BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, APRIL 19, 2022 – 6:00 PM
120 108TH AVENUE
TREASURE ISLAND, FL 33706
(MEETING CAN BE VIEWED AT WWW.MYTREASUREISLAND.ORG)

- VIEW MEETING AT MYTREASUREISLAND.ORG OR ON LOCAL CHANNEL 644 -

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

F. COMMISSIONER REPORTS

Commissioner Toth
Commissioner Doctor
Commissioner Partridge
Commissioner Wetzel
Mayor Payne

G. APPROVAL OF MINUTES

H. CONSENT AGENDA

H.1 Consider a request from the Isle of Capri Civic Association to enlarge the size of the small dog area at the John Morroni Memorial Dog Park
ICCA Letter of Request to Expand Small Dog Park.pdf
Allied Fence of Tampa Bay-Quote_Feb3,22.pdf

H.2 Consider a request from the Isle of Capri Civic Association to host the 2nd Annual Run for the Beaches 5K and One Mile Fun Run/Walk
Exhibit B_Race site plan.pdf

Signed Contract_Run for the Beaches_ICCA.pdf

I. ITEMS OF BUSINESS

I.1 Appoint a Vice-Mayor

I.2 Accept Net Profits from the Gulf Beaches Rotary Club's 23rd Annual Tennis Challenge
23rd Annual Letter _Financials.pdf

I.3 **QUASI JUDICIAL HEARING:** Special Exception use to allow consideration for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on four parcels: 26-31-15-78804-007-0052; 26-31-15-78804-007-0051; 26-31-15-78804-007-0050; and 26-31-15-78804-007-0030, located south of 98th Avenue and east of 1st Street East for a period not to exceed one (1) year.
SPEC-000196-2022_Staff_report__SPECIAL_EXCEPTION_04-19-2022.pdf
2022 0419 Spec Exception 98th Ave and 1st St Temporary Parking Lot Application Packet.pdf
Sunbiz - 1st Street TI Parking.pdf

I.4 **QUASI JUDICIAL HEARING:** Site plan request to allow consideration of a temporary parking lot in a Resort Facilities Medium (RFM-30) zone district, located at the corner of 1st St East and 98th Avenue in Sunset Beach, for a period not to exceed one (1) year.
SITE-000206-2022_Staff_report__SITE_PLAN_04-19-2022.pdf
2022 0419 Site Plan 98th Ave and 1st St Temporary Parking Lot Application Packet.pdf
Sunbiz - 1st Street TI Parking.pdf

I.5 **PUBLIC HEARING**
Ordinance 2022-03, 2nd Reading and Public Hearing to amend Chapter 70 - Planning and Zoning.
LPA Resolution 2022-01
Ordinance 2022-03
Legal Ad & Affidavit

I.6 **PUBLIC HEARING**
Ordinance 2022-04, 2nd Reading and Public Hearing to amend Chapter 8 - Building Regulations and Fire Code.
Ordinance 2022-04
Legal Ad & Affidavit

I.7 **PUBLIC HEARING**

Ordinance 2022-05, 2nd Reading and Public Hearing - A recommendation to the City of Treasure Island City Commission for the adoption of Ordinance 2022-05 amending Land Development Regulations, Chapter 68 - "Zoning Regulations".

Ordinance 2022-05
LPA Resolution 2022-01
2022 DRC Handout

Legal Ad & Affidavit

I.8 Acceptance of the FY 2021 Comprehensive Annual Financial Report
City of Treasure Island ACFR 9.30.2021.pdf

I.9 Approve the Execution of Agreement for HVAC Services
Air Mechanical - Contract.PDF
ABM - Contract.pdf

I.10 Approval of Rankings for RFQ 22-003 - Design Services for City Facilities
Notice of Ranking Memo.pdf

I.11 Appoint Members to 2022 Commission Boards & Committees

J. ADJOURNMENT

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

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

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Request to Commission
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Consider a request from the Isle of Capri Civic Association to enlarge the size of the small dog area at the John Morroni Memorial Dog Park
BACKGROUND:	At the March 19, 2019 Commission Meeting, the Commission approved the construction of a dog park at Rosselli Park behind the left field outfield fence. The dog park was funded through fundraising efforts by the Isle of Capri Civic Association. The John Morroni Memorial Dog Park opened to the public on January 25, 2020.
POLICY/PURPOSE:	Commission approval is required to approve the request from the Isle of Capri Civic Association for the expansion of the small dog area at the John Morroni Memorial Dog Park. Additionally, City Commission rules require all donations to the City be formally accepted by the City Commission.
STRATEGIC PLAN RELEVANCE:	Community Road Map: GOAL 1, Promote a socially-connected community through the implementation of the Master Park Plan. OBJECTIVE 1, Implement the Master Park Plan. BOLD ACTION 2, Fund prioritized Master Plan projects in the City budget.
ANALYSIS/DISCUSSION:	Val Acree, President of the Isle of Capri Civic Association, is requesting permission from the Commission to expand the size of the small dog area at the John Morroni Memorial Dog Park. Since the dog park's opening the Isle of Capri Civic Association (ICCA) has noticed an increase in users of the dog park primarily in the small dog area. As the current small dog area cannot accommodate the increase in users during busier times, some small dog owners are utilizing the large dog area

to allow their pets to run, play and exercise.

The small dog area is approximately 45' x 58' or 2,610 square feet and the large dog area is approximately 140' x 50' or 7,000 square feet. The ICCA is proposing to add an additional 45 linear feet to the small dog area increasing the size to 90' x 50' or 4,500 square feet. No additional concrete slabs or equipment such as benches or dog waste stations will be installed in the small dog area as a result of the expansion.

The ICCA believes the expansion of the small dog area will enhance the dog park and provide a benefit to the current dog park user.

FUNDING:

Staff received a quote from Allied Fence of Tampa Bay in the amount of $2,357 to remove and relocate existing 60 linear feet of 48" tall green vinyl chain link fence and add approximately 45 linear feet of 48" fence to enlarge the small dog park area. Allied Fence of Tampa Bay currently has green vinyl chain link fence in stock to complete this project. The quote price was confirmed on April 8, 2022.

The Isle of Capri Civic Association is donating the funds to enlarge the small dog area and is aware that if approved, a revised quote will be requested from Allied Fence of Tampa Bay and that the current quoted price may be increased and additional funds may be required.

The on-going maintenance costs to re-sod the existing small dog area two times per year is $2,000 (4 pallets @ $250 per pallet x 2). An additional $2,000 per year will be added to the annual Parks & Recreation budget if the small dog park area is enlarged and doubled in size.

MOTION:

I move to approve and accept the donation in the amount of $2,357 from the Isle of Capri Civic Association and to approve the expansion of the small dog area at the John Morroni Memorial Dog Park conditioned upon the Isle of Capri Civic Association donating any additional funds that may be required for the expansion due to increased costs associated with fencing material or shipping.

ATTACHMENTS:
ICCA Letter of Request to Expand Small Dog Park.pdf
Allied Fence of Tampa Bay-Quote_Feb3,22.pdf

November 4, 2021

City of Treasure Island
Attention: City Commissioners
120 108 Avenue
Treasure Island, FL. 33706

Re: Request of Isle of Capri Civic Association for extension of fencing at the John Morroni Memorial Dog Park - - Little dog side

Ladies and Gentlemen:

On behalf of the resident of the City of Treasure Island and the Isle of Capri Civic Association ("ICCA"), we urge the City Commissioners to authorize an extension of the fencing encircling the "little dog side" of the John Morroni Memorial Dog Park. The rationale and basis for the aforementioned request is that since the opening of the dog park there has been a noticeable increase in the usage of the little dog side of the park. Originally it was reasonably contemplated that as between the larger dogs and the smaller dogs there would be a relatively equal use of those dedicated areas in the park. However, in observing the actual use since its opening, the small dog side has increased dramatically in the use by the residents including the number of small dogs in that area at any given point in time.

Because of the overflow of small dogs and the usage of the large dog side, we often see small dogs and their owners in the large dog side as a matter of practical overflow. Additionally, the large dog side with its larger area permits the small dogs to run, play and exercise, which is not readily available in the small dog area. When the larger dogs "show up," the small dog owners need to relocate their dogs back to the small dog side.

In order to assist the City with considering the above request, members of the ICCA have measured the suggested increase in linear fencing suggested addition and have appended hereto a site plan with the suggested modifications to the fencing size. The increase includes adding approximately 40 linear feet along the west side of the existing small dog area fencing. Without absolute mathematical precision, the size of the small dog area would be increased by about 25%. In order to assist the City of Treasure Island with regard to an expansion of the fencing and the costs involved with the project, the ICCA would offer to bear the costs associated with the instant request.

We believe that such would constitute a meaningful enhancement to the small dog side of the park and would benefit the current use of that area. Additionally, in our opinion such would not cause any type of negative impact whether relating to attractiveness, access, maintenance, drainage, or any other material aspect relating to the small dog side.

We appreciate your consideration and, hopefully, your expeditious approval of this request.

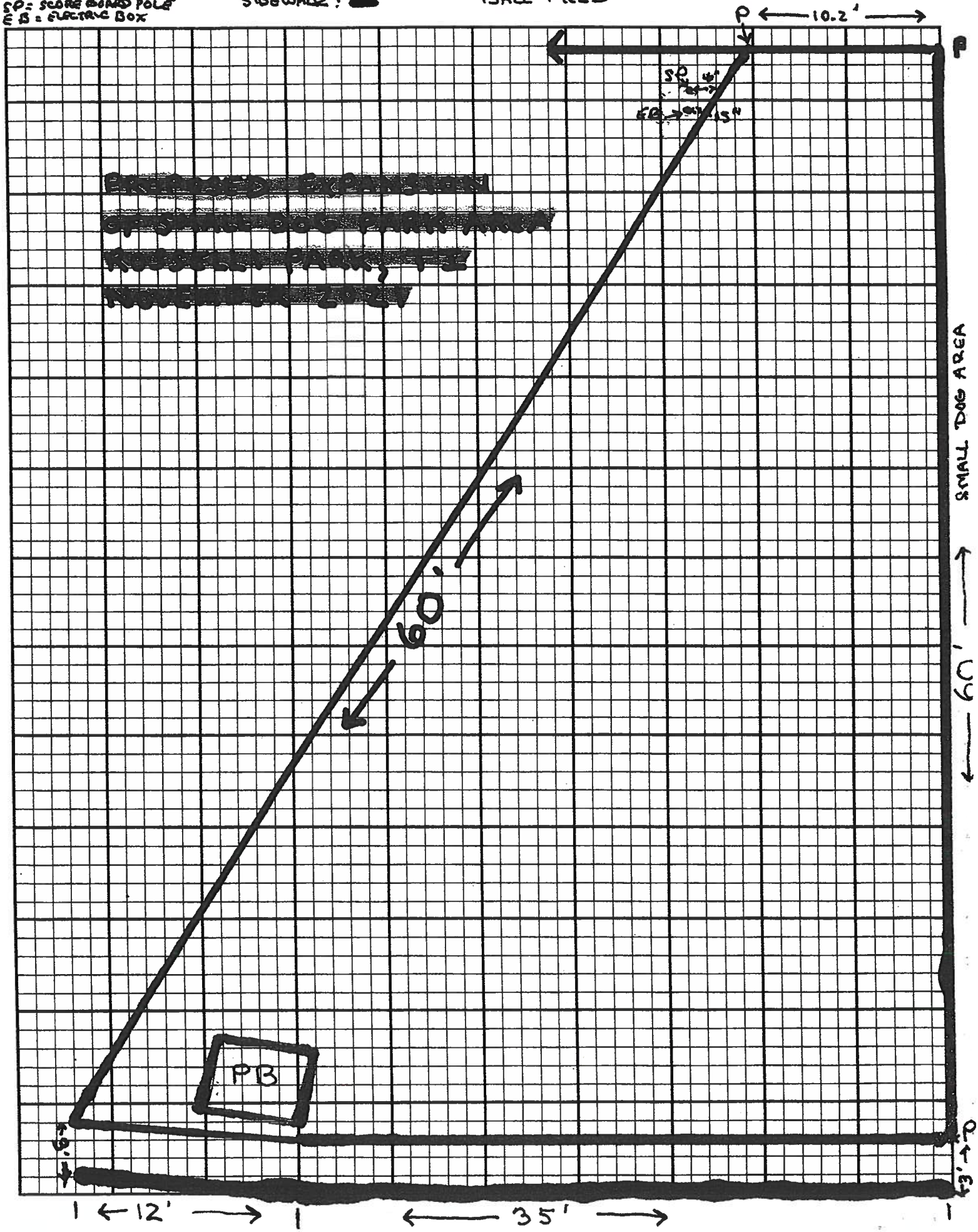
Sincerely,

Valerie Acree, President
Isle of Capri Civic Association
And On Behalf of the Resident of Treasure Island

Enclosure

P = EXISTING FENCE POST
PB = PARK BENCH PAD
SP = SCORE BOARD POLE
EB = ELECTRIC BOX

PROPOSED FENCE:
SIDEWALK:



Allied Fence
AFT
OF TAMPA BAY

4151 – 118TH AVENUE NORTH, CLEARWATER, FL 33762
813.886.5097 • FAX 813.886.5849
PINELLAS 727.631.0092 • MANATEE 941.739.5745
PASCO 727.815.1533
PVC • WOOD • ALUMINUM • CHAIN LINK • GATE OPERATORS
Hillsborough License #: 104321.000
Pinellas License #: C-8464 Pasco License #: 606459
Hernando License #: AAA0048480 Manatee License #: MC01032

1-888-FENCING
www.alliedfencetampa.com

Date: February 3, 2022

Customer: City of Treasure Island
Attention: Justin Tramble

Jobsite Infor: Isle of Capri Dog Park

AFT Contact: John Gavaghan
Telephone: 813-886-5097
E-mail: john@wcftampa.com

FENCE PROPOSAL

We appreciate your patience as we prepared this proposal for your company. We propose to perform the work outlined in the following scope of work, on the above-mentioned project for the total installed price as stated below:

SCOPE OF WORK: Remove and relocate existing 60 L.F. of 48" tall green vinyl CLF and add approximately 45 L.F of 48" vinyl fence to enlarge the small dog park area...$2,357.00 Per my meeting with Cathy and Kevin on 1/18/2022

NOTE: A 50% deposit require to get project started and balance on completion

Acceptance Signature: _____ Date: _____

ADDENDUM: 0

EXCLUSIONS: The following are excluded, unless specifically identified and outlined in the aforementioned scope of work:

- Removal of existing fence; core drilling; electrical grounding; painting; any installation in or near water; installation in existing concrete or asphalt; maintenance of traffic; the removal, reinstallation or damage to silt fence/erosion protection in work area

RESPONSIBILITIES OF WEST COAST FENCE OF TAMPA, INC:

- To perform those items listed in the aforementioned scope of work

RESBONSIBILITIES OF GC OR OWNER:

- Work area to be made accessible for AFT crews, equipment and material suppliers prior to mobilization and maintained throughout the project
- AFT is not responsible for damage incurred to site due to accessing the job.

- Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project
- Provide a lay down area (if needed) for material stockpiled/stored on project
- AFT is not responsible for damaged, missing or stole material stockpiled/stored on project
- Provide dumpsters as needed for removed, non-salvageable or refuse material
- Haul away and dispose of removed, non-salvageable or refuse material
- When installation requires attachment to concrete structure (i.e.: sidewalks, c.m.u. walls, etc.), all required concrete work by Owner
- All permits and licenses by Owner
- AFT to be named as additionally insured on Owners policy

THIS PROPOSAL IS BASED ON THE FOLLOWING CONDITIONS:

- All fence work to be performed under one mobilization with access to all sites without delay. Additional mobilizations will be billed at $500.00 US/occurrence if caused by Contractor/Owner
- Job is done in sequence without interruption, normal working hour and days, with one crew
- This proposal is based on "normal" digging conditions. Any change in digging conditions (rock, landfill rubble, concrete, etc.) will require a change order to the base contract
- All change orders will reflect all scope of work and conditions of this proposal
- All labor provided to be open shop
- AFT is not a design/engineering firm. All installations are designed and approved by Owner
- AFT will contract underground utility notification. It shall be the responsibility of the contractor for all protection, relocation, or damage to any utilities
- All material and quality control testing by others
- AFT shall be paid for all equipment and labor employed on this project for any delays for which we are not responsible
- Contractor/Owner agrees to pay for stored materials

SCHEDULE: Work will progress in a mutually agreed sequence beginning no sooner than the two weeks from receipt of a fully executed subcontract agreement signed by both parties; and approval in writing, by the Owner or his representative of all required AFT submittals

EXCEPTIONS: Allied Fence of Tampa takes the following exceptions to the Owners plans, specifications, and addenda, and hereby predicates its proposed contract amount upon the elimination or modification of these items from or in the final prime contract:

CONDITIONS OF CONTRACT:

- Changed Conditions – Our proposal is based on information provided by Contractor and/or Owner. Should actual conditions vary from those represented we reserve the right to claim for additional compensation and/or extension of time.
- All additional work will be done after a CHANGE ORDER agreement has been reached and executed between the Owner/Contractor and AFT.
- Unless agreed to in writing, we object to any terms and conditions relating to: LIQUIDATED DAMAGES, WARRANTIES, and LIMITATIONS OF LIABILITY, INDEMNIFICATION and SEIZURE OF EQUIPMENT.
- No retainage is to be withheld from AFT's payments.
- Invoice balance is due and payable upon completion.
- Any claims against the Owner or Owners Agent shall be pursued by the Contractor on our behalf.
- Any claim, dispute or other matter in question between the Contractor/Owner and AFT relating to or arising out of this Agreement shall be governed by the laws of the State of Florida.
- This proposal will expire in 15 days, unless prior to that date a valid acceptance has been received by AFT.
- If installation does not occur within one year of the signed agreement, AFT reserves the right to

charge an additional 5% per year on the un-installed balance.

- This proposal must be made part of any subsequent contract with which we would agree.

We would like to thank you for the opportunity to quote on this project. If you have any questions, please feel free to call our office.

West Coast Fence of Tampa, Inc.
Hillsborough License # 104321.000
Pinellas License # C-8464
Pasco License # 606459


Exhibit B
Vendors
12 10'x10' tents
Start/Finish Line
CCCL
197th Ave
Gulf Blvd
699

CITY OF TREASURE ISLAND

CONTRACT AND GENERAL CONDITIONS FOR THE ANNUAL RUN FOR THE BEACHES 5K FUN RUN/WALK

This **CONTRACT** ("CONTRACT"), entered into on this ___ day of _____, 2022 ("Effective Date"), by and between the **CITY OF TREASURE ISLAND, FLORIDA** ("CITY"), a Florida municipal corporation with its principal address at 120 108th Avenue, Treasure Island, FL 33706, and the **ISLE OF CAPRI CIVIC ASSOCIATION, INC.** ("CONTRACTOR"), a Florida corporation with its principal place of business at 12300 5th Street East, Treasure Island, FL33706 (collectively, the "Parties"), who, in consideration of the mutual promises and agreements set forth herein, agree as follows:

ARTICLE 1 – SCOPE OF CONTRACT

RUN FOR THE BEACHES 5K AND 1MILE FUN RUN/WALK ON THE PUBLIC BEACH

The CITY has been authorized by the City Commission of the City of Treasure Island ("Commission") to contract with CONTRACTOR for the general conditions for operation of the Annual Run for the Beaches 5K Fun Run/Walk on the public beach (hereinafter the "EVENT") to be held in the CITY during the dates and times as provided herein.

ARTICLE 2 – TERM AND DATES OF APPLICABILITY

1. The EVENT shall first be held on Saturday, December 10, 2022, and thereafter may be renewed for four additional one-year terms by mutual agreement of the Parties, with any renewal years' date to be determined by the Parties and scheduled and approved through the CITY's Parks and Recreation Department (hereinafter, all dates on which the EVENT is scheduled shall be referred to as the "EVENT DATE").

2. On an EVENT DATE, the EVENT shall start at 7:00 am and finish by 11:00 am.

3. This CONTRACT governs CONTRACTOR's rights and obligations in connection with the EVENT from the commencement of each EVENT setup to the conclusion of the EVENT activities, including breakdown. CONTRACTOR agrees to provide to the CITY, by no later than two (2) weeks prior to an EVENT DATE, a detailed site plan and schedule of the EVENT, which must include the agreed upon times of the specific EVENT, to the CITY's Parks and Recreation Director for review by the Community Improvement Director, Police Chief and Fire Chief. Any changes or additions to the event activities or extension of event times will require additional Commission approval and an amendment to this CONTRACT.

4. The EVENT area is limited to the public beach from behind the Bilmar Beach Resort at 10650 Gulf Blvd to approximately 83rd Ave and W Gulf Blvd. The number of participants in each EVENT is limited to no more than 250 people. The turnaround and finish lines will be marked with flags. The beach will remain open to the public during an EVENT DATE. The CONTRACTOR will be required to provide volunteers along the race route to prevent beachgoers from crossing the course and to ensure participant use the turnaround point. This CONTRACT does not provide CONTRACTOR any exclusive rights to CITY owned property.

ARTICLE 3 - TERMINATION OR SUSPENSION OF THE CONTRACT

1. Termination by Either Party
   Either party may terminate this CONTRACT, with or without cause and without penalty or expense to the terminating party, upon twenty-four (24) hours' written notice to the other party. Upon expiration of such time period, this CONTRACT shall be deemed terminated, all obligations under this CONTRACT shall cease. If the EVENT is rescheduled, this CONTRACT is not applicable to dates other than those specified in Article 2, unless expressly agreed to in writing by the CITY.

2. Termination by the CITY
   The CITY may terminate this CONTRACT with cause at any time immediately upon written notice to CONTRACTOR, if: (a) CONTRACTOR fails to fulfill or abide by any of the terms or conditions specified in this CONTRACT; (b) CONTRACTOR fails to perform in the manner called for in this CONTRACT; or (c) if necessitated by an emergency, as determined by the CITY. In its sole discretion, the CITY may allow CONTRACTOR an appropriately short period of time in which to cure a defect in performance or non-performance. In such case, the CITY's written notice of termination to CONTRACTOR shall state the time period, if any, in which cure is permitted and other appropriate conditions, if applicable.

ARTICLE 4 - OBLIGATIONS OF THE CITY

1. The CITY is not requiring CONTRACTOR to hire off duty police officers or private security guards for any of the approved EVENTS. Any and all incidents will be handled by on-duty police officers.

ARTICLE 5 - OBLIGATIONS OF CONTRACTOR

1. CONTRACTOR is required to get all necessary approval from the Florida Department of Environmental Protection and the Florida Fish Wildlife Commission prior to each EVENT set-up and provide the CITY with any and all approval documentation prior to each EVENT.
2. CONTRACTOR is responsible to provide staff or volunteers for the cleanup, trash pickup, and trash disposal generated by the EVENT. Throughout the EVENT and at the conclusion of the EVENT, the EVENT area must be cleaned and free from trash and debris and returned to the condition in which they were originally found. CONTRACTOR will be responsible for keeping the event area clean and free from trash. CONTRACTOR and its volunteers will be responsible for emptying trash receptacles and disposing of trash bags in the community center dumpster. Any additional cleanup attributed to the EVENTS will be conducted by the CITY and CONTRACTOR will reimburse the CITY for any and all of this additional work related to the EVENT.
3. No sale of alcohol will be permitted on the public beach.
4. No sale of food will be permitted on the public beach.
5. Up to ten 10 feet x 10 feet tents shall be permitted for sponsors and non-profit organizations. CONTRACTOR is responsible for obtaining the necessary permits from the CITY's Community Improvement Department for the installation of tents larger than 10 feet x 10 feet, and/or for the use of commercial equipment, including but not limited to staging, or use of any inflatable start/finish lines, as applicable and consistent with the CITY's Code of Ordinances and City Resolutions.
6. CONTRACTOR may use a small portable sound system for pre-race communications and announcements. Should any electric installation become necessary, whether temporary or permanent, it must be permitted and installed by a licensed electrical CONTRACTOR and inspected by the City of Treasure Island Building Division prior to use.
7. CONTRACTOR, vendors, performers, and EVENT participants must adhere to and comply with all applicable Federal, State, and local laws, regulations, and ordinances. CONTRACTOR shall be responsible for ensuring the provisions of this CONTRACT are complied with and not violated by EVENT organizers, vendors, performers, or EVENT participants.
8. All activities associated with each EVENT must begin at 7:00 am and conclude at 11:00 am.
9. No parking will be allowed on the beach. Parking for EVENT participants will be available at the Treasure Island Gulf Front Park and surrounding public parking areas. Free metered parking will be available for race participants and volunteers from 7:00am to 12:00pm on the day of the Event at Gulf Front Park and the Community Center. Staff will provide parking passes to the CONTRACTOR to distribute to race participants and volunteers.
10. The CONTRACTOR will be permitted one (1) vehicle on the beach for the setup and breakdown of course material and equipment. The vehicle is to be removed from the beach when not being used for setup or breakdown. Nothing in this License authorizes Licensee to violate state law. Specifically, "Vehicular traffic" across the public beach is strictly

prohibited pursuant to Florida Statutes 161.58, as cited in the Modified Final Summary Judgment – Declaratory Relief and Permanent Injunction entered in Tahitian Treasure Island, LLC, et al. vs. City of Treasure Island, Pinellas County Case No. 13-011287-CI (hereinafter the "Injunction"). Licensee is prohibited from taking any action in violation of the Injunction or Section 161.58, Florida Statutes

11. CONTRACTOR is responsible for providing water station(s) along the course for water and hydration.
12. CONTRACTOR will provide staff or volunteers on the EVENT course at the water station and turnaround location.
13. CONTRACTOR will marginalize the use of single-use plastics.
14. CONTRACTOR will be required to reimburse the CITY for all attributed costs associated with the EVENT.
15. CONTRACTOR agrees to recognize the CITY as a sponsor of each EVENT in all race publications, advertisements, and promotional materials.

