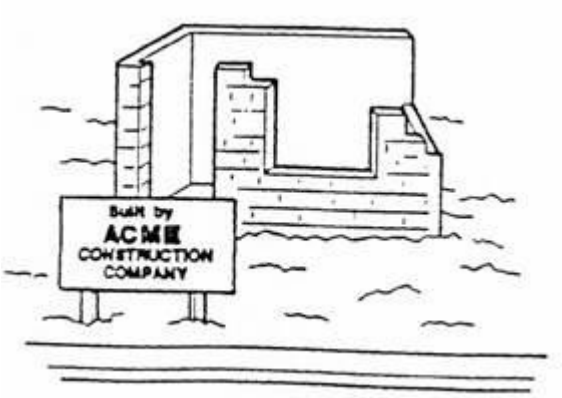


Attached Signs





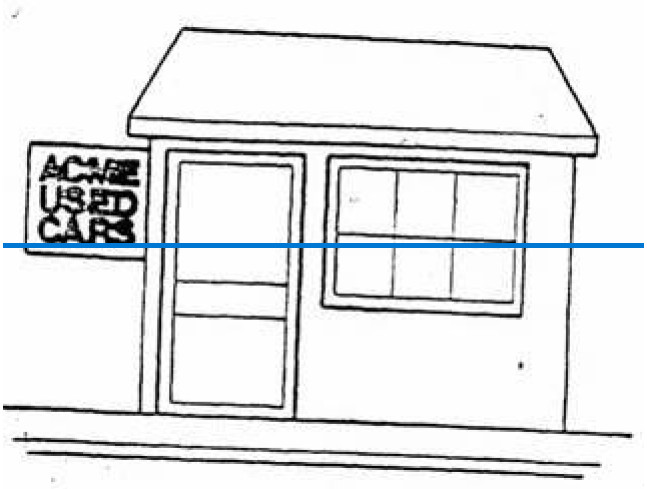
Construction Sign



Off-Premises Signs



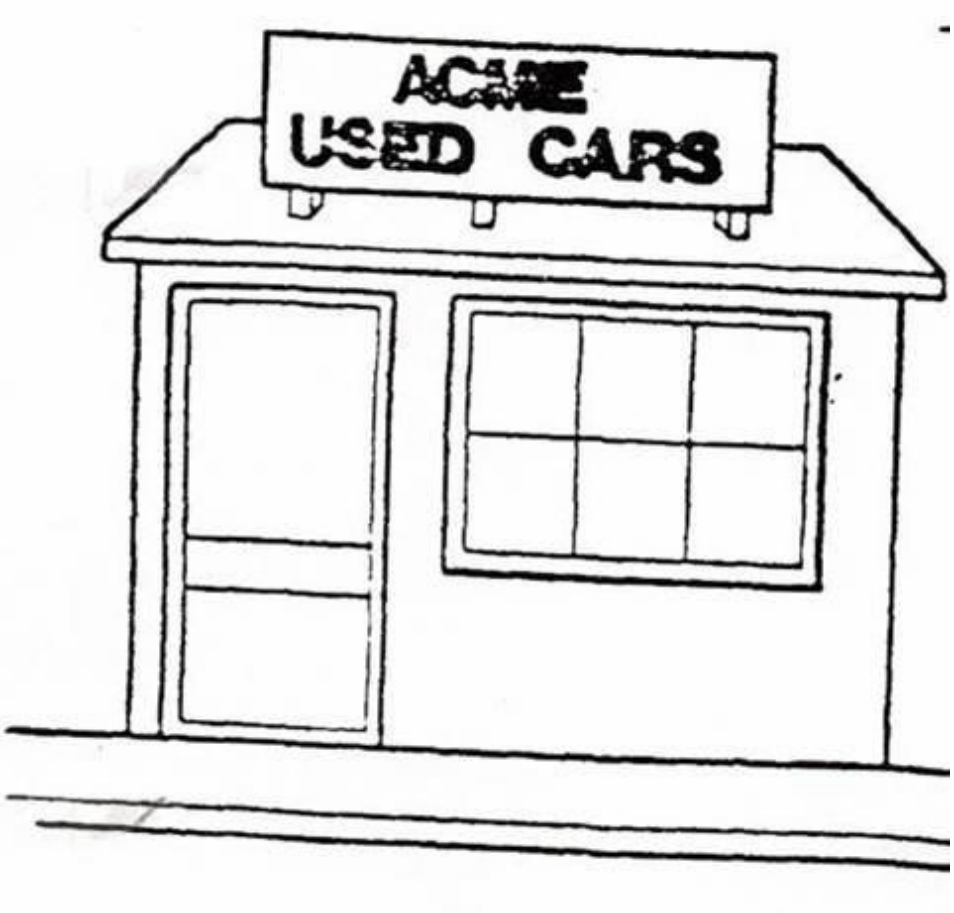
Projecting Sign




TENANT
SIGNAGE


TENANT
SIGNAGE

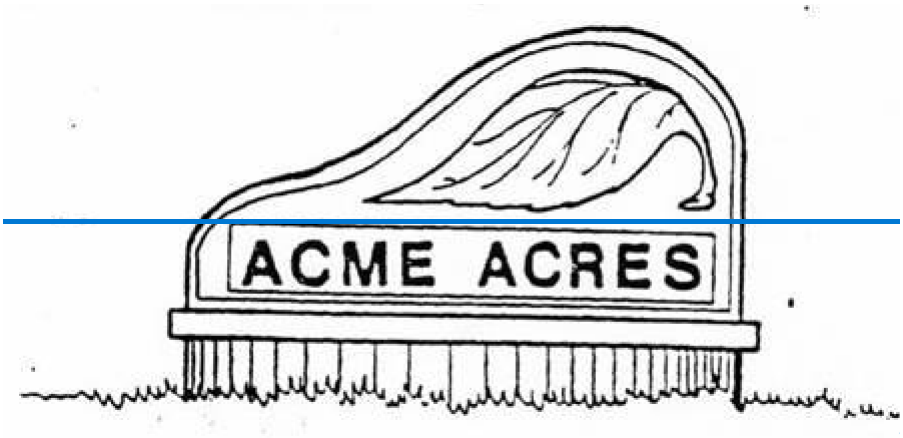
Roof Sign



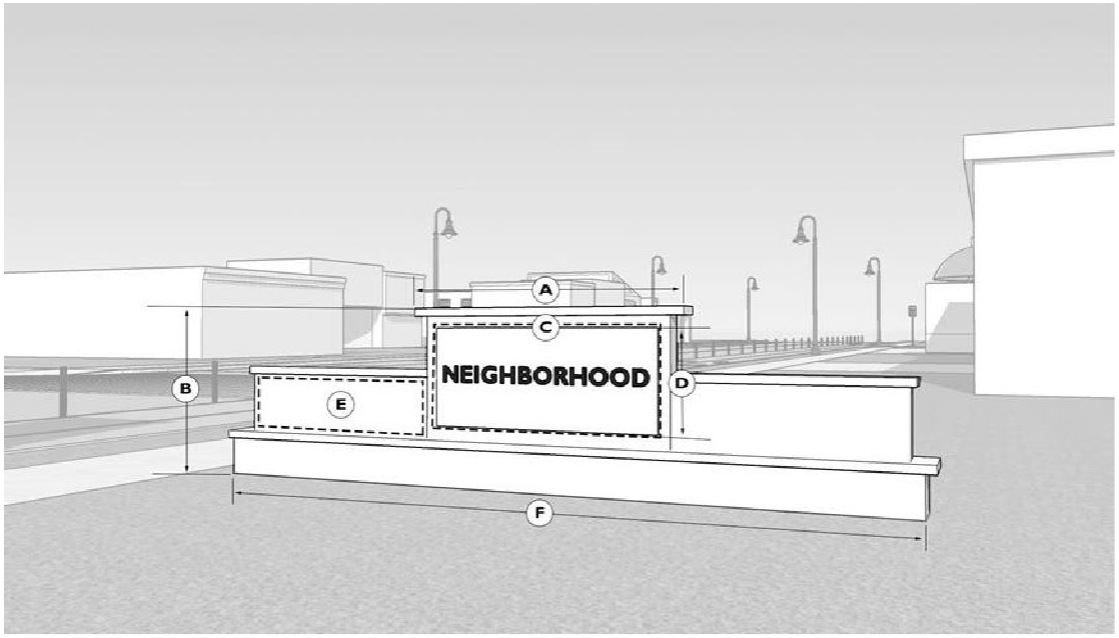
Snipe Sign



Subdivision Sign







Vehicle Sign

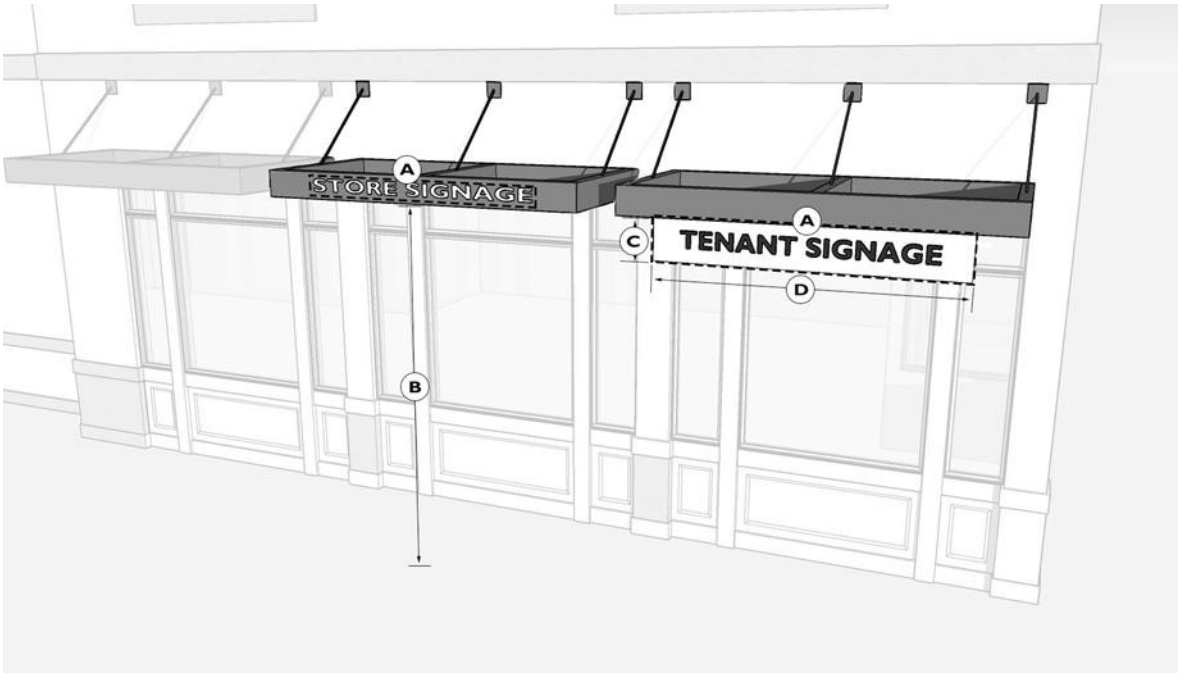


(Ord. No. 21-02, App., 3-2-21)

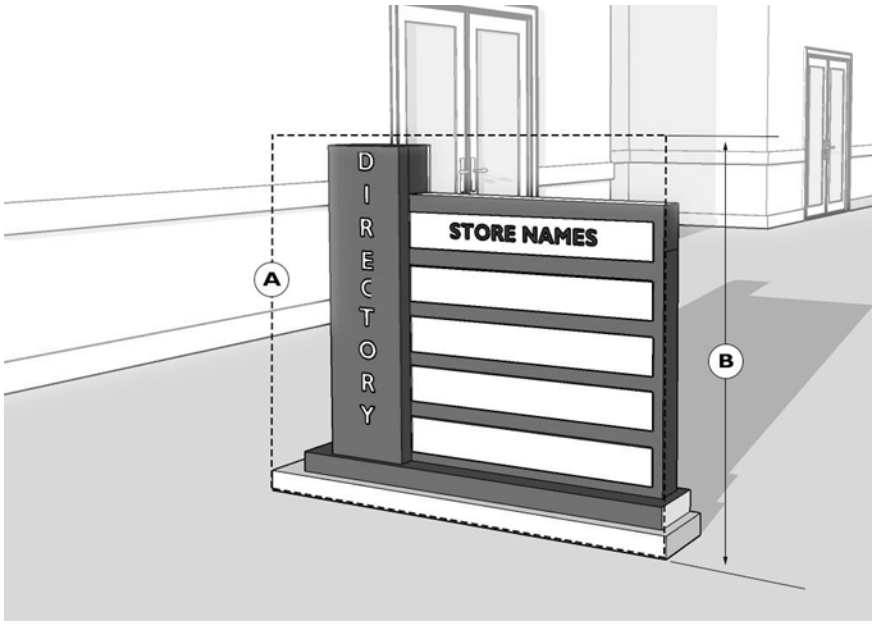
Wall Sign



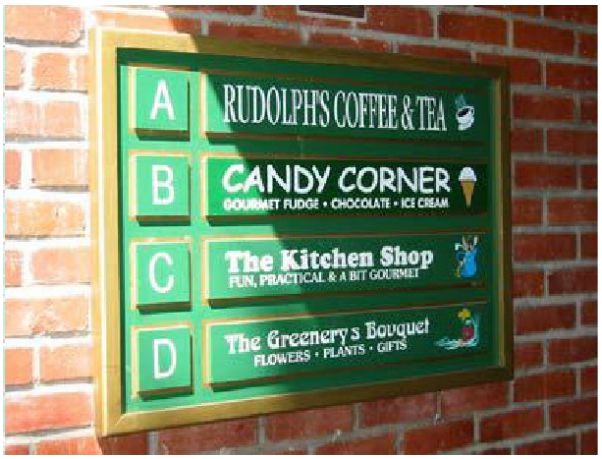
Canopy or Awning Sign



Freestanding Directory Sign



Attached Directory Sign



AGENDA ITEM NO. 6.B

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: June 19, 2025

SUBMITTED BY: Kathryn Younkin, Community Development

ITEM TYPE: Resolutions

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: Resolution 2025-02 regarding Ordinance 2025-08 Amending Chapter 65 Impact Fees.

BACKGROUND:

The 1985 Growth Management Act established the term “concurrency” in Florida Statutes. The concept was that each new development was responsible to contribute to the infrastructure system (roads, potable water, drainage, sewer, etc.) relative to the incremental impact the development had on each system. During the mid-1980’s, Pinellas County and all of the municipalities in the County approved a Transportation Impact Fee Ordinance to require new developments to pay a fee according to a specific formula for the increased traffic from development on only the roadway system. In practice, transportation concurrency forced developers to chase road capacity and this capacity was much more likely to be found in non-urban areas. This sprawling development pattern limited the development of truly multi-modal transportation systems.