ARTICLE 6 – INJURY OR DAMAGE TO PERSONS OR PROPERTY

Injuries to participants or spectators of Licensee's programs must be reported to the City within 24 hours of the incident or the next business day if the incident occurs on the weekend. If 911 is called, Licensee must notify the Recreation Department at 727-547-4575, Ext. 238, the same day of the injury. Licensee shall ensure that all participants in the EVENT have a signed release and that release must include the following provision:

"I hereby RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE the City of Treasure Island, its members, officers, servants, representatives, agents, and employees from any and all liability, claims, demands, actions, and causes of action whatsoever arising out of or related to any loss, damage, or injury, including death, that I may sustain to my person and/or my property while participating in the 5K Fun Run/Walk (the "Event") activities while utilizing public property. I am fully aware of the risks and hazards connected with my participation, including the risk of injuries which could cause death. I AM VOLUNTARILY PARTICIPATING IN THE EVENT ON PUBLIC PROPERTY AND ASSUME FULL RESPONSIBILITY FOR ANY RISK OF LOSS, PROPERTY DAMAGE OR PERSONAL INJURY that may be sustained as a result of my participation. Parents or legal guardians of minor children (under 18 years of age) participating in this Event shall indicate consent to this Waiver & Release on their child's behalf by signing their child's name and the parent's name in the space provided below."

This License is subject to immediate suspension for an indefinite period of time in the event of injury or accident related to the Event. The City, in its sole discretion, will have the authority to review any injury or accident incident and determine whether to remove the suspension or terminate this License.

ARTICLE 7 – COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS

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

- Title VI of the 1964 Civil Rights Act.
- Title VII of the 1964 Civil Rights Act, as amended by the Equal Employment Opportunity that prohibits discrimination in employment.
- Age Discrimination Act of 1973.
- Contract Work Hours and Safety Standards Act.
- Section 504 of the Rehabilitation Act prohibiting discrimination in the employment of the handicapped.
- Fair Labor Standards Act.
- Chapter 112, Florida Statutes, prohibiting conflicts of interest in the procurement of contracts with a governmental agency.
- Section 119.0701, Florida Statutes, maintenance of public records as applicable.
- Section 161.58, Florida Statutes.
- All CITY ordinances.

ARTICLE 8 - INDEMNIFICATION AND INSURANCE

1. Indemnification

The Parties recognize that CONTRACTOR is an independent contractor. CONTRACTOR agrees to assume liability for and indemnify, hold harmless, and defend the CITY, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance or nonperformance of the duties of the CONTRACTOR regarding the EVENT or in the performance of or non-performance of its obligations under this CONTRACT, whether or not due to or caused by the negligence of the CITY, its commissioners, mayor, officers, employees, agents and attorneys. CONTRACTOR's liability hereunder shall include all attorneys' fees and costs incurred by the CITY in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of CONTRACTOR against the CITY, and CONTRACTOR hereby waives its entitlement, if any, to immunity under section

440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring CONTRACTOR to indemnify the CITY, is intended to nor shall it be construed as an additional waiver of sovereign immunity by the CITY beyond the CITY's expressed written contractual obligations contained within this CONTRACT, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this CONTRACT, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this CONTRACTOR.

Subject to the limitations set forth in this Article 8, CONTRACTOR shall assume control of the defense of any claim asserted by a third party against the CITY for which CONTRACTOR is obligated to indemnify, defend, and hold harmless the CITY and, in connection of such defense, shall appoint lead counsel in each case at CONTRACTOR's expense. The CITY shall have the right, at its option, to participate in the defense of any third-party claim, without relieving CONTRACTOR of any of its obligations hereunder. If CONTRACTOR assumes control of the defense of any third-party claim in accordance with this Article 8, CONTRACTOR shall obtain the prior written consent of the CITY before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, CONTRACTOR shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the CITY and all expenses, including experts' fees, if (a) an adverse determination with respect to the third party claim would, in the good faith judgment of the CITY, be detrimental in any material respect to the CITY's reputation; (b) the third party claim seeks an injunction or equitable relief against the CITY; or (c) CONTRACTOR has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

2. Certificate of Insurance

CONTRACTOR is required to provide the CITY with a Certificate of Liability Insurance naming the CITY as an additional insured entity at a level no less than One Million Dollars ($1,000,000), to be submitted to the CITY Parks and Recreation Department no later than seven (7) days prior to each EVENT. The Certificate of Liability Insurance must cover the entire time encompassed by the EVENT and the Effective Date of this CONTRACT.
CONTRACTOR must furnish The CITY with proof of insurance coverage, at least seven (7) days prior to an EVENT DATE as follows:

- A policy naming the CITY as an additional insured entity at a level no less than One Million Dollars ($1,000,000) of General Liability Insurance;
- The name of the insurer, the number of the policy, its effective date, and its termination date;
- Statement that the insurer will mail notice to the CITY at least five (5) days prior to any material changes in provisions, cancellation, renewal, or non-renewal of the

policy; and

- The Certificate of Insurance must be in the form as approved by the CITY and such Certificate will clearly state all the coverage's required in this CONTRACT.

ARTICLE 9 - MISCELLANEOUS PROVISIONS

1. Governing Law and Venue

This CONTRACT shall be construed by and controlled under the laws of the State of Florida. The Parties consent to jurisdiction over them in the State of Florida and agree that venue for any state action arising under this CONTRACT shall lie solely in the courts located in the Sixth Judicial Circuit, in and for Pinellas County, Florida for state actions and solely in the United States District Court of the Middle District of Florida, Tampa Division for federal actions.

2. Attorneys' Fees and Costs

In the event of legal action or other proceeding arising under this CONTRACT, the CITY shall be entitled to recover from CONTRACTOR all its reasonable attorneys' fees and costs incurred by the CITY in the prosecution or defense of such action, or in any post-judgment or collection proceedings and whether incurred before suit, at the trial level or at the appellate level. This shall include any bankruptcy proceedings. The CITY also shall be entitled to recover any reasonable attorneys' fees and costs incurred in litigating the entitlement to attorneys' fees and costs, as well as in determining the amount of attorneys' fees and costs due to the CITY. The reasonable costs to which the CITY will be entitled include costs that are taxable under any applicable statute, rule, or guideline, as well as costs of investigation, copying costs, electronic discovery costs, mailing and delivery charges, costs of conducting legal research, consultant and expert witness fees, travel expenses, court reporter fees and mediator fees, regardless of whether such costs are taxable under any applicable statue, rule or guideline.

3. Validity, Severability and Reformation

The validity, interpretation, construction, and effect of this CONTRACT is in accordance with and governed by the laws of the State of Florida. If any one or more provisions of this CONTRACT shall be held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby and this CONTRACT shall be treated as though the invalidated portion(s) had never been a part hereof.

4. Assignment

The terms and provisions of this CONTRACT shall be binding upon the Parties and their respective partners, successors, heirs, executors, administrators, assigns and legal representatives. Notwithstanding the forgoing, CONTRACTOR's rights and obligations under this CONTRACT may not be transferred, assigned, sublet, mortgaged, pledged or otherwise disposed of or encumbered in any way without the CITY's prior written consent. The CITY may assign its rights and obligations under this CONTRACT to any successor to the rights and functions of the CITY or to any governmental agency to the extent required

by applicable laws or governmental regulations or to the extent the CITY deems necessary or advisable under the circumstances.

5. Amendments
This CONTRACT may not be amended or modified except in writing, executed by the Parties.

6. Mutual Drafting
The parties agree that this CONTRACT is the product of mutual drafting, each party having been represented by or having the opportunity to be represented by counsel, and therefore shall not be construed against either party.

7. Permits
CONTRACTOR is responsible for obtaining any and all permits necessary to perform the requirements of this CONTRACT, at its own expense and prior to such performance.

8. Entire Agreement
This CONTRACT sets forth the entire CONTRACT between the Parties as to the subject matter hereof and supersedes all previous written or oral negotiations, CONTRACTs, bids, and/or understandings. There are no understandings, representations, warranties, or contracts with respect to the subject matter hereof unless set forth explicitly in this CONTRACT.

9. Liability
CONTRACTOR is liable for all obligations under this CONTRACT.

10. Non-Reliance
CONTRACTOR understands and agrees that it has not and will not rely upon any grant or promise of grant of this CONTRACT in any manner whatsoever, including but not limited to, the expenditure or investment of funds.

11. Waiver
No waiver of any default or failure to perform shall be valid unless set forth in writing by the waiving party and shall not constitute a waiver of any other default or failure to perform under this CONTRACTS, or of any rights or remedies to which either party may be entitled to on account of any such default or failure to perform.

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

13. Headings and Section References
The headings and section references in this CONTRACT are inserted only for the purpose

of convenience and shall not be construed to expand or limit the provisions contained in such sections.

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

15. Force Majeure
Neither party shall be liable for its non-performance, or delayed performance, in whole or in part, if caused by Force Majeure. Force Majeure shall be defined as a fire, flood, act of God, war, terrorism, riot, national emergency, sabotage, civil disturbance, strike, labor dispute, pandemic, epidemic, governmental act, law, ordinance, rule, order or regulation, or events which are not the fault or are beyond the control of the party, whether foreseeable or not.

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

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

If to CONTRACTOR:
Isle of Capri Civic Association, Inc.
10700 Capri Cir S
Treasure Island, FL 33706

With required copy to:
Jennifer R. Cowan, City Attorney
Bryant Miller Olive P.A.
One Tampa City Center, Suite 2700
Tampa, Florida 33602

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

17. Public Records. Licensee agrees to comply with the Florida Public Records Act, as applicable, including, but not limited to Section 119.0701, Florida Statutes. Documents which are considered public records herein under Florida law include, but are not limited to: records related to the entry, management and implementation of the License itself; emails/correspondence between the City and the Licensee related to the License; emails or correspondence from all other entities related to the License (i.e. suppliers, vendors, etc.); billing and related documents; plans or other documents that may be necessary, reports, etc.; subcontracts; and all vendor invoices. The Licensee agrees, to the extent required by law,

to:

a. Keep and maintain public records that ordinarily and necessarily would be required by the public agency in performing the services of the License; and

b. Provide the public with access to the public records under the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided for by law; and

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

d. Meet all requirements where retained public records and transfer, at no cost, to the City, all public records in possession of the Licensee, upon termination or completion of the License and destroy any duplicate public records that are exempt or confidential, or exempt from public record disclosure requirements.

Furthermore, the Licensee agrees that all records stored electronically shall be provided to the City in a format that is compatible with the information technology systems of the City. The Licensee shall promptly provide the City with a copy of any request to inspect or copy public records that Licensee receives with a copy of the Licensee's response to each request. The Licensee understands and agrees that failure to provide access to the public records shall be material breach of the License and grounds for termination.

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

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

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

CITY: The City of Treasure Island

_____
Amy Davis, City Manager

ATTEST:

_____
Ruth Nickerson, City Clerk

CONTRACTOR: Isle of Capri Civic Association, Inc.

Carol Braddy
_____
Carol Braddy, Secretary

WITNESS:

_____

Name:_____

_____

Name:_____

AGENDA ITEM NO. I.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Ruth Nickerson, Administration
ITEM TYPE:	Appointments
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Appoint a Vice-Mayor
BACKGROUND:	This item should have been part of the agenda for the last City Commission meeting held on March 22, 2022.
POLICY/PURPOSE:	Commission Rules, Section 2.1 The presiding officer of the Commission shall be the Mayor. At the first Commission meeting after each regular city election, the Commission shall elect one of its members to serve as vice-mayor. The vice-mayor shall act as presiding officer during the absence or disability of the Mayor.
STRATEGIC PLAN RELEVANCE:	The Vice-Mayor nomination supports both our Mission and Values as stated in the Strategic Plan.
ANALYSIS/DISCUSSION:	Any member of the Commission can nominate any member besides the Mayor to serve as Vice-Mayor. The nominee must accept the nomination before the Commission votes. If there is more than one nominee, a roll call vote shall determine the outcome.
FUNDING:	N/A
MOTION:	I nominate _____ to serve as Vice-Mayor until the Commission Meeting immediately following the 2023 Municipal Election.

ATTACHMENTS:

AGENDA ITEM NO. I.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Accept Net Profits from the Gulf Beaches Rotary Club's 23rd Annual Tennis Challenge
BACKGROUND:	The Annual Tennis Challenge is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island. Funds from the event are used for scholarships to assist parents unable to afford the registration fees for summer and winter camps, and junior tennis camps.
POLICY/PURPOSE:	Commission approval is required to accept the City's share of the net profits from the Gulf Beaches Rotary Club's 23rd Annual Tennis Challenge.
STRATEGIC PLAN RELEVANCE:	GOAL 1, Promote a socially-connected community through the implementation of the Master Park Plan. OBJECTIVE 2, Expand programming opportunities and unique community events. BOLD ACTION 2, Highlight family-friendly and sustainability-focused events.
ANALYSIS/DISCUSSION:	The Annual Tennis Challenge is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island. The 23rd annual fundraising event was held on February 25-26, 2022 at Treasure Bay. The net profits from this year's event is $16,710. The Gulf Beaches Rotary Club and the City of Treasure Island share the profits equally to provide funds for children's programs throughout the community.
FUNDING:	The City established a Recreation Program Scholarship Fund (account 001-202200) to assist families otherwise unable to afford the registration fees for summer and winter camps.

Of the City's portion of the net profits, $6,272 was collected through credit cards payments made in advance to the City. The difference owed to the City is being paid by a check in the amount of $1,471.

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

MOTION: I move to approve payment of $7,743 from the Gulf Beaches Rotary Club for the City's percentage of the net profits from the 23rd annual Golf Beaches Rotary Club's Tennis Challenge to be used for the Recreation Department children's camps and Treasure Island Tennis juniors' programs.

ATTACHMENTS:
23rd Annual Letter _Financials.pdf

GULF BEACHES ROTARY FOUNDATION, INC.

Registration # CH17043

April, 2022

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

Dear Mayor and Commissioners:

It is with great pleasure that the Gulf Beaches Rotary Club announces another successful golf and tennis event. The 2022 Rotary Golf and Tennis Challenge, which is jointly sponsored by the Gulf Beaches Rotary Club and the City of Treasure Island, held its 23nd annual fundraising event on February 25-26, 2022 The net profit from this year's event is $16,710. (see financials attached). Per our agreement, Rotary and the City share these profits equally. Therefore, enclosed please find a check made payable to the City of Treasure Island for your share of the net profits.

As we all begin to find our "new normal" it is gratifying to know that there are still so many merchants and individuals who would come together to support this annual event. It was a pleasure for Rotarians to work with the City and its staff to provide funds for children's programs throughout the community. Gulf Beaches Rotary would like to specifically recognize Recreation Director, Cathy Hayduke, and Tennis Professional, Phil Girardi for their superior efforts in making this event such a success. Their energy and willing participation is invaluable.

To paraphrase the Rotary's 4-Way Test, "Of the things we think, say or do ... Will it build good will and better friendships? Will it be beneficial to all concerned?" The answer is "YES!" and it was fun!!

Sincerely,

Rosemary Thompson

Rosemary Thompson and GBR Tennis Classic Committee

A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free (800-435-7352) within the State. Registration does not imply endorsement, approval, or recommendation by the State.

Golf & Tennis COST ALLOCATION 2022

	Total	Paid By	50 % Rotary	50% CTI	Due to Rotary	Due to CTI
Revenue	$ 18,778		$ 9389.	$ 9,389.		
Expenses						
Tent	-0-					
GDG Catering	1646.	GBR	823.	823.	823.	0
ABC Liquor	0	GBR	0	0	0	
Supplies	421.	CTI	211.	211.	0	211.
Supplies	-0-	GBR	-0-	-0-	-0-	
Total	$ 2,068.		$ 1034.	$ 1034.	$ 823.	$ 211.
Due to Rotary			(823)	823		
Due to City of TI			211	(211))		
Expense Adjustment			(612))	612		
Net Expenses	$ 2068.		$ 422.	$ 1646.		
Net Profit for expenses)	$ 16710.		8,967.	7,743.		(adjusted
Due to Rotary			$8,967.			
Less Credit Card receipts				6272.	(City credit card receipts)	
Due to City of TI				$ 1471.		

ROTARY TENNIS CLASSIC

Cumulative Financial Report

Categories	2021	2022
REVENUE		
Tennis Players	(48) $1200.	(34) $850.
Court Sponsors		
@100.	(42) 4200.	(46) 4600.
Food & Drink	444.	739
Preview Party	(41) 1025.	(53) 1325.
Silent Auction	2726.	7014.
Contributions etc.	2508.	4250.
Total Revenue	$12,108.00	$18,778.00
EXPENSES		
Food & Drink	1130.	2068.
Advertising	--	--
TOTAL EXPENSES	$1,130.00	$2068.
Net Profit	$10,978.	$16,710.
City of TI	$5,489.	$8,355.

AGENDA ITEM NO. I.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Kathy Gademer, Community Development

ITEM TYPE: Public Hearings

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: **QUASI JUDICIAL HEARING:** Special Exception use to allow consideration for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on four parcels: 26-31-15-78804-007-0052; 26-31-15-78804-007-0051; 26-31-15-78804-007-0050; and 26-31-15-78804-007-0030, located south of 98th Avenue and east of 1st Street East for a period not to exceed one (1) year.

BACKGROUND: Please see attached staff report and documentation.

POLICY/PURPOSE:

ARTICLE VII. - SUPPLEMENTARY LOT AND USE REGULATIONS

DIVISION 1. – GENERALLY

Sec. 68-486. - Off-street parking.

(m) Temporary parking review and permit. The following types of temporary parking facilities may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). *The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.*

STRATEGIC PLAN RELEVANCE: Goal 2: Maintain safe community.

ANALYSIS/DISCUSSION: N/A

FUNDING: N/A

MOTION: I move to approve with conditions the special exception use case SPEC-000196-2022, to allow for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, located on the four parcels identified in the staff report which are located south of 98th Avenue and east of 1st Street East, with the following conditions:

1. The temporary parking lot use will be valid for up to one (1) year.
2. Temporary parking lot is only to be used for the parking of the employees of restaurants and bars located within 1,300 linear feet of the temporary parking lot.
3. Hours of operation shall be 5:00 am – 1:00 am, Monday-Sunday. Hours will be posted on site.
4. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-78804-007-0030 in accordance with Section 68-462-Screening Regulations.
5. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
6. Storage of vehicles is prohibited on the temporary parking lot.
7. This order will become effective upon the date of City Commission approval.

ATTACHMENTS:
SPEC-000196-2022_Staff_report__SPECIAL_EXCEPTION_04-19-2022.pdf
2022 0419 Spec Exception 98th Ave and 1st St Temporary Parking Lot Application Packet.pdf
Sunbiz - 1st Street TI Parking.pdf

CITY OF
TREASURE ISLAND
CITY COMMISSION
120 - 108th Avenue, Treasure Island, Florida 33706
Telephone (727) 547-4575; Fax (727) 547-4584

CASE NO. SPEC-000196-2022
STAFF REPORT
MARCH 22, 2022 – 6:00 PM CITY COMMISSION – TABLED
APRIL 19, 2022 – 6:00 PM CITY COMMISSION

DESCRIPTION: Special Exception use to allow consideration for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on four parcels: 26-31-15-78804-007-0052; 26-31-15-78804-007-0051; 26-31-15-78804-007-0050; and 26-31-15-78804-007-0030, located south of 98th Avenue and east of 1st Street East for a period not to exceed one (1) year.

SITE LOCATION: South of 98th Avenue and east of 1st Street East.



PARCELS ID #'s:
26-31-15-78804-007-0052
26-31-15-78804-007-0051
26-31-15-78804-007-0050
26-31-15-78804-007-0030

LEGAL DESCRIPTIONS:

26-31-15-78804-007-0052:

- SAWYER & HARRELL'S 2ND ADD BLK 7, PART OF LOTS 4 & 5 DESC AS BEG AT SW COR OF LOT 5 TH N 53FT TH E'LY TO A POINT 47 FT N OF SECOR OF LOT 4 TH S TO SE COR OF LOT 4 TH W'LY TO POB

26-31-15-78804-007-0051:

- SAWYER & HARRELL'S 2ND ADD BLK 7, N 46FT MOL OF LOTS 5 & 4

26-31-15-78804-007-0050

- SAWYER & HARRELL'S 2ND ADD BLK 7, PART OF LOTS 4 & 5 DESC AS BEG 53FT N OF SW COR OF LOT 5 RUN N 43FT TH E'LY TO A PT 96FT N OF SE COR OF LOT 4 TH S 49.4FT TH W'LY TO POB

26-31-15-78804-007-0030:

- SAWYER & HARRELL'S 2ND ADD BLK 7, LOT 3

PROPERTY OWNER: First Street Treasure Island Parking, LLC.
496 Congress St. Ste 3
Portland, ME 04101

AGENT/OWNER: DANIEL McNUTT (Registered and Authorized Agent Name)
(Sunbiz.org Division of Corporations)

GENERAL INFORMATION:

Future Land Use: Resort Facilities Medium

Zoning: Resort Facilities Medium (RFM-30)

Adjacent Property (Use):

North: 120 & 130 98th Ave. – multi-family residential

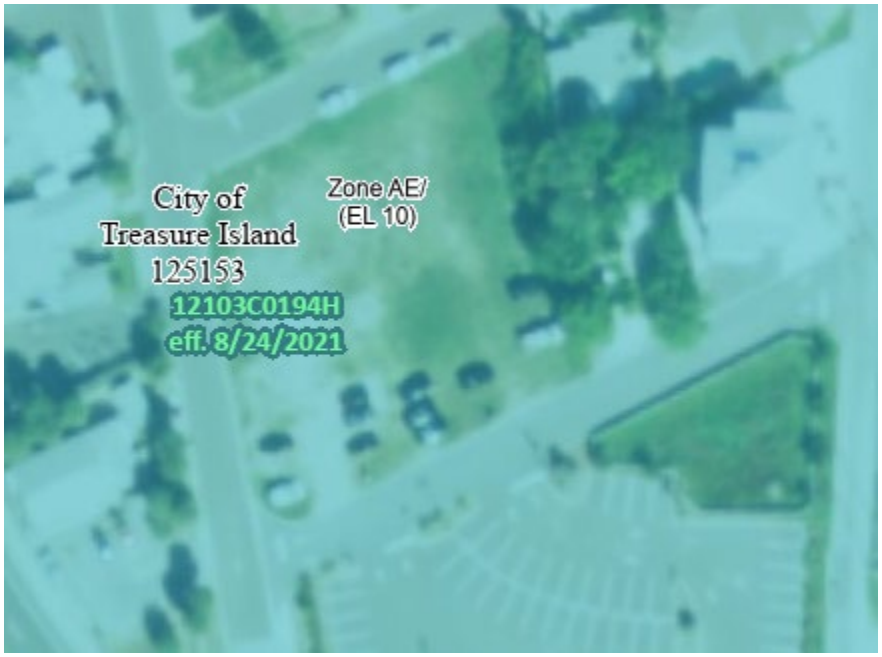
South: 9701 1st St E. - paved parking lot

East: 131 98th Ave. – single-family home
9800 Harrell Ave. –single-family home
9850 Harrell Ave. – single-family home

West: 9747 Gulf Blvd. – Multi-family Residential
9815 Gulf Blvd. – Multi-family Residential

Site Area: 20,442 square feet (0.47 acres m.o.l.)

Flood Zone: AE 10, Flood Insurance Rate Map
Community Panel No. 12103 C0194G, August 24, 2021.



BACKGROUND:
The applicant is requesting approval of a special exception use and subsequent site plan approval for the development of a "temporary" parking lot for one (1) year to replace a currently unpaved grass parking field.

April 11, 2022: The application was updated on to reflect Daniel McNutt as agent. The site plan was updated to show parcel lines, location of two (2) garbage cans, 2 "Authorized Employee Parking Only" signs, addition of correct parcel identification numbers and legal descriptions. Three (3) notes were added:

1. No lighting shall be installed on property.
2. There shall be no storage of vehicles on property.
3. Hours of operation shall be limited to Monday – Sunday 5AM – 1AM.

March 22, 2022: A special exception use application was heard at the City Commission meeting. After discussion, the City Commission tabled the item for the purpose of adding specific conditions to the motion. These conditions included the length of time for the temporary parking lot, adding employees only uses, hours of operation, and vehicle storage and overnight parking criteria.

October 2016: a special exception use application was submitted to allow the construction of a parking lot located on the four parcels, as listed above. Additionally, a site plan application located at 9701 1st E was submitted for the construction of "a parking lot for the use of visitors to the Treasure Island Community". The site plan indicated the construction of one parking lot on the five (5) parcels.

The four parcels, as listed above, included the construction of 49 new parking spaces, some landscaping, and no ADA parking as it was part of the larger parking lot request.

The applicant, prior to the Planning and Zoning Board meeting, removed the special exception use application and revised the site plan application to develop only the 9701 1st E parking lot.

Over the past several years, the four vacant parcels have been used as a temporary parking lot. Numerous complaints regarding storage of boats, trailers, etc, excessive parking, and noise came from and currently come from adjacent neighbors.

The applicants attended a required pre-application conference on December 7, 2021. The applicant met with the City Manager and the Community Development Director to discuss the temporary parking lot use and process.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 2. - SPECIAL EXCEPTIONS
Sec. 70-201. - Procedure.

(a) Except as provided for in subsection (c), the planning and zoning board shall hear and decide special exceptions, decide such questions as are involved in determining when special exceptions should be granted, and grant special exceptions with appropriate conditions and safeguards or deny special exceptions when not in harmony with the purpose and intent of the land development regulations. With the exception of single-family and duplex development proposals, all requests for special exception usage shall be accompanied by a site plan which shall undergo concurrent review by the planning and zoning board. *In the case of special exceptions requiring city commission final approval, final site plan approval by the city commission shall be required.* In granting any special exception, the planning and zoning board shall find that such grant will not adversely affect the public interest.

ARTICLE I. – IN GENERAL
Sec. 68-2. - Definitions.
Parking lot means an off-street, ground level area improved for the temporary storage of licensed operable motor vehicles. Does not include an area used exclusively for the display of motor vehicles for sale as part of an automobile dealership (all references to parking lot may be commercial, private, valet, and/or public in nature unless otherwise specified).