In the 2010s, the Florida Legislature deleted references to “transportation concurrency” and replaced it with “mobility.” Mobility looks at transportation from a broader perspective than “transportation concurrency,” because mobility also includes roadways, sidewalks, bike paths, and other transit systems. Pinellas County staff held a number of meetings with staff members from the individual cities to coordinate this transition. As a result,in 2016, Pinellas County adopted a Mobility Fee Ordinance, which replaced the Pinellas County Transportation Impact Fee.

The City amended the Treasure Island Comprehensive Plan in

2023/2024 to include Mobility Fees and this is the updated Land Development Regulation for Treasure Island to comply with 1) Florida Statutes and 2) The Comprehensive Plan and (3) Pinellas County's March 29, 2016 Mobility Ordinance.

Pinellas County is now in the process of updating the Mobilty Fee Ordinance. More information may be found here and in the attached presentation: Multimodal Impact Fee Ordinance Update - Forward Pinellas

POLICY/PURPOSE:

The purpose of the proposed amendments to Chapters 65 is to allow the City to maintain and update the Land Development Regulation implementation framework for the establishment of a multi-modal mobility management system for managing the transportation impacts of development projects. The City of Treasure Island Land Development Regulations refer to Chapter 150 of the Pinellas County Land Development Code. On March 29, 2016, Pinellas County adopted a county-wide multi-model impact fee ordinance, affecting Chapter 150 of the Pinellas County Code of Ordinances. Consequently, the City of Treasure Island Land Development Regulations must be amended to attain compliance and consistency with Pinellas County's 2016 Ordinance.