Parking lot or structure, private means a parking lot or structure for the exclusive use of the owners, tenants, lessees, or occupants of the lot or parcel on which the parking area is located or their customers, employees, or whomever else they permit to use the parking area.

Parking lot, temporary means a parking lot established for a fixed period of time. The use

will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

ARTICLE VI – ZONING DISTRICT REGULATIONS
DIVISION 1 – GENERALLY
Sec. 68-226. - Impervious surface limitations.
RFM-30 (Resort Medium) — Maximum of 85 percent of the lot may be impervious (70 percent for multifamily residential developments).

(a) The following standards shall govern the allowable impervious surface coverage for each zoning district. These standards are maximums and must not be exceeded by any development or redevelopment which results in any increase in impervious lot coverage.

ARTICLE I. - PLANNING AND ZONING BOARD
DIVISION 4. - RFM-30 (RESORT MEDIUM) ZONING DISTRICT
Sec. 68-282. - Uses permitted.

The following uses shall be allowed within an RFM-30 zoning district as permitted, special exception or accessory uses as set forth herein:

(2) *Special exception uses.* Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFM-30 zoning district:

j. Parking, temporary (per section 68-486)

ARTICLE VII. - SUPPLEMENTARY LOT AND USE REGULATIONS
DIVISION 1. – GENERALLY
Sec. 68-486. - Off-street parking.

(m) Temporary parking review and permit. The following types of temporary parking facilities may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). *The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.*

(3) Temporary, 90 days to one year in duration, as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). Such review shall include possible reduction or relaxation of specific land development requirements such as paving surface, buffering, and landscaping for vehicular use areas as may be applicable to the specific request. The applicant has the burden of proof to demonstrate the temporary nature of the request which shall include an anticipated date of expiration. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

(4) Temporary, off-street or off-site parking facilities may be allowed as provided for in article VI, Zoning district regulations (see also the illustrative parking use table in section 68-486(r). In addition to the special exception and/or site plan approval requirements, the following conditions shall apply:
(a) Temporary parking may be approved for a period not to exceed one year. One-year extensions may be allowed by the city commission under the following conditions:
1. No extensions shall be granted for such parking which is not in compliance with the design standards, maintenance plan, or any conditions of the original approval.
2. Included but not limited to any adverse impacts to such parking, changes in the land development regulations affecting the parking, crime statistics for such parking, and Code violation history shall be considered in determining whether to grant an extension. Any extension may be conditioned on mitigation of impacts caused by the use of the subject parking.

CHAPTER 72 – RESOURCES; VEGETATION AND ENVIRONMENTALLY SENSITIVE LANDS
ARTICLE 1 – IN GENERAL
Sec. 72-41. – Perimeter landscaping relating to abutting properties.
(a) In addition, one tree shall be provided for every 50 linear feet of such landscape barrier or fractional part thereof, spaced not less than 45 feet nor more than 55 feet apart. Such trees shall be located between the common lot line and the vehicular use area. Each planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving or sand, in addition to the required tree(s).

Sec. 72-42. – Interior landscaping requirements.
a) An area or a combination of areas equal to ten percent of the total vehicular use area shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required may be counted as part of the interior landscaping requirement.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

(1) The use is a permitted special use as set forth in article VI.

Applicant Response:
Temporary parking use is permitted, by Special Exception, in the RFM-30 Zoning and Future Land Use zones.

Staff Response:
A temporary parking lot is designated as a special exception use in the RFM-30 zoning district.

(2) The use is consistent with the city comprehensive plan.

Applicant Response:
The use is proposed to be a crushed aggregate parking lot, adjacent to another existing paved parking lot, and permitted in the zoning district.

Staff Response:
Nonresidential Development
Policy 1.4.1: In order to minimize incompatibility when residential and mixed use or commercial land uses share a common boundary, the land development regulations shall contain provisions wherein the installation of buffering, as appropriate, is required when there is a change of use or increase in intensity.

A parking lot is not in conflict with the goals, objectives and policies of the Comprehensive Plan. It should be noted that Policy 1.4.1 describes the need to minimize incompatibility (through buffering) when residential and mixed use or commercial share a common boundary.

Staff met with the applicant. The applicant indicated a fence will be installed along eastern portion of parcel number 26-31-15-7880-4007-0030.

(3) The use is designed, located and proposed to be operated in a manner that will protect the public health, safety, welfare and convenience.

Applicant Response:
The parking lot is being covered and designed as to protect public health, safety, and welfare.

Staff Response:
The site plan shows the construction of 44 parking spaces and two (2) ADA parking spaces. The site plan reflects the addition of a stop sign at each exit. A public ingress, egress and access easement, granted on March 28, 2017 by and between Trisland Holdings, Inc (the previous property owners) and the City of Treasure Island, is located south of the subject properties. Vehicles will enter/exit utilizing 1st Street E and Harrel Avenue and onto the public access easement. Stop signs are located at each end of the easement.

(4) The use will not adversely affect the value of other property in the neighborhood where it is to be located.

Applicant Response:
The current use of the grass field is a parking lot, the covering and improvement of the parking lot will not adversely affect the values of other properties in the area. This is an improved expansion of a previously improved parking lot.

Staff Response:
It is unlikely nearby residents will need to use the parking lot. Nothing was submitted related to the proposed temporary parking lot's impact on property values.

(5) The use will be compatible with development adjacent to and near the property under consideration for a special exception.

Applicant Response:
The adjacent property is a parking lot, and this parking serves the beach, marina, and other patrons of the immediate area.

Staff Response:
Sec. 68-281. The purpose of the RFM-30 (resort medium) zoning district is to delineate those areas, as defined within the city's comprehensive plan, resort facilities medium, suitable for limited residential as well as resort facilities development of a medium density character together with associated special exception and accessory uses.

A temporary parking lot will serve the employees of the nearby bars and restaurants.

The adjacent properties include:

- 120 & 130 98th Ave.: Multi-family residential
- 9701 1st St E: Paved parking lot (Owner is the same as the subject properties.)
- 131 98th Ave: Single-family home
- 9800 Harrell Ave.: Single-family home
- 9850 Harrell Ave: Single-family home
- 9747 Gulf Blvd: Multi-family Residential
- 9815 Gulf Blvd: Multi-family Residential

Property uses surrounding the four vacant parcels:

- 9610 Gulf Blvd.: Seadogs Restaurant
- 9630 Gulf Blvd: Sunrise Motel
- 9650 Gulf Blvd: Vacant commercial land (BLDC-003388-2022 is a building permit for a new parking lot, 22 self-parking or 34 valet spaces). The permit was reviewed, and the valet agreement is in progress.
- 9615 Gulf Blvd: Treasure Bay Apartments
- 9611 Gulf Blvd: Vacant lot
- 9641 Gulf Blvd: Taco Bus and shopping center
- 9701 W Gulf Blvd: Paved paid parking lot
- 9695 W Gulf Blvd: 7-11 Convenience Store
- 9300 W Gulf Blvd: St. Petersburg Lions Club
- 9000 W Gulf Blvd: Caddy's Treasure Island

- 8803 W Gulf Blvd: Kon Tiki
- 9715 Harrell Ave: West Winds Condos
- Single and multi-family homes surround the area.



The following City parking lots are located near the proposed temporary parking lot:

- Sandpiper Parking Lot located at Gulf Blvd and 100th Ave (16 spaces)
- 99th Ave Beach Access Parking Lot located at Gulf Blvd & 99th Ave (3 spaces)
- Brown Pelican Parking Lot located at W Gulf Blvd & 88th Ave (10 Spaces)
- City of St. Petersburg Municipal Lot located at 112th Ave. and Gulf Blvd (not on map).

(6) The use will be consistent with the character and purpose of the zoning district where it is to be located.

Applicant Response:
Temporary Parking lot uses are allowed, by special exception, in the RFM-30 zoning district.

Staff Response
The RFM-30 zoning district is generally developed with dwelling units or motel units. A parcel this size would permit the development of seven condominium/multi-family units or 14 tourist lodging units. From a parking standpoint these uses would require 14 spaces and 15 parking spaces, respectively.

Sec. 68-431. - Schedule of lot and bulk regulations.

- 0.47 acres * 15 units per acre = 7 condominium/multi-family or
- 0.47 acres * 30 units per acre = 14 tourist lodging units

(7) The use will ensure that adequate landscaping is provided as required in the land development regulations, or as otherwise required.

Applicant Response:
The site plan proposes a 10 ft. minimum perimeter landscape buffer.

Staff Response:
The proposed landscaping appears to meet minimum code requirements. Section 72-41 of the Land Development Code describes the requirements for a continuous screening around the vehicular use area.

The site plan must balance the need to buffer uses with the visibility triangle requirement to ensure safety and to mitigate the disruption of a parking lot to the residential uses.

The applicant indicated the installation of a fence on the eastern portion on of parcel number 26-31-15-78804-007-0030 separating the residential use from the non-residential use.

(8) The use will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, and access in case of fire or catastrophe.

Applicant Response:
The use of the site is for parking and by its design will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safely, traffic flow and control, and access in case of fire or catastrophe.

Staff Response:

- Staff is recommending to the City Commission the temporary parking lot is for the use of bars and restaurants employees of Seadogs and Caddy's.
- Bicycle parking:
  - No bicycle parking was proposed on the site plan.
- Off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control:
  - Drive isles are wider than the minimum regulations in the city's land development code. The proposed site plan indicates pull in parking spaces and proposes two-way direction of the ingress/egress. No arrows are present on the site plan.
- Access in case of fire or catastrophe:
  - Access into and out of the parking lot is located onto 1st Street and Harrell Avenue by way of the easement.

The proposed use attracts additional traffic. There is a need for additional cross walks on the residential streets and stop signs at the parking lot exits for the safety, health and welfare of residents and visitors alike.

(9) The use will be compatible with the existing natural environment of the site, neighboring public parks and properties in the neighborhood as outlined in the city comprehensive plan.

Applicant Response:
The site is an unimproved grass / dirt parking field. The proposed parking lot will improve the site appearance, storm water drainage, and the landscape buffering will improve the visual impact of the site.

Staff Response:
Comprehensive Policy 1.4.1 describes the need to minimize incompatibility (through buffering) when residential and mixed use or commercial share a common boundary.

Staff met with the applicant. Located on the property line is a dense line of Brazilian peppers. The applicant indicated a fence will be installed along eastern portion of parcel number 26-31-15-7880-4007-0030. This parcel abuts a residential neighborhood.

(10) The use will orient and locate buildings, recreational facilities, and open space in relation to the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the building(s) with adjacent development and the surrounding landscape.

Applicant Response:
The site is currently an open un-landscaped grass / dirt lot. The improvement of the site will enhance the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the site with adjacent development and the surrounding landscape.

Staff Response:

- Orientation and location of buildings:
  - The site plan is for the construction of the temporary parking lot only. No structures are proposed.

- Recreational facilities and open space in relation to the physical characteristics of the site:
  - Beach access is within walking distance of the temporary parking lot. However, the temporary parking lot is only for employees of nearby restaurants and bars.

- The character of the neighborhood, appearance, and harmony of the building(s) with adjacent development and the surrounding landscape:
  - The character of the existing uses comprised of condominiums, and multi-family, with some single-family homes abutting the subject properties. Located south across Gulf Blvd. is a convenience store, single family and multi-family residential dwelling units, and a paved parking lot.

(11) The use will have sufficient setbacks, screens, buffers, and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control any adverse effects of noise, lights, dust, fumes and other nuisances.

Applicant Response:
The proposed plan proposes adequate buffering and visual screening to preserve, and in fact, improve the external and internal visual harmony of the site.

Staff Response:
The property abuts a residential neighborhood to the east. Brazilian peppers separate the neighbor to the east and the temporary parking lot. A landscaping plan is shown on the proposed site plan.

The preliminary site plan illustrates setbacks to preserve greater harmony between the proposed parking lot and the existing residential land uses.

The use will have an impact on nearby properties in the neighborhood as it keeps employees from parking on the neighborhood streets.

Staff met with the owner and discussed the following:

- The site is adequately lit by four light poles (one light pole on 98th Street; one light pole on the easement and two light poles on 1st Ste E.).
- This parking is for the employees of Seadogs and Caddy's. The owners of the parking lot do not collect parking payment from the employees.
- Roadway impacts were not evaluated.

(12) The use will have sufficient land area.

Applicant Response:
The site will support 46 parking spaces, including buffering, space sizes, aisle widths, and handicap spaces.

Staff Response:
The preliminary site plan meets the land development regulations for the required setbacks, buffering, and number of parking spaces.

(13) The use will meet the adopted levels of service required by the city comprehensive plan and the land development regulations.

Applicant Response:
The proposed parking lot, spaces sizes, and aisle width and configuration comply with Treasure Island Comp Plan and Land Development Regulations.

Staff Response:
Staff expects weekends and seasonal peaks as well as periodic peaks during the weekdays in traffic congestion at this location due to employer/employee demand which may impact local roadways.

STAFF RECOMMENDATION:

Staff recommends the approval of the special exception use request to allow a temporary parking lot to be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The temporary parking lot use will be valid for up to one (1) year.
2. Temporary parking lot is only to be used for the parking of the employees of restaurants and bars located within 1,300 linear feet of the temporary parking lot.
3. Hours of operation shall be 5:00 am – 1:00 am, Monday-Sunday. Hours will be posted on site.
4. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-78804-007-0030 in accordance with Section 68-462- Screening Regulations.
5. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
6. Storage of vehicles is prohibited on the temporary parking lot.
7. This order will become effective upon the date of City Commission approval.

CITY COMMISSION: APRIL 19, 2022
CASE NO.: SPEC-000196-2022
LOCATION: 26-31-15-78804-007-0052
26-31-15-78804-007-0051
26-31-15-78804-007-0050
26-31-15-78804-007-0030
(98TH AVENUE AND 1ST STREET E)

THE CITY COMMISSION MADE A MOTION TO:

[ ] APPROVE [ ] DENY
[ ] DEFER [ ] APPROVE WITH CONDITIONS

1. The temporary parking lot use will be valid for up to one (1) year.
2. Temporary parking lot is only to be used for the parking of the employees of restaurants and bars located within 1,300 linear feet of the temporary parking lot.
3. Hours of operation shall be 5:00 am – 1:00 am, Monday-Sunday. Hours will be posted on site.
4. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-78804-007-0030 in accordance with Section 68-462- Screening Regulations.
5. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
6. Storage of vehicles is prohibited on the temporary parking lot.
7. This order will become effective upon the date of City Commission approval.

_____
J. Tyler Payne, Mayor

Signed on this ___day of _____, 2022.

Attest: _____
Ruth Nickerson, City Clerk

Received by Treasure Island on April 10, 2022. SPEC-000196-2022

Case Number: SITE-000206-2022

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: First Street Treasure Island Parking LLC	Agent: Daniel McNutt
Address: Portland ME 04101	Address: Treasure Island FL 33706
Portland ME 04101	Treasure Island FL 33706
Phone: 207-233-7306	Phone: 207-751-1679
Fax:	Fax:
Email: dmcnutt@uppglobal.com	Email: dmcnutt@uppglobal.com

List all Legal Owner(s) of Property: DM Parking, ZW UPP, LLC, Andrew McGowan, Thoeodore Lakeman, GHS Ltd, Bryan Kessler

DM Parking, ZW UPP, LLC, Andrew McGowan, Thoeodore Lakeman, GHS Ltd, Bryan Kessler

Complete legal description (may be placed on attached separate page): attached

attached

Development Name: 9701 1st Street East Parking Lot

Site Location/Address:

Area of Development (Acreage or Square Feet) 0.469 Acres (20,442 Square Feet) More or Less

Parcel Identification Number (list all): 26-31-15-007-0050; 26-31-15-007-0051; 26-31-15-007-78804-0052; 26-31-15-007-78804-0030

Application Request: Development of a new gravel"Temporary" parking lot, to replace a currently unpaved grass parking field.

Future Land Use Designation: Resort Facilities Medium — Proposed Future Land Use: Resort Facilities Medium

Current Zoning: Resort Facilities Medium (RFM-30) — Proposed Zoning: Resort Facilities Medium (RFM-30)

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

11 April 2022

Date

BeharPeteranecz

RECEIVED
FEB 01 2022
BY:

SPECIAL EXCEPTION USES NARRATIVE

The following items correspond to the numbering indicated in Item 3 of the Special Exception Use Checklist.

(1) Temporary parking is permitted, by Special Exception, in the RFM-30 Zoning and Future Land Use zones.

(2) The use is proposed to be a crushed aggregate parking lot, adjacent to another existing paved parking lot, and permitted in the zoning district.

(3) The parking lot is being covered and designed as to protect public health, safety, and welfare.

(4) The current use of the grass field is a parking lot, the covering and improvement of the parking lot will not adversely affect the values of other properties in the area. This is an improved expansion of a previously improved parking lot.

(5) The adjacent property is a parking lot, and this parking serves the beach, marina, and other patrons of the immediate area.

(6) Temporary Parking uses are allowed, by special exception, in the district.

(7) The site plan proposes a 10 ft, min. perimeter landscape buffer.

(8) The use of the site is for parking and by its design will ensure the adequacy of the location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safely, traffic flow and control, and access in case of fire or catastrophe.

(9) The site is an unimproved grass / dirt parking field. The proposed parking lot will improve the site appearance, storm water drainage, and the landscape buffering will improve the visual impact of the site.

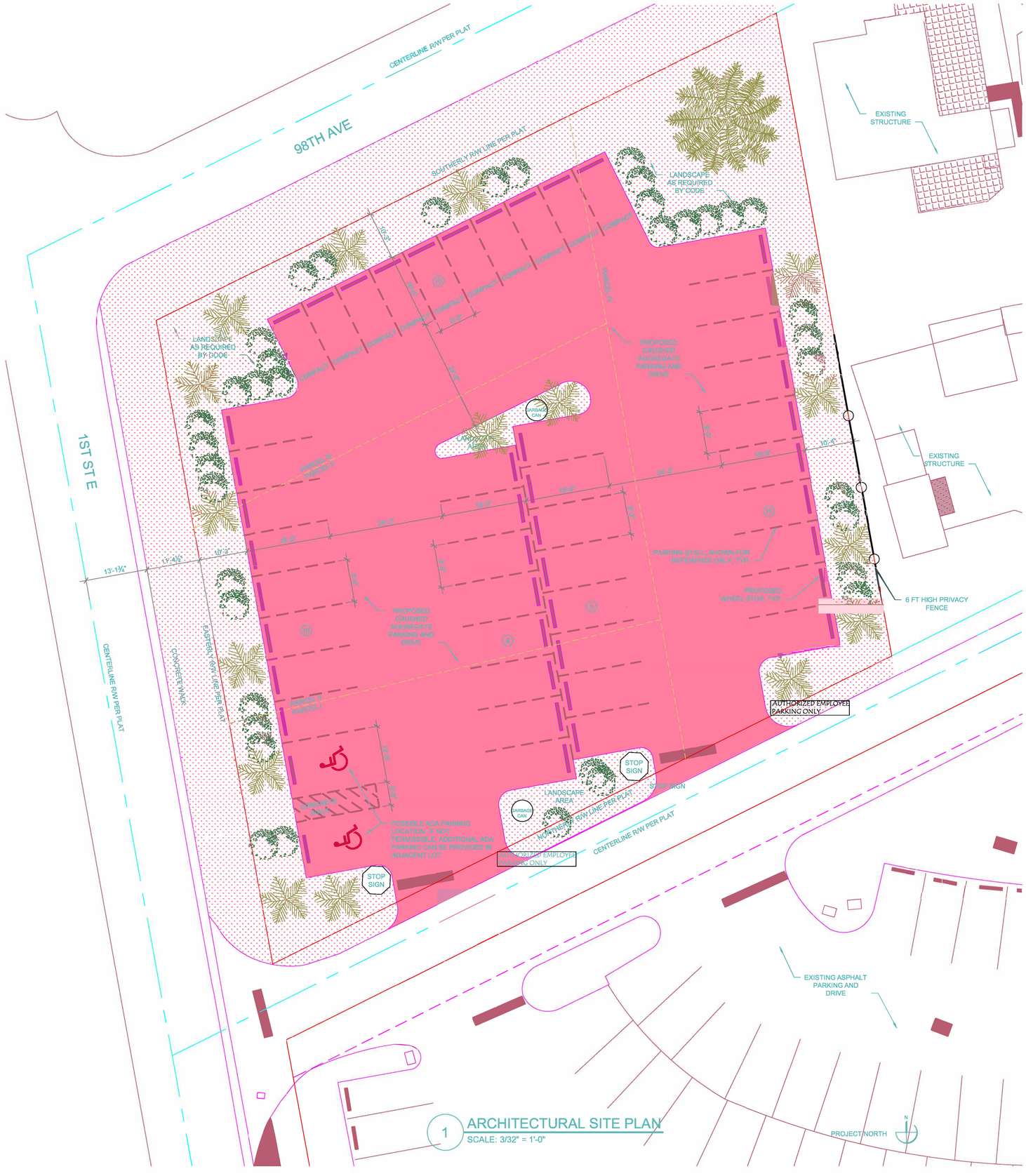
(10) The site is currently an open un-landscaped grass / dirt lot. The improvement of the site will enhance the physical characteristics of the site, the character of the neighborhood, and the appearance and harmony of the site with adjacent development and the surrounding landscape.

(11) The proposed plan proposes adequate buffering and visual screening to preserve, and in fact, improve the external and internal visual harmony of the site.

(12) The site will support 46 parking spaces, including buffering, space sizes, aisle widths, and handicap spaces.

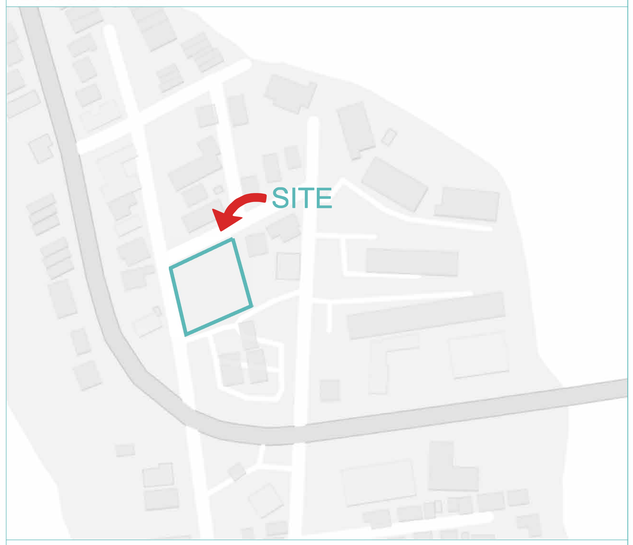
(13) The proposed parking lot, spaces sizes, and aisle width and configuration complies with Treasure Island Comp Plan and Land Development Regulations.

Received by Treasure Island on April 10, 2022. SPEC-000196-2022 and SITE-000206-2022.0



1 ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

LOCATION MAP



PARCEL INFORMATION

PARCEL I
26-31-15-78804-007-0052
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, PART OF LOTS 4 & 5 DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF LOT 5 THEN NORTH 53FT THEN EASTERLY TO A POINT 47 FT NORTH OF SOUTHEAST CORNER OF LOT 4 THEN SOUTH TO SOUTHEAST CORNER OF LOT 4 THEN WESTERLY TO POINT OF BEGINNING

PARCEL II
26-31-15-78804-007-0050
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, PART OF LOTS 4 & 5 DESCRIBED AS BEGINNING 53FT NORTH OF SOUTHWEST CORNER OF LOT 5 RUN NORTH 43FT THEN EASTERLY TO A POINT 96FT NORTH OF SOUTHEAST CORNER OF LOT 4 THEN SOUTH 49.4FT THE WESTERLY TO POINT OF BEGINNING

PARCEL III
26-31-15-78804-007-0051
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, NORTH 46FT MORE-OR-LESS OF LOTS 5 & 4

PARCEL IV
26-31-15-78804-007-0030
98TH AVE, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, LOT 3

SITE DATA / DEVELOPMENT GUIDELINES

JURISDICTION
CITY OF TREASURE ISLAND

ZONING DISTRICT
RESORT MEDIUM - RFM-30

LAND USE
EXISTING: VACANT
PROPOSED: TEMPORARY OFF-STREET PARKING

AREA OF PROPERTY
20,442 S.F.

FLOOR AREA RATIO (FAR)	
EXISTING:	N/A
PROPOSED:	N/A
PERMITTED:	0.65 FAR

IMPERVIOUS SURFACE COVERAGE	
EXISTING:	0 S.F. - 0% OF SITE
PROPOSED:	0 S.F. - 0% OF SITE
PERMITTED:	17,376 S.F. - 85% OF SITE MAX

PARKING COUNTS	
PROPOSED PARKING:	46 SPACES
REQUIRED ADA PARKING:	2 SPACES PER 2020 FBC - ACCESSIBILITY TABLE 208.2
PROPOSED ADA PARKING:	2 SPACES
COMPACT PARKING = 45 SPACES X 0.20 = 902	20% OF PARKING
ALLOWED COMPACT PARKING =	10 SPACES
PROPOSED COMPACT PARKING =	10 SPACES

NOTE: SITE PLAN DATA WAS TAKEN FROM EBI SURVEY PORFORMED ON 10/22/2021.