STRATEGIC PLAN RELEVANCE:

Financial and Economic Development Road Map

Objective 2: Implement the Economic Development Vision
Bold Action1: 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
Objective 3: Enhance City-wide connectivity to create an improved environment for bikes and pedestrians
Bold Action 1: Identify connectivity gaps and grant opportunities
Bold Action 2: Pursue funding opportunities for multi-modal infrastructure improvements

Environmental Sustainability Road Map
Objective 4: Encourage the use of alternative transportation.

ANALYSIS/DISCUSSION:

City of Treasure Island had previously adopted a Transportation Impact Fee. In 2010 the state legislature changed transportation fees to a mobility fee. Mobility fees are allowed to be used for roadways, sidewalks, bike paths and other transit systems. The Comprehensive Plan was adopted in 2024 to include a provision for multimodal impact fees. Now

that the Comprehensive Plan has been adopted the Land Development Regulations are being brought forward.

The existing “Fees” chapter has been updated to reflect the multimodal impact fees required by Pinellas County and renamed “Impact Fees”. Forward Pinellas, in collaboration with Pinellas County, is working to update their existing ordinance. This updated ordinance aims to better accommodate the ongoing growth and redevelopment in Pinellas County, ensuring that the multimodal infrastructure can continue to meet the needs of residents and businesses alike. This updated multimodal impact fee will apply to all municipalities and unincorporated lands in Pinellas County, including Treasure Island.

Section 163.3180 of the Florida Statutes encourages local governments to:
(1) develop tools and techniques including
(a) adoption of long-term strategies to facilitate development patterns that support multi-modal solutions, including urban design, and appropriate land use mixes, including intensity and density,
(b) adoption of an area-wide level of service not dependent on any single road segment function, and
(c) establishing multi-modal level of service standards that rely primarily on non-vehicular modes of transportation where existing or planned community design will provide adequate level of mobility; and
(2) adopt an alternative mobility funding system that uses one or more of the foregoing tools and techniques.

The proposed revisions to the Land Development Code are in compliance with 1) the revisions to the Pinellas County Comprehensive Plan, 2) the Treasure Island Comprehensive Plan, and 3) and Florida Statutes.

FUNDING: N/A

MOTION:

I move to approve/deny Resolution 2025-02 recommending approval of Ordinance 2025-08 to amend Chapter 65 relating to impact fees.

ATTACHMENTS:
2025 0613 KH Impact Fee_Memo.pdf
MIFO ILA Presentation_Treasure Island_LPA Meeting_06.19.25.pdf
Resolution 2025-02 LPA Ord 2025-08 Chapter 65 Multi Modal Fees.pdf

Ord 2025-08 Multimodal Fee Ordinance.pdf
Business Impact Ord 2025-08.pdf

Kimley»Horn

May 8, 2025

City Commission
City Hall
10451 Gulf Blvd.
Treasure Island, FL 33706

RE: *Impact Fees - Pinellas County*

What are Impact Fees?

Impact fees are a tool used by local government to manage the cost associated with new development. They are a one-time fee assessed to new construction, both residential and commercial, to cover the cost of increased infrastructure and service needed due to the new construction.

The principle behind impact fees is that while development offers numerous advantages, it also imposes additional demands on infrastructure. New developments increase the population, leading to more traffic on roads and transportation systems, and heightening the need for parks, recreational facilities, libraries, law enforcement, fire and emergency medical services, schools, and other public buildings. To meet this growing demand for facilities, further capital investment is necessary. Impact fees are used for capital expenses only, not operating or maintenance costs.

What is a Multimodal Impact Fee Ordinance?

A multimodal impact fee ordinance is designed to address the effects of new development on transportation networks specifically. These fees are levied on developers to help cover the additional costs associated with expanding infrastructure. This approach ensures that the financial responsibility for enhancing public services does not fall solely on existing residents and businesses. Consequently, the community can continue to grow sustainably without compromising the quality of life.

Multimodal Impact Fees in Pinellas County

As a redeveloping county, Pinellas County has experienced growth and redevelopment that far exceeds previous population and employment projections, placing significant strain on our existing infrastructure. Additionally, the current ordinance has not kept pace with the increased demand for multimodal infrastructure from new developments, nor has it adjusted for recent inflationary pressures. To address these challenges, Forward Pinellas, in collaboration with Pinellas County, the City of St. Petersburg, the City of Clearwater, and the City of Largo, is working to update the existing ordinance. This updated ordinance aims to better accommodate the ongoing growth and redevelopment in Pinellas County, ensuring that the multimodal infrastructure can continue to meet the needs of residents and businesses alike. This multimodal impact fee will apply to all municipalities and unincorporated lands in Pinellas County.

More information relating to the Multimodal impact fee implementation and process can be found here: https://forwardpinellas.org/projects/multimodal-impact-fee-ordinance/

Please do not hesitate to contact me should you require any additional information related to the implementation of impact fees.

Sincerely,



B. Kelley Klepper, AICP
Agent/Vice-President



Brooke Fleming, AICP
Planner

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Integrating Land Use & Transportation

Interlocal Agreement with Pinellas County for Multimodal Impact Fee Coordination

City of Treasure Island Local Planning Agency Board Meeting

June 19, 2025

Overview

1. Background and Purpose of the Interlocal Agreement
   - Statutory requirements of CS/HB 479, as contained within F.S. § 163.3180
2. Overview of the Pinellas County Multimodal Impact Fee Ordinance
   - History
   - Fee payment and collection
   - Fee districts
   - Expenditure of the fee
3. Next Steps

Background and Purpose

- In July 2024, Pinellas County designated responsibility to Forward Pinellas to manage the update to the countywide Multimodal Impact Fee Ordinance (MIFO), as contained within Chapter 150, Article II of the Pinellas County Land Development Code.
- A primary objective of the update is to bring the MIFO into compliance with recent statutory changes to the State's concurrency requirements (Section 163.3180, Fla. Stat.), as enacted by CS/HB 479 in 2024.
- One of the new statutory requirements is that, where a county and municipality charge a mobility impact fee, they must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation impacts to ensure any new development or redevelopment is not charged twice for the same impacts.

New Statutory Requirements, as provided in F.S. § 163.3180(5)(j)

1. If a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts**, the county and municipality must create and execute an interlocal agreement** to coordinate the mitigation of their respective transportation capacity impacts.

New Statutory Requirements, as provided in F.S. § 163.3180(5)(j), continued

2. The interlocal agreement must, at a minimum:

a. Ensure that any new development or redevelopment is not charged twice for the same transportation capacity impacts.

b. Establish a plan-based methodology for determining the legally permissible fee to be charged to a new development or redevelopment.

c. Require the county or municipality issuing the building permit to collect the fee, unless agreed to otherwise.

d. Provide a method for the proportionate distribution of the revenue collected by the county or municipality to address the transportation capacity impacts of a new development or redevelopment, or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality.

New Statutory Requirements, as provided in F.S. § 163.3180(5)(j), continued

3. **By October 1, 2025, if an interlocal agreement is not executed pursuant to this paragraph:**
    a. The fee charged to a new development or redevelopment shall be based on the transportation capacity impacts apportioned to the county and municipality as identified in the developer's traffic impact study or the mobility plan adopted by the county or municipality.
    b. The developer shall receive a 10 percent reduction in the total fee calculated pursuant to sub-subparagraph a.
    c. The county or municipality issuing the building permit must collect the fee charged pursuant to sub-subparagraphs a. and b. and distribute the proceeds of such fee to the county and municipality within 60 days after the developer's payment.

Background and Purpose

- In Pinellas County, **all 25 local governments follow the process provided in Chapter 150, Article II** to assure new development/ redevelopment bears a proportionate share of the cost necessary to manage transportation impacts and meet mobility needs through the collection and expenditure of multimodal impact fees.
- The MIFO already addresses the requirements provided in F.S. § 163.3180(5)(j)2, but the County Attorney's Office (CAO) determined an interlocal agreement is necessary to ensure compliance with state law.
- **Therefore, the interlocal agreement simply memorializes the existing process the County and its 24 municipalities follow to mitigate their respective transportation impacts, as provided by the Multimodal Impact Fee Ordinance. <u>It does not make any changes to how the County or municipalities collect or spend the fee.</u>**

History of the Pinellas County MIFO

- **1986:** Pinellas County adopted a system for collecting transportation impact fees, pursuant to State concurrency requirements.
- **2011:** The Community Planning Act removed State requirements for local government transportation concurrency management systems.
- **2013:** The Pinellas County Metropolitan Planning Organization (MPO), now known as Forward Pinellas, approved the Pinellas County Mobility Plan, which detailed **a more flexible and efficient alternative to the traditional form of transportation concurrency management** and included the assessment of multimodal impact fees as a central element to its implementation.
- **2016: The Board of County Commissioners adopted the existing Multimodal Impact Fee Ordinance** to implement the Pinellas County Mobility Plan and **provide local governments with the means to mitigate transportation capacity impacts and fund multimodal improvements** through the collection of impact fees.

Overview of the Pinellas County Multimodal Impact Fee Ordinance (Chapter 150, Article II, Pinellas County LDC)

Who pays the fee?

- Developers/property owners who are seeking a permit for any land development activity which will generate additional traffic, including a change of use or expansion.
  - Any alteration, expansion, replacement, or new construction where no additional vehicular trips will be produced does not pay the fee. The construction of publicly-owned facilities for traditional government use are also exempt from fee payment. (Section 150-45, Pinellas County LDC)

Who collects the fee?

- The municipality, as part of its normal building and permitting processes.
- No building permit, certificate of occupancy, local business tax receipt, land use permit, or municipal equivalent can be issued until the fee is paid. (Sec. 150-39)

Overview of the Pinellas County Multimodal Impact Fee Ordinance (Chapter 150, Article II, Pinellas County LDC)

How is the fee calculated?

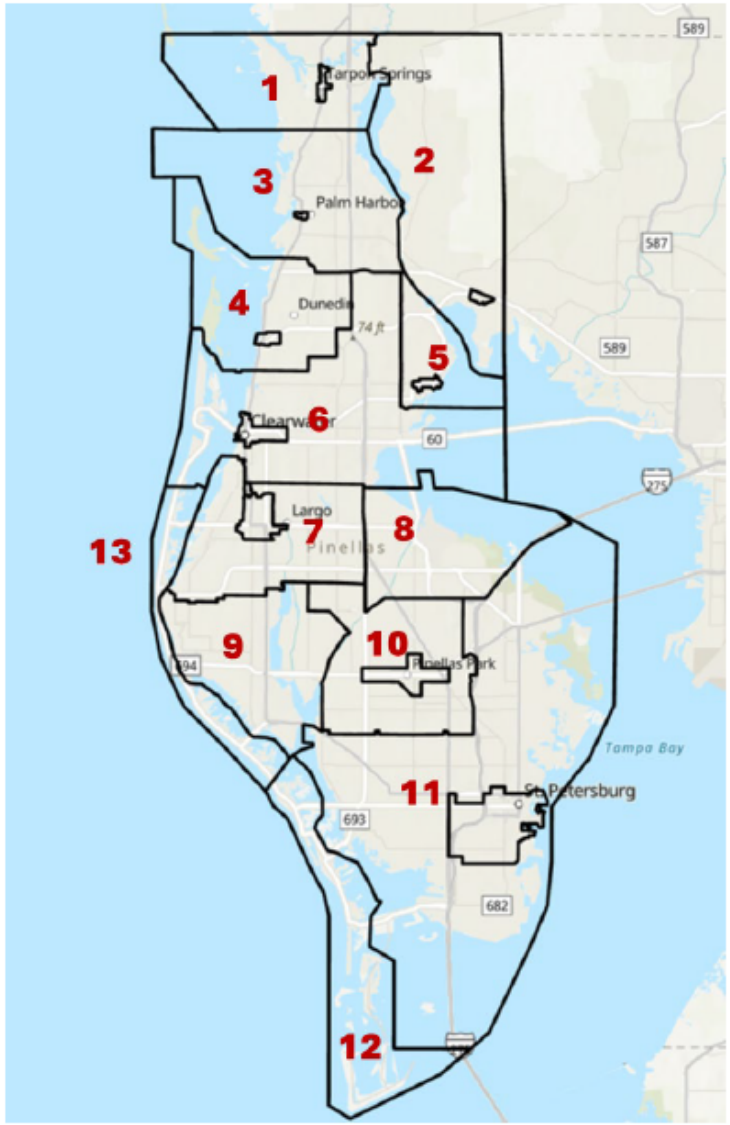
- Based on the formula and fee schedules contained within Section 150-40.
  - Considers the proposed land uses, the size of the development, the trip rate and average trip length associated with those uses, cost to construct one-lane mile of roadway, and other factors.
- For a **change of use or redevelopment**, the impact fee is based on the **net increase** for the new use compared to the impact fee for the highest previous use.
- The feepayer may opt to have the fee calculated based on an independent fee calculation study.
- **The city administrator or designee has full discretion for approval of alternative methods for calculation** of impact fees on a case-by-case basis. They may also accept **the construction of a mobility improvement in-lieu of payment** for all or part of the required impact fee. (Sec. 150-41)

Overview of the Pinellas County Multimodal Impact Fee Ordinance (Chapter 150, Article II, Pinellas County LDC)

What happens to multimodal impact fees once they are collected?

- The municipality holds the fees collected until the end of the fiscal year.
- At the beginning of the new fiscal year, **the municipality keeps one-half of all fees collected** in the previous year, plus 4% for administrative costs.
- The remaining one-half, plus interest accrued, gets transferred to the County.
- The County deposits the funds received from each municipality into the trust account associated with **the fee district** in which the municipality is a part of. (Section 150-43, Pinellas County LDC)

Fee Districts



1. Tarpon Springs
2. East Lake Tarpon / Oldsmar
3. Palm Harbor
4. Dunedin
5. Safety Harbor
6. Clearwater
7. Largo
8. Highpoint
9. Seminole
10. Pinellas Park
11. St. Petersburg
12. South County Beaches
13. Mid County Beaches

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Overview of the Pinellas County Multimodal Impact Fee Ordinance (Chapter 150, Article II, Pinellas County LDC)

Where can the funds collected from multimodal impact fees be spent?

- **For the municipality's share:** Anywhere within the municipality
- **For the County's share:** Anywhere within the fee district, including portions of the state road network within the district
  - Funds can only be used outside of the fee district in which they were collected with approval from all local governments in the fee district. (Sec. 150-43)

If a municipality identifies a mobility improvement project that will improve capacity for the overall transportation system, the City can ask the County to contribute a portion of the County's impact fee funds to that project.