NOTES:
1. NO LIGHTING SHALL BE INSTALLED ON PROPERTY
2. THERE SHALL BE NO STORAGE OF VEHICLES ON PROPERTY
3. HOURS OF OPERATION SHALL BE LIMITED TO MON - SUN 5AM - 1 AM

BeharPeteranecz
ARCHITECTURE | INTERIORS
840 HARRISON AVENUE, SUITE 101 | PANAMA CITY, FLORIDA 32401
2430 TERMINAL DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712
(850) 528-6540 | ARCHITECTUREBP.COM

THE INFORMATION HEREON IS THE PROPERTY OF BEHAR PETERANECZ, INC. USE, DUPLICATION OR TRANSMITTAL WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ISTVAN L. PETERANECZ
#AR94533
FLORIDA

TEMPORARY PARKING LOT PLAN

TREASURE ISLAND, FL 33706

ISSUED DRAWING LOG:

PROJECT NO:
22.006

ISSUE DATE:
04-11-2022

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A-001

EDITION:
SITE PLAN APPROVAL



Detail by Entity Name

Florida Limited Liability Company
FIRST STREET TREASURE ISLAND PARKING, LLC

Filing Information

Document Number	L21000441005
FEI/EIN Number	NONE
Date Filed	10/08/2021
State	FL
Status	ACTIVE

Principal Address

496 CONGRESS STREET
SUITE 3
PORTLAND, ME 04101

Mailing Address

496 CONGRESS STREET
SUITE 3
PORTLAND, ME 04101

Registered Agent Name & Address

MCNUTT, DANIEL
120 95TH AVENUE
TREASURE ISLAND, FL 33706

Authorized Person(s) Detail

Name & Address

Title MGR

MCNUTT, DANIEL
120 95TH AVENUE
TREASURE ISLAND, FL 33706

Title MGR

ZURITSKY, ROBERT
C/O UPP GLOBAL, LLC, 496 CONGRESS ST., #3
PORTLAND, ME 04101

Annual Reports

No Annual Reports Filed

Document Images

10/08/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

AGENDA ITEM NO. I.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Kathy Gademer, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	**QUASI JUDICIAL HEARING:** Site plan request to allow consideration of a temporary parking lot in a Resort Facilities Medium (RFM-30) zone district, located at the corner of 1st St East and 98th Avenue in Sunset Beach, for a period not to exceed one (1) year.
BACKGROUND:	See attached staff report and accompanying documentation.
POLICY/PURPOSE:	Sec. 68-486. - Off-street parking. (m) Temporary parking review and permit. The following types of temporary parking facilities may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.
STRATEGIC PLAN RELEVANCE:	Goal 2: Maintain a safe community.
ANALYSIS/DISCUSSION:	See attached staff report and accompanying documentation.
FUNDING:	N/A
MOTION:	I move to approve with conditions the site plan (C ase SITE-000206-2022) for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, located on 4 parcels as identified in the staff report and located south of 98th

Avenue and east of 1st Street East, with the following conditions:

1. All building permits and construction associated with this development order shall be subject to all Codes in effect at the time of the building permit application process.
2. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
3. A completed building permit application must be submitted to the city within 30 calendar days from City Commission Approval.
4. The revised site plan must be consistent with Division 2 – Application Requirements, Section 70-52 Submission Requirements.
5. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-7880-4007-0030 in accordance with Section 68-462-Screening Regulations.
6. Two (2) waste reciprocals must be present and maintained on site at all times.
7. One (1) stop sign shall be installed at each exit.
8. Two (2) 'Authorized Employee Parking Only' signs shall be installed on the property.
9. Two (2) ADA parking spaces with one (1) being van accessible must be marked.
10. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
11. Storage of vehicles is prohibited on the temporary parking lot.
12. This order will become effective upon City Commission approval.

ATTACHMENTS:
SITE-000206-2022_Staff_report__SITE_PLAN_04-19-2022.pdf
2022 0419 Site Plan 98th Ave and 1st St Temporary Parking Lot Application Packet.pdf
Sunbiz - 1st Street TI Parking.pdf

CITY OF
TREASURE ISLAND
CITY COMMISSION
120 - 108th Avenue, Treasure Island, Florida 33706
Telephone (727) 547-4575; Fax (727) 547-4584

CASE NO. SITE-000206-2022
STAFF REPORT
MARCH 22, 2022 – 6:00 PM CITY COMMISSION – TABLED
APRIL 19, 2022 – 6:00 PM CITY COMMISSION

DESCRIPTION: Site plan application for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on parcels 26-31-15-78804-007-0052, 26-31-15-78804-007-0051, 26-31-15-78804-007-0050, and 26-31-15-78804-007-0030 and located south of 98th Avenue and east of 1st Street East.

SITE LOCATION: Corner of 1st St E and 98th Ave encompassing four (4) parcels.



PARCELS ID #'s:
26-31-15-78804-007-0052
26-31-15-78804-007-0051
26-31-15-78804-007-0050
26-31-15-78804-007-0030

LEGAL DESCRIPTIONS:

26-31-15-78804-007-0052:

- SAWYER & HARRELL'S 2ND ADD BLK 7, PART OF LOTS 4 & 5 DESC AS BEG AT SW COR OF LOT 5 TH N 53FT TH E'LY TO A POINT 47 FT N OF SECOR OF LOT 4 TH S TO SE COR OF LOT 4 TH W'LY TO POB

26-31-15-78804-007-0051:

- SAWYER & HARRELL'S 2ND ADD BLK 7, N 46FT MOL OF LOTS 5 & 4

26-31-15-78804-007-0050

- SAWYER & HARRELL'S 2ND ADD BLK 7, PART OF LOTS 4 & 5 DESC AS BEG 53FT N OF SW COR OF LOT 5 RUN N 43FT TH E'LY TO A PT 96FT N OF SE COR OF LOT 4 TH S 49.4FT TH W'LY TO POB

26-31-15-78804-007-0030:

- SAWYER & HARRELL'S 2ND ADD BLK 7, LOT 3

PROPERTY OWNER: First Street Treasure Island Parking, LLC.
496 Congress St. Ste 3
Portland, ME 04101

AGENT: DANIEL McNUTT (Registered and Authorized Agent Name)
(Sunbiz.org Division of Corporations)

GENERAL INFORMATION:

Future Land Use: Resort Facilities Medium

Zoning: Resort Facilities Medium (RFM-30)

Adjacent Property (Use):

North: 120 & 130 98th Avenue – multi-family residential

South: 9701 1st St E, paved parking lot.

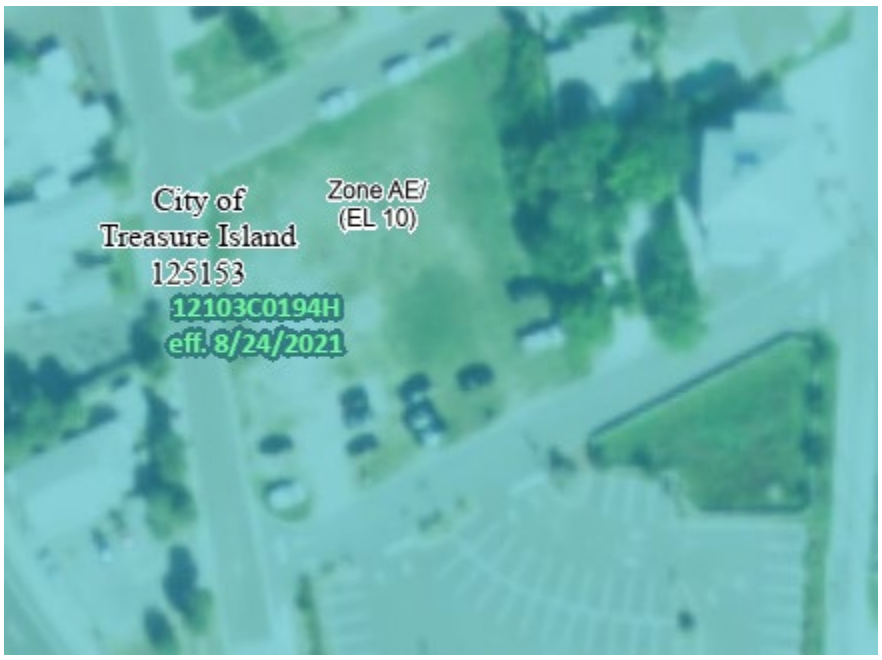
East: 131 98th Avenue – single-family home
9800 Harrell Ave. –single-family home
9850 Harrell Ave. – single-family home

West: 9747 Gulf Blvd. – Multi-family Residential
9815 Gulf Blvd. – Multi-family Residential

Site Area: 20,442 square feet (0.47 acres m.o.l.)

Flood Zone: AE 10, Flood Insurance Rate Map

Community Panel No. 12103 C0194G, August 24, 2021.



PROPERTY HISTORY

The applicant is requesting approval of a special exception use and subsequent site plan approval for the development of a "temporary" parking lot for one (1) year to replace a currently unpaved grass parking field.

April 11, 2022: The application was updated on to reflect Daniel McNutt as agent. The site plan was updated to show parcel lines, location of two (2) garbage cans, 2 "Authorized Employee Parking Only" signs, addition of correct parcel identification numbers and legal descriptions. Three (3) notes were added:

1. No lighting shall be installed on property.
2. There shall be no storage of vehicles on property.
3. Hours of operation shall be limited to Monday – Sunday 5AM – 1AM.

In October of 2016, a special exception use application was submitted to allow the construction of a parking lot located on the four parcels, as listed above. Additionally, a site plan application located at 9701 1st E was submitted for the construction of "a parking lot for the use of visitors to the Treasure Island Community". The site plan indicated the construction of one parking lot on the five (5) parcels.

The four parcels, as listed above, included the construction of 49 new parking spaces, some landscaping, and no ADA parking as it was part of the larger parking lot request.

The applicant, prior to the Planning and Zoning Board meeting, removed the special exception use application and revised the site plan application to develop only the 9701 1st E parking lot.

Over the past several years, the four vacant parcels have been used as a temporary parking lot. Numerous complaints regarding storage of boats, trailers, etc, excessive parking, and noise came from and currently come from adjacent neighbors.

The applicants attended a required pre-application conference on December 7, 2021. The applicant met with the City Manager and the Community Development Director to discuss the temporary parking lot use and process.

TREASURE ISLAND CODE OF ORDINANCES:

ARTICLE I – IN GENERAL.
CHAPTER 68 – ZONING REGULATIONS
Sec. 68-2. – Definitions.

Parking lot means an off-street, ground level area improved for the temporary storage of licensed operable motor vehicles. Does not include an area used exclusively for the display of motor vehicles for sale as part of an automobile dealership (all references to parking lot may be commercial, private, valet, and/or public in nature unless otherwise specified).

Parking lot, temporary means a parking lot established for a fixed period of time. The use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

ARTICLE I. - PLANNING AND ZONING BOARD
DIVISION 4. - RFM-30 (RESORT MEDIUM) ZONING DISTRICT
Sec. 68-282. - Uses permitted.

The following uses shall be allowed within an RFM-30 zoning district as permitted, special exception or accessory uses as set forth herein:

(2) *Special exception uses.* Upon application and after a favorable determination by the planning and zoning board that all conditions and provisions of special exception uses have been complied with and that the proposed use is consistent with sound zoning practices, the following special exception uses may be permitted in an RFM-30 zoning district:

j. Parking, temporary (per section 68-486)

ARTICLE VII. - SUPPLEMENTARY LOT AND USE REGULATIONS
DIVISION 2 – LOT REGULATIONS
Sec. 68-462. - Screening regulations.

(a) Required screening. Where any nonresidential use directly abuts a residential zoning district or where a nonresidential use within a multifamily residential zoning district abuts a residential use or where a multifamily development abuts an RU-75 zoning district, it shall be screened from the adjoining residential zoning district or use in one of the following ways:

(1) By a fence or wall at least five feet but not more than seven feet in height. Such fence or wall shall be located completely within the limits of the nonresidential lot and shall have equal architectural treatment on both sides; i.e. the side facing abutting properties, streets, etc., shall be finished. See also section 68-458.

(2) By landscaping which is selected and arranged to form a visual screen between the nonresidential use and the residential zoning district or use from which it is to be screened. Such landscaping shall be mature plants having already attained a six-foot height and providing the necessary screening; however, a permanent fence to supplement the landscaping may be required.

The provision of appropriate screening shall be an element of site plan review for sight barrier.

ARTICLE VII – SUPPLEMENTARY LOT AND USE REGULATIONS
DIVISION 3 – USE REGULATIONS
Sec. 68-486. - Off-street parking.

The purpose of this section is to ensure the provision of adequate off-street parking areas. Furthermore, it is the intent to avoid urban congestion on public streets to protect the level of service and capacity of existing streets to avoid unnecessary conflicts between pedestrian and vehicles and to promote the general health, safety, and public welfare. These regulations shall apply to all off-street parking areas, including driveways for single-family and duplex dwellings, established within the city. Any plans for re-striping an existing off-street parking area or modifying the number of parking spaces shall be approved by either the planning and zoning board or the city manager or designee as required by the land development regulations upon the submittal of a parking plan which complies with the land development regulations.

(a) *Number and description of parking spaces required.*

Off-street parking lots may be allowed as provided for in chapter 68, article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(q). Such parking lots shall be subject to site plan review and shall adhere to all applicable land development regulations. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach. With the exception of single-family and two-family dwellings, parking lots shall have each parking space and aisle marked. All required parking spaces shall be located at grade level or above.

(b) *Size and access.*

(1) *All uses, except single-family.* Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a minimum of 12 feet and a maximum of 15 feet for a one-way drive and a minimum of 24 feet and a maximum of 30 feet for a two-way drive. The design, number and placement of such drives is subject to site plan approval by the city before being constructed.