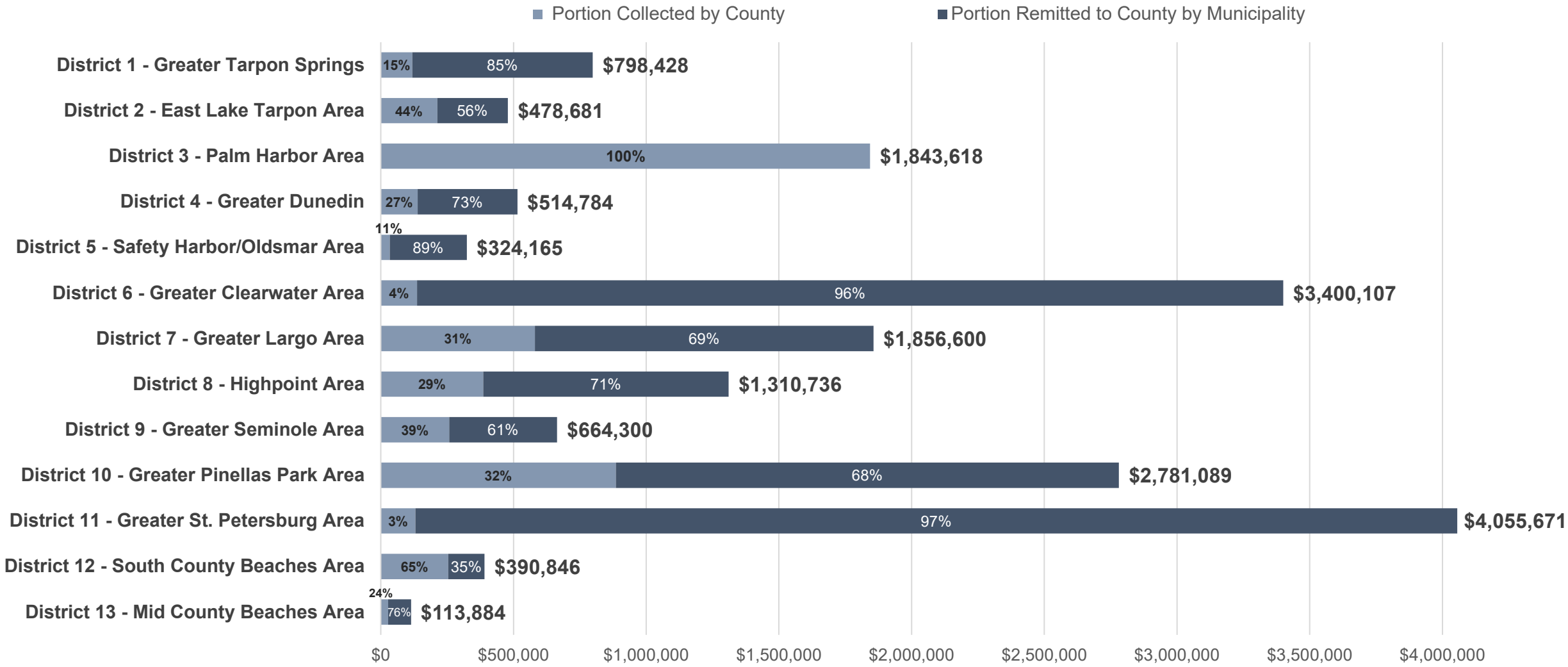
Overview of the Pinellas County Multimodal Impact Fee Ordinance (Chapter 150, Article II, Pinellas County LDC)

What can the funds collected from multimodal impact fees be spent on?

- To fund **transportation plans and projects** that will "**improve the capacity of the surrounding mobility system**" for any mode of travel. For example, funds can be spent on:
  - Bicycle and pedestrian facilities, public transportation infrastructure, roadway expansion or modification, or technologies that help optimize traffic flow (ATMS/ITS).
  - The preparation of local transportation plans to determine mobility improvement projects, as long as the plan identifies at least one project to be included in the Capital Improvement Program (CIP) within 3 years of the plan's completion.
- Cannot be used for periodic maintenance or operating costs. (Section 150-43)

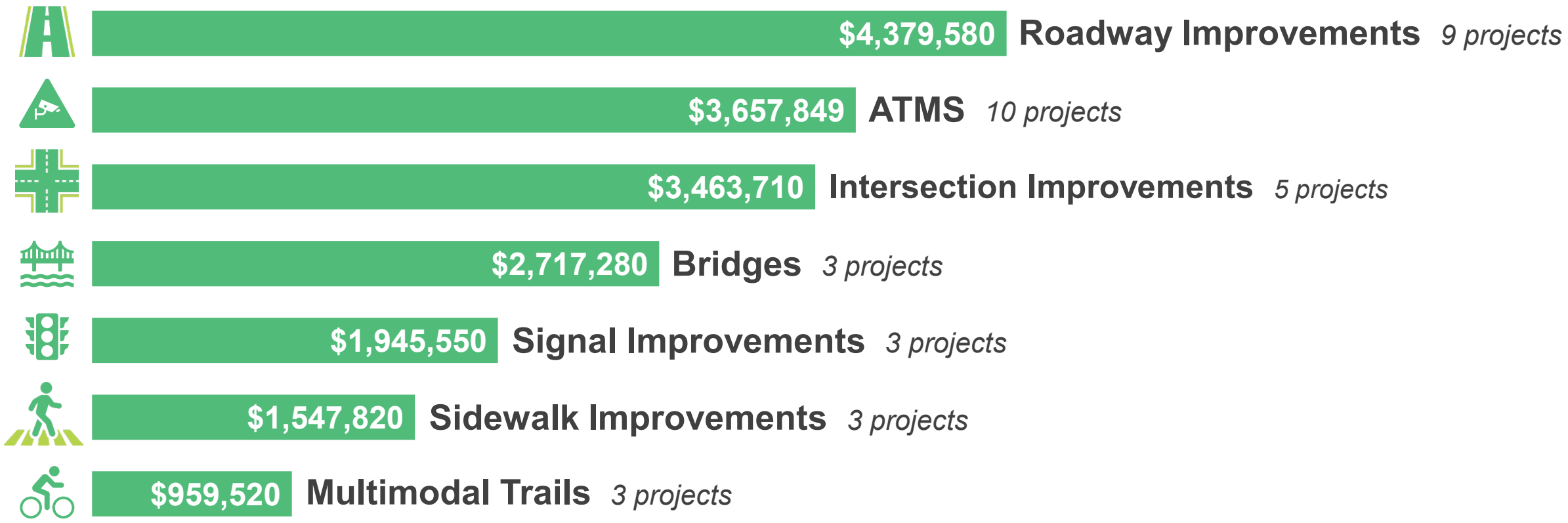
Total Multimodal Impact Fee (MMIF) Revenues by District

The County collected a total of $18,532,909 in MMIF revenues from FY16 – FY24.



County MMIF Revenue Expenditures, FY18 – FY25

The County expended a total of $18,671,309 in MMIF revenues across 36 projects from FY18 to FY 25.



Multimodal Impact Fee Revenue Expenditures in District 12: South County Beaches

District 12 includes the cities of St. Pete Beach and Treasure Island, as well as portions of Unincorporated County (Tierra Verde).

- From FY16 – FY24, **the County collected $390,846** in MMIF revenues in District 12 (2.1% of total across districts).
  - Of the $390,846, $254,329 was collected from development in Unincorporated County (65%) and $136,517 (35%) was remitted to the County by the cities, pursuant to Section 150-43, Pinellas County LDC .
- From FY 18 – FY25, **the County expended $336,200** in MMIF revenues to close funding gaps for the following projects in District 12:

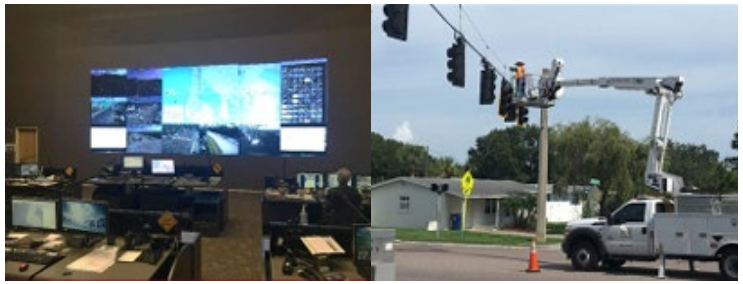
Madonna Blvd Bridge Replacement

Tierra Verde



Gulf Blvd ATMS

Signal timing, video analytics, and message signs to improve traffic flow, safety, and disseminate information to drivers



Summary

- **The purpose of the Interlocal Agreement for Multimodal Impact Fee Coordination is to comply with statutory requirements** enacted by CS/HB 479 to ensure new development/redevelopment is not charged twice for the same transportation impacts.
- Pinellas County and its municipalities currently follow the procedures established by the Multimodal Impact Fee Ordinance for the imposition, collection, and expenditure of impact fees.
- **The interlocal agreement does not make any changes to the existing system for collecting and expending multimodal impact fee revenues.** The fees would still be collected by the City, shared with the County, and spent within the fee district where they are collected to fund transportation improvements.

Paths Forward

**None of these options interfere with the City's ability to adopt its own mobility impact fee program or the County's update to the Multimodal Impact Fee Ordinance.*

Approve the ILA As-Is	Continue the existing system for collecting and expending multimodal impact fees.	No adjustments to how the fee is calculated, shared, or spent.
Don't approve today, work on a revised agreement before October 1	Need to begin discussions to amend the terms of the ILA with the County Attorney's Office as soon as possible.	May need to establish new administrative procedures to reflect the revised terms of the agreement.
No ILA with Pinellas County by October 1, 2025	Procedures for fee collection, and revenue distribution default to statutory guidelines contained in F.S. § 163.3180(5)(j)3.	Additional legal review needed to determine how the City can charge a multimodal impact fee in the absence of a local ordinance.



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Principal Planner

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LOCAL PLANNING AGENCY
RESOLUTION NO. 2025-02

A RECOMMENDATION TO THE CITY OF TREASURE ISLAND CITY COMMISSION FOR THE APPROVAL OF AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 65 "FEE" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES BY CHANGING THE TITLE FROM "FEES" TO "IMPACT FEES", AMENDING SECTION 65-1, AMENDING AND RENAMING SECTION 65-2 FROM "TRANSPORTATION IMPACT FEE" TO "MULTIMODAL IMPACT FEE" PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3174, Fla. Stat., provides for the establishment of a "local planning agency"; and

WHEREAS, Section 163.3174, Fla. Stat., describes the duties and responsibilities of a Local Planning Agency, which include preparing and making recommendations of comprehensive plan amendments and proposed land development regulation amendments; and

WHEREAS, on June 19, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the proposed amendments provided herein and found the amendments consistent with the Treasure Island Comprehensive Plan and its elements; and

WHEREAS, on June 19, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2025-01 amending Chapter 68, Zoning Regulations and has considered the information received at said public hearing; and

WHEREAS, on June 19, 2025, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2025-08 to the City Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Local Planning Agency of the City of Treasure Island, Florida, in a public meeting assembled:

The City of Treasure Island Local Planning Agency hereby transmits to the City Commission the proposed amendments to the Land Development Regulations, as set forth in Exhibit "A", Ordinance 2025-08, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 19th Day of June 2025.

TREASURE ISLAND LOCAL PLANNING AGENCY

_____ _____

Richard Harris, Chair Date
Local Planning Agency

ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO IMPACT FEES; CHANGING THE TITLE FROM "FEES" TO "IMPACT FEES", AMENDING SECTION 65-1, AMENDING AND RENAMING SECTION 65-2 FROM "TRANSPORTATION IMPACT FEE" TO "MULTIMODAL IMPACT FEE"; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island, FL has previously adopted a Transportation Impact Fee; and

WHEREAS, in 2010, the State of Florida legislature changed "transportation" impact fees to "mobility" fees, which may be used for roadways, sidewalks, bike paths, and other transit systems; and

WHEREAS, on March 29, 2016, Pinellas County adopted a county-wide multi-model impact fee ordinance, which replaced the Pinellas County Transportation Impact Fee; and

WHEREAS, the City of Treasure Island must amend its Comprehensive Plan and Land Development Regulations to comply with Florida Statutes and Pinellas County's Mobility Ordinance; and

WHEREAS, a multimodal impact fee ordinance is designed to address the effects of new development on transportation networks specifically; and

WHEREAS, the City Commission for the City of Treasure Island, Florida has determined that it is in the best interest of the citizens of the City to provide for multimodal impact fees for development within the City; and

WHEREAS, the City Commission therefore wishes to amend Chapter 65 of the Code of Ordinances of the City relating to impact fees.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

Section 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

Section 2. Chapter 65 of the Code of Ordinances of the City of Treasure Island, Florida, relating to fees, is hereby amended and shall read as follows:

Chapter 65. – IMPACT FEES

Sec. 65-1. Generally.

Any applicant for a development permit or use or change of use permit, ~~including comprehensive plan amendments,~~ shall at the time of application, submit such fees ~~as may be~~ prescribed by the city commission ~~by resolution~~ in appendix A, and complete such application forms as prescribed by the city manager.

Sec. 65-2. Multimodal ~~Transportation~~ impact fee.

The countywide multimodal ~~transportation~~ impact fee ordinance is hereby declared applicable to all development within the city.

(1) The Multimodal impact fee revenue shall be utilized to fund multimodal improvements consistent with the City of Treasure Island Comprehensive Plan.

(2) The Multimodal impact fee will be charged against new development or redevelopment which partially or wholly covers the cost of providing mobility improvements to off-set development impacts.

(3) The multimodal Impact fee shall be collected in the amount adopted through the Multimodal Impact Fee Schedule in Chapter 150 , Impact Fees, of the Pinellas County Land Development Code.

(~~1~~4) In the case of a new structure or expansion of an existing structure, the applicable multimodal ~~transportation~~ impact fee shall be payable in full prior to issuance of a certificate of occupancy or statement of zoning compliance for said structure or structural expansion. Expansions to existing residential structures, where the fee is paid on a per-unit basis, shall not be subject to additional fee payments.

(~~2~~5) In the case of a change of use or modification of an existing use in an existing structure or portion thereof, where the~~ applicable fee for the proposed use and floor area involved is higher than that for the existing use and floor area involved, the difference between the two fees shall be payable in full prior to the issuance of a statement of zoning compliance or occupational license, whichever applies to the proposed use.~~ impact fee shall be based upon the net increase in the impact fee for the new use as compared to the impact fee for the highest previous use in existence on or after the effective date of the ordinance from which this section derives. The city manager or its designee, shall be guided in the determination by *Chapter 150, Multimodal Impact Fees of the Pinellas County Land Development Code*, as amended or the Institute of Transportation Engineers' Trip Generation Manual.

(6) No certificate of occupancy, use or change of use permit, or local business tax for any activity requiring payment of an impact fee pursuant to Sec. 150-40 *of*

the Pinellas County Land Development Code shall be issued until the required multimodal impact fee has been paid.

(7) Any person who has submitted a complete site plan application or completed building permit application in accordance with local land development codes prior to the effective date of this amendatory ordinance will be subject to the terms of the ordinance that was in effect at the time the site plan or building permit application was submitted.

Section 3. All ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

Section 4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

Section 5. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

Section 6. This Ordinance shall become effective immediately upon its passage.

FIRST READING and PUBLIC HEARING on the ____ day of _____, 2025.

SECOND READING and PUBLIC HEARING on the ____ day of _____, 2025.

PUBLISHED in the Tampa Bay Times on the ____ day of _____, 2025.

CITY OF TREASURE ISLAND, FLORIDA

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

Approved as to Form:

_____
Anthony Sabatini, City Attorney

City of Treasure Island
Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO IMPACT FEES; CHANGING THE TITLE FROM "FEES" TO "IMPACT FEES", AMENDING SECTION 65-1, AMENDING AND RENAMING SECTION 65-2 FROM "TRANSPORTATION IMPACT FEE" TO "MULTIMODAL IMPACT FEE"; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. This Business Impact Estimate may be revised following its initial posting. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

The purpose of the proposed amendments to Chapters 65 is to allow the City to maintain and update the Land Development Regulation implementation framework for the establishment of a multi-modal mobility management system for managing the

transportation impacts of development projects. The City of Treasure Island Land Development Regulations refer to Chapter 150 of the Pinellas County Land Development Code. On March 29, 2016, Pinellas County adopted a county-wide multi-model impact fee ordinance, affecting Chapter 150 of the Pinellas County Code of Ordinances. Consequently, the City of Treasure Island Land Development Regulations must be amended to attain compliance and consistency with Pinellas County's 2016 Ordinance.

The 1985 Growth Management Act established the term "concurrency" in Florida Statutes. The concept was that each new development was responsible to contribute to the infrastructure system (roads, potable water, drainage, sewer, etc.) relative to the incremental impact the development had on each system. During the mid-1980's, Pinellas County and all of the municipalities in the County approved a Transportation Impact Fee Ordinance to require new developments to pay a fee according to a specific formula for the increased traffic from development on only the roadway system. In practice, transportation concurrency forced developers to chase road capacity and this capacity was much more likely to be found in non-urban areas. This sprawling development pattern limited the development of truly multi-modal transportation systems.

In the 2010s, the Florida Legislature deleted references to "transportation concurrency" and replaced it with "mobility." Mobility looks at transportation from a broader perspective than "transportation concurrency," because mobility also includes roadways, sidewalks, bike paths, and other transit systems. Pinellas County staff held a number of meetings with staff members from the individual cities to coordinate this transition. As a result,in 2016, Pinellas County adopted a Mobility Fee Ordinance, which replaced the Pinellas County Transportation Impact Fee.

The City amended the Treasure Island Comprehensive Plan in 2023/2024 to include Mobility Fees and this is the updated Land Development Regulation for Treasure Island to comply with 1) Florida Statutes and 2) The Comprehensive Plan and (3) Pinellas County's March 29, 2016 Mobility Ordinance.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

The cost to businesses would be based on the specific business and its multimodal impact on the transportation system. A list of fees by use may be found in the Pinellas County Code, Chapter 150.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

Any new charge would be based on the impact, as noted above in #1. Any existing use would not be affected and the impact fee is to be charged based upon the difference between the existing use and the new use.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The regulatory costs would be the same as they are now, which involves the existing permit fee(s) for the review of any building permit.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):
Impacts are shown above.

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

All businesses in Treasure Island which would have the potential for impacts upon redevelopment of the subject property.

D. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*).

AGENDA ITEM NO. 6.C

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE:	June 19, 2025
SUBMITTED BY:	Kathryn Younkin, Community Development
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	Presentation by Kimley Horn on the status of Phase 1 and the start of Phase 2 of the Land Development Regulations.
BACKGROUND:	.
POLICY/PURPOSE:	Update the LPA on the background and the status of the updates to the Land Development Regulations.
STRATEGIC PLAN RELEVANCE:	Financial and Economic Development Road Map Objective 2: Implement the Economic Development Vision Bold Action1: 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:	.
FUNDING:	N/A
MOTION:	N/A

ATTACHMENTS:
TI_LPA Meeting.pdf



Treasure Island
Land Development Regulations (LDR)

Agenda

Phase 1 vs. Phase 2 Scope	3
What is the Comprehensive Plan?	4
Comprehensive Plan vs Zoning	5
What is Zoning?	7
Treasure Island LDRs	8
Process	9
Introduction (Chapter 60)	10
Impact Fees (Chapter 65)	12
Signs (Chapter 73)	16
Next Steps	20

Phase 1 – The “Clean Up”

1. Address inconsistencies with the newly adopted Comprehensive Plan (“Vision 2042” or “Comp Plan”) as required by FS 163.3202.

2. Address code conflicts identified by staff.

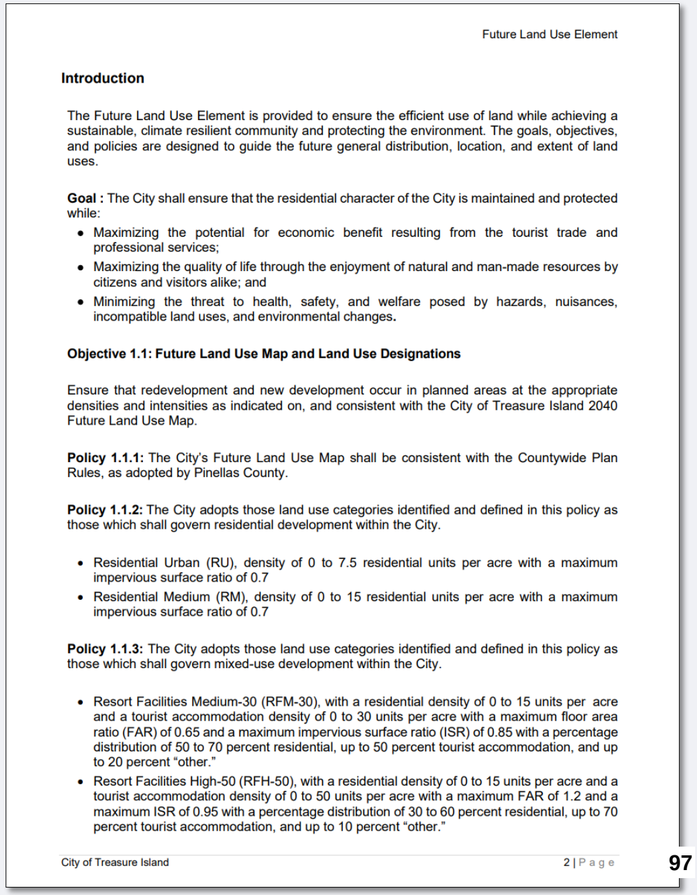
Phase 2 – The “Design Goals”

1. Execute the City’s Vision and amend the LDRs as a means of achieving specific urban design objectives.

What is the Comprehensive Plan?

A set of policies intended to serve as the Community's Vision and to guide the development of a community, typically over a 10–20-year period.

- Existing Plan Analysis
  - Review of State Statutes
    (what's changed since the last plan update)
- Public Engagement
- Update Goals, Objectives, and Policies
- Public Hearings
  - Local Planning Authority (Planning Commission)
  - City Commission



Future Land Use Element

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.

Goal : The City shall ensure that the residential character of the City 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.

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 Future Land Use Map shall be consistent with the Countywide Plan Rules, as adopted by Pinellas County.

Policy 1.1.2: The City adopts those land use categories identified and defined in this policy as those which shall govern residential development within the City.

- 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 adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City.

- 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 maximum impervious surface ratio (ISR) of 0.85 with a percentage distribution of 50 to 70 percent residential, up to 50 percent tourist accommodation, and 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 maximum ISR of 0.95 with a percentage distribution of 30 to 60 percent residential, up to 70 percent tourist accommodation, and up to 10 percent "other."

City of Treasure Island 2 | Page

What is the Comprehensive Plan vs Zoning?

Core Community Vision

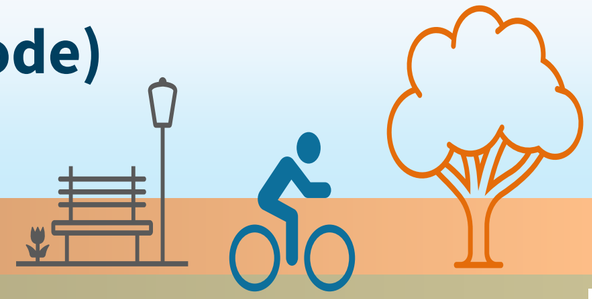
The “highest” level ideas and basis for community investment

Master/Comprehensive Plan Goals

Primary goals that foster (re)development

Implementation (aka the Code)

Measurability and accountability



Two Points To Remember:

Florida Statutes Ch. 163.3177

*"It is **not** the intent of this part to require the inclusion of implementing **regulations** in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out."*

*"The format of these principles and guidelines is at the discretion of the local government, but typically is expressed in **goals, objectives, policies, and strategies.**"*

LPA Responsibility: Florida Statutes Ch. 163.3174

What is Zoning?

- Land use regulations which implement the goals of the Comprehensive Plan
  - Permitted uses
  - Building setbacks/building zones
  - Building height
  - Parking requirements
  - Landscape and Open Space

Comprehensive Plan / Future Land Use Map → Zoning Code



T.I. Land Development Regulations

- Initial Framework: Early regulations focused on basic zoning and building standards to support residential and commercial development after the city's incorporation.
- State Compliance: The city aligned its planning efforts with Florida's Growth Management Act, adopting a Comprehensive Plan to guide land use and infrastructure.
- Vision 2042 Initiative: A major planning effort launched to modernize the city's development goals, resulting in a new Comprehensive Plan adopted in 2023.
- **LDR Modernization**: Regulations are being updated to reflect Vision 2042, focusing on resilience, redevelopment, and environmental sustainability *(where we are now).*

Process





Chapter 60 - Introduction

Introduction (NEW)

- New Chapter for enhanced clarity
- Outlines the purpose, scope, and guiding principles of the regulations
- Provides context, legal framework, and objectives of Subpart B
- Incorporates and relocated relevant content from Chapter 68 to reduce repetitiveness



Chapter 65 – Impact Fees

Chapter 65 – Impact Fees

- **Reflects New Multimodal Impact Fees**
  - Updated to align with requirements set by Pinellas County.
- **Collaborative Ordinance Update Underway**
  - Forward Pinellas and Pinellas County are jointly revising the existing ordinance.
- **Supports Growth and Redevelopment**
  - Designed to ensure infrastructure keeps pace with evolving community needs.
- **Countywide Application**
  - Applies to all municipalities and unincorporated areas, including Treasure Island.

Impact Fees in General

•In Florida, **impact fees** are regulated primarily under **Chapter 163.31801, Florida Statutes**, which sets forth the **minimum legal requirements** for local governments when adopting and administering impact fees.

•Municipalities must:

- **Justify impact fees** with data and analysis.
- **Use revenues only for capital improvements** related to the fee's purpose.
- **Provide notice and public hearings** before adopting or increasing fees.
- **Phase in increases** over time unless extraordinary circumstances are proven.

Multi -modal In Pinellas

- A Charter County (Pinellas County) can enact ordinances that apply countywide – even within incorporated municipalities
- The updated Multimodal Impact Fee Ordinance will apply uniformly across the entire County
- By included all municipalities, the ordinance ensures no single jurisdiction bears a disproportionate burden of infrastructure costs

Chapter 73 – Signs and Advertising

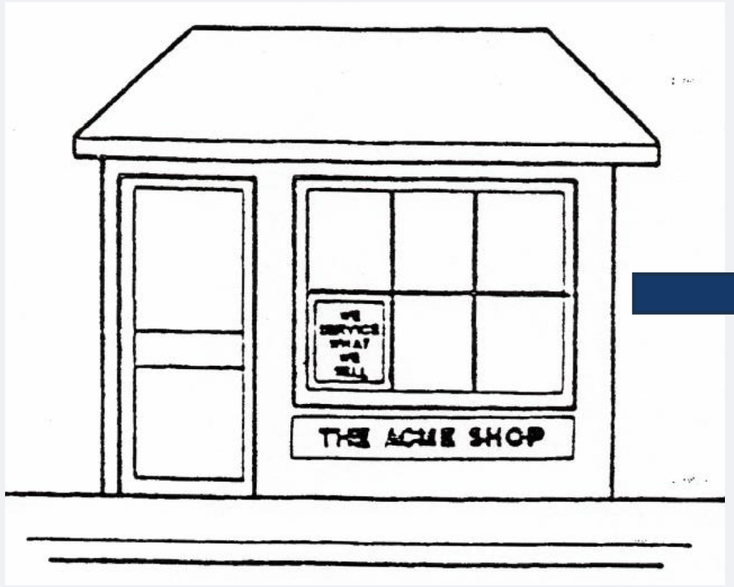
New Signage Chart

- New signage regulations chart outlining what signs are permitted in each district
- Easy to read and understand with graphics

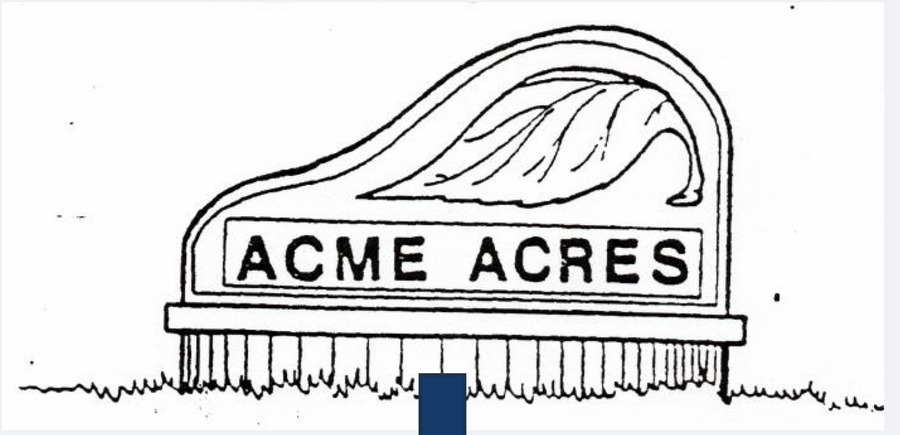
P = Permitted	Residential		Non-Residential							Mixed-Use	
	RU-75	RM-15	RFM-30	RFH-50	CG	R/OS	P	T/U	I	PR-MU Core	PR-MU Gulf Blvd.
Subdivsion Signs (Single-family)	P	P									
Multifamily Signs	P	P									
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P									
Residential Nameplates	P	P									
Lawn Stake Signs	P	P									
Freestanding Signs			P	P	P	P	P	P	P	P	P
Theater/Movie House Signs			P	P	P					P	P
Flags			P	P	P						
Attached Signs			P	P	P	P	P	P	P	P	P
Chater Boat Businesses			P	P	P					P	P
Restaurant and Commercial Businesses on Waterways Attached Sign			P	P	P					P	P
Directory Sign										P	P
City Wayfinding Signs										P	P
Gasoline Price Display Signs										P	P

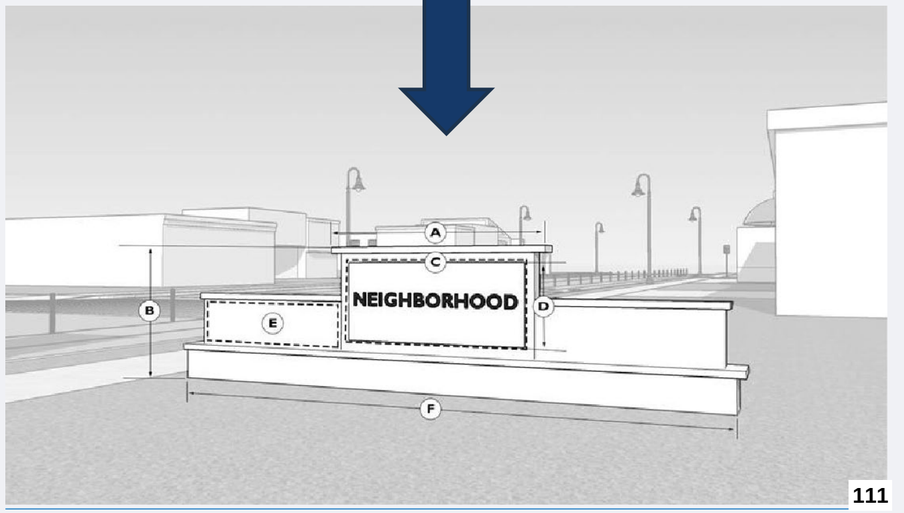
Sign Illustrations

- Replacing older illustrations with updated visuals









Vintage Signs

- Introduction of a Vintage Signs section
- Allows signs to be designated and carry on their use
- Supports community aesthetic
- Preserves local heritage and supports Treasure Islands old Florida Charm

Other Updates

- Moved signs permitted in PR-MU districts from Chapter 68 to this chapter so all zone district sign regulations are located in one place
- Added language to ensure local regulations, do not override state-mandated signage or ADA/Federal laws
- General clean up of Chapter

Next Steps…

- ❑ **Chapter 60– Introduction** (NEW)
  - ❑ To Finalize
- ❑ **Chapter 61– Procedures** (NEW)
  - ❑ In Review
- ❑ **Chapter 62– Adult Uses**
  - ✖ No changes (Complete)
- ❑ **Chapter 65 – Fees**
  - ❑ To Finalize
- ❑ **Chapter 66 – Floodplain Management**
  - ❑ Updated through Terrain TI *
- ❑ **Chapter 68 – Zoning Regulations**
  - ❑ In Review
- ❑ **Chapter 69 – Marine Structures and Commercial Fishing**
  - ❑ Updated through Terrain TI *
- ❑ **Chapter 70 – Planning and Zoning**
  - ❑ In Review (moved to Chapter 61)
- ❑ **Chapter 72 – Landscape**
  - ❑ In Review
- ❑ **Chapter 73 – Signs and Advertising**
  - ❑ To Finalize
- ❑ **Chapter 74 – Subdivisions**
  - ❑ In Review
- ❑ **Chapter 75 – Utilities**
  - ❑ Updated through Terrain TI *
- ❑ **Chapter 76 – Stormwater**
  - ❑ Updated through Terrain TI *

* All those updated through Terrain TI are being checked to ensure compliance with any new State Statutes

Kimley»Horn

PARADISE FOUND

TREASURE ISLAND

FLORIDA

THANK YOU!