(5) *Regular car parking.* Regular car parking shall meet the following minimum dimensions:

Dimension	Diagram	0°	45°	60°	75°	90°
		(Measurements in Feet)				
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	11.7	14.3	16.0	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	—	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	—	24.0	24.0	24.0	24.0	24.0

(6) *Compact car parking.* Compact car parking may be provided for up to 20 percent of the required parking and shall meet the following minimum requirements and dimensions:

a. Compact car parking may be provided only for parking areas that have ten or more spaces.
b. Compact car parking may be provided for only nonresidential zoning districts.
c. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
d. The overall design must be reviewed and approved by the city.

(e) Handicapped parking. Handicapped parking shall meet the requirements of the State Handicapped Access Code, F.S. § 553.501 et seq.

(m) Temporary parking review and permit. The following types of temporary parking facilities may be allowed as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). *The power and authority to grant special exceptions and related site plan review for temporary parking will be solely within the jurisdiction of the city commission.*

(2) Temporary, 90 days to one year in duration, as provided for in article VI, Zoning district regulations (see the illustrative parking use table in section 68-486(r). Such review shall include possible reduction or relaxation of specific land development requirements such as paving surface, buffering, and landscaping for vehicular use areas as may be applicable to the specific request. The applicant has the burden of proof to demonstrate the temporary nature of the request which shall include an anticipated date of expiration. Temporary parking shall not be permitted in the RU-75 or RM-15 zoning districts.

(3) Temporary, off-street or off-site parking facilities, may be allowed as provided for in article VI, Zoning district regulations (see also the illustrative parking use table in section 68-486(r). In addition to the special exception and/or site plan approval requirements, the following conditions shall apply:
(a) Temporary parking may be approved for a period not to exceed one year. One-year extensions may be allowed by the city commission under the following conditions:
1. No extensions shall be granted for such parking which is not in compliance with the design standards, maintenance plan, or any conditions of the original approval.
2. Included but not limited to any adverse impacts to such parking, changes in the land development regulations affecting the parking, crime statistics for such parking, and Code violation history shall be considered in determining whether to grant an extension. Any extension may be conditioned on mitigation of impacts caused by the use of the subject parking.

2020 ADA Standards for Accessible Design. When a business or State of local government restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces.

- 2 ADA parking spaces are required with one parking space being van accessible.

CHAPTER 72 – RESOURCES; VEGETATION AND ENVIRONMENTALLY SENSITIVE LAND

ARTICLE I – IN GENERAL

Sec. 72-43. - Unobstructed visibility at intersections.

- When an accessway intersects a public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the triangular areas shall provide unobstructed cross-visibility at a level between 30 inches and seven feet; provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located as to not create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than three feet from the edge of any accessway pavement.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the Land Development Regulations - Section 70-92:

1. **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**

   Nonresidential Development
   Policy 1.4.1: In order to minimize incompatibility when residential and mixed use or commercial land uses share a common boundary, the land development regulations shall contain provisions wherein the installation of buffering, as appropriate, is required when there is a change of use or increase in intensity.

   A parking lot is not in conflict with the goals, objectives and policies of the Comprehensive Plan. It should be noted that Policy 1.4.1 describes the need to minimize incompatibility (through buffering) when residential and mixed use or commercial share a common boundary.

   Staff met with the applicant on March 31, 2022. The applicant indicated a fence will be installed along eastern portion of parcel number 26-31-15-78804-007-0030 as a buffer between the residential neighborhood and the nonresidential use.

   The subject site is assigned the Residential Medium (RFM-30) future land use designation and located in the Residential Facilities Medium (RFM-30) zoning district. The purpose of the RFM-30 zoning district is to delineate those areas, as defined within the city's comprehensive plan, resort facilities medium, suitable for limited residential as well as resort facilities development of a medium density character together with associated special exception and accessory uses.

2. **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**

   Section 68-486(m)(2) allows for a possible reduction or relaxation of specific land development requirements such as paving surface, buffering, and landscaping for vehicular use areas as may be applicable for temporary parking lots with a duration of 90 days to one (1) year.

   Applicant is required to resubmit an updated site plan based on the March 31, 2022, discussion to update the following: remove sidewalk, add stop signs, add “Authorized Employee Parking Only” signs, update address/parcel numbers, add parcel lines, add fence, and revise impervious surface ratio calculations.

   The number of handicapped parking spaces are met. The Department of Justice, ADA Design Guide, states that the total number of parking spaces dictates the number of ADA accessible parking spaces. The applicant is proposing 46 spaces including 2 handicapped spaces. This is consistent with the ADA Design Guidelines.

The visibility triangle regulations must be met at all times.

The site plan is consistent with the Off-street parking dimensions.

Sec. 68-486-Off-street parking	Land Development Regulations	Site Plan
Proposed Regular Car Parking:		
Stall Width	9.0’	9.0’
Stall Length	18.0’	18.0’
Aisle Width Between Stalls – East Side	24.0’ (min.)	Approx. 24’ – 3”
Aisle Width Between Stalls – West Side	24.0’ (min.)	Approx. 24’ – 3
Proposed Compact Parking:		
Stall Width	8.0’	8.0’
Stall Length	18.0’	16.0’
Aisle Width Between Stalls – North Side	24.0’ (min.)	24”
Impervious Surface Ratio	85% (max.)	68%

The proposed site plan meets the minimum requirements for aisle width between stalls on the east, south and west sides.

3. In what respects the plan is or is not in conformance with the City’s subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.

The proposed site plan does not involve the subdivision of property or the design and construction of streets. The proposed site plan is not anticipated to cause reduction to the City’s current level of service or any component of the City’s public infrastructure. Site plan indicates 44 proposed parking spaces and two (2) ADA parking spaces.

4. In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:

a. Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.

Staff Response:
Sec. 68-281. The purpose of the RFM-30 (resort medium) zoning district is to delineate those areas, as defined within the city's comprehensive plan, resort facilities medium, suitable for limited residential as well as resort facilities

development of a medium density character together with associated special exception and accessory uses.

A temporary parking lot will serve the employees of the nearby bars and restaurants.

The adjacent properties include:

- 120 & 130 98th Ave.: Multi-family residential
- 9701 1st St E: Paved parking lot (Owner is the same as the subject properties.)
- 131 98th Ave: Single-family home
- 9800 Harrell Ave.: Single-family home
- 9850 Harrell Ave: Single-family home
- 9747 Gulf Blvd: Multi-family Residential
- 9815 Gulf Blvd: Multi-family Residential

Property uses surrounding the four vacant parcels:

- 9610 Gulf Blvd.: Seadogs Restaurant
- 9630 Gulf Blvd: Sunrise Motel
- 9650 Gulf Blvd: Vacant commercial land (BLDC-003388-2022 is a building permit for a new parking lot, 22 self-parking or 34 valet spaces). The permit was reviewed, and the valet agreement is in progress.
- 9615 Gulf Blvd: Treasure Bay Apartments
- 9611 Gulf Blvd: Vacant lot
- 9641 Gulf Blvd: Taco Bus and shopping center
- 9701 W Gulf Blvd: Paved paid parking lot
- 9695 W Gulf Blvd: 7-11 Convenience Store
- 9300 W Gulf Blvd: St. Petersburg Lions Club
- 9000 W Gulf Blvd: Caddy's Treasure Island
- 8803 W Gulf Blvd: Kon Tiki
- 9715 Harrell Ave: West Winds Condos
- Single and multi-family homes surround the area.



The following City parking lots are located near the proposed temporary parking lot:

- Sandpiper Parking Lot located at Gulf Blvd and 100th Ave (16 spaces)
- 99th Ave Beach Access Parking Lot located at Gulf Blvd & 99th Ave (3 spaces)
- Brown Pelican Parking Lot located at W Gulf Blvd & 88th Ave (10 Spaces)
- City of St. Petersburg Municipal Lot located at 112th Ave. and Gulf Blvd (not on map).

A temporary parking lot is a permitted use with an approved special exception in the RFM-30 zoning district. The SPEC-000196-2022 is the companion case for this site plan application. A temporary parking lot is compatible with the surrounding commercial development.

b. Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.

The site plan shows the construction of 44 parking spaces and two (2) ADA parking spaces. A public ingress, egress and access easement, granted on March 28, 2017 by and between Trisland Holdings, Inc (the previous property owners) and the City of Treasure Island, is located south of the subject properties. Vehicles will enter/exit utilizing 1st Street E and Harrel Avenue. Stop signs are located at each end of the easement.

No bicycle racks or directional arrows are not indicated on the site plan.

The proposed use attracts additional traffic. There is a need for additional cross walks on the residential streets and stop signs at the parking lot exits for the safety, health and welfare of residents and visitors alike.

c. Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.

The property abuts a residential neighborhood to the east. Brazilian peppers separate the neighbor to the east and the temporary parking lot. A landscaping plan is shown on the proposed site plan.

The applicant indicated the installation of a fence on the eastern portion on of parcel number 26-31-15-78804-007-0030 separating the residential use from the non-residential use.

d. Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.

The proposed site plan does not include the construction of any buildings.

e. Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).

The subject property does not provide access to, or abut, an existing public beach or waterfront.

f. Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.

There are no known historically/architecturally significant structures on the site.

g. Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.

The proposed site plan does not include any on-site recreation areas or lands to be dedicated for public recreational purposes.

5. In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.

The four parcels listed in the staff report show the owner as First Street Treasure Island Parking, LLC. Sunbiz-Division of Corporations indicates the registered agent is Daniel McNutt.

6. Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.

If the impervious surface ratio is increased, the proposed site plan will require a permit or exemption from the Southwest Florida Water Management District (SWFWMD).

A FDOT permit is not required as the temporary parking lot is not located on Gulf Blvd.

7. In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.

There are no nonconforming uses or structures on site.

STAFF RECOMMENDATION:

Staff recommends SITE-000206-2022, the proposed site plan for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on four parcels as listed in the staff report and located south of 98th Avenue and east of 1st Street East be approved with the following conditions:

1. All building permits and construction associated with this development order shall be subject to all Codes in effect at the time of the building permit application process.
2. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
3. A completed building permit application must be submitted to the city within 30 calendar days from City Commission approval.
4. The revised site plan must be consistent with Division 2 – Application Requirements, Section 70-52 Submission Requirements.
5. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-78804-007-0030 in accordance with Section 68-462- Screening Regulations.
6. Two (2) waste reciprocals must be present and maintained on site at all times.
7. One (1) stop sign shall be installed at each exit.
8. Two (2) 'Authorized Employee Parking Only' signs shall be installed on the temporary parking lot.
9. Two (2) ADA parking spaces with one (1) being van accessible must be marked.
10. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
11. Storage of vehicles is prohibited on the temporary parking lot.
12. This order will become effective upon City Commission approval.

CITY COMMISSION: APRIL 19, 2022
CASE NO.: SITE-000206-2022
LOCATION: 26-31-15-78804-007-0052
26-31-15-78804-007-0051
26-31-15-78804-007-0050
26-31-15-78804-007-0030
(98TH AVENUE AND 1ST STREET E)

THE CITY COMMISSION MADE A MOTION TO:

[ ] APPROVE [ ] DENY
[ ] DEFER [ ] APPROVE WITH CONDITIONS

Case SITE-000206-2022, Site plan for a temporary parking lot located in the Resort Facilities Medium (RFM-30) zone district, on four parcels as listed in the staff report and located south of 98th Avenue and east of 1st Street East, with the following conditions:

1. All building permits and construction associated with this development order shall be subject to all Codes in effect at the time of the building permit application process.
2. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.
3. A completed building permit application must be submitted to the city within 30 calendar days.
4. The revised site plan must be consistent with Division 2 – Application Requirements, Section 70-52 Submission Requirements.
5. Revise site plan to include the installation of fence along the entire eastern property line of parcel number 26-31-15-78804-007-0030 in accordance with Section 68-462- Screening Regulations.
6. Two (2) waste reciprocals must be present and maintained on site at all times.
7. One (1) stop sign shall be installed at each exit.
8. Two (2) 'Authorized Employee Parking Only' signs shall be installed on the property.
9. Two (2) ADA parking spaces with one (1) being van accessible must be marked.
10. No overnight parking of vehicles or boats, recreational vehicles, or trailers is permitted.
11. Storage of vehicles is prohibited on the temporary parking lot.
12. This order will become effective upon City Commission approval.

_____ Attest: _____
J. Tyler Payne, Mayor Ruth Nickerson, City Clerk

Signed on this ___day of _____, 2022.

Received by Treasure Island on April 10, 2022. SPEC-000196-2022

Case Number: SITE-000206-2022

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: First Street Treasure Island Parking LLC	Agent: Daniel McNutt
Address: Portland ME 04101	Address: Treasure Island FL 33706
Portland ME 04101	Treasure Island FL 33706
Phone: 207-233-7306	Phone: 207-751-1679
Fax:	Fax:
Email: dmcnutt@uppglobal.com	Email: dmcnutt@uppglobal.com

List all Legal Owner(s) of Property: DM Parking, ZW UPP, LLC, Andrew McGowan, Thoeodore Lakeman, GHS Ltd, Bryan Kessler

DM Parking, ZW UPP, LLC, Andrew McGowan, Thoeodore Lakeman, GHS Ltd, Bryan Kessler

Complete legal description (may be placed on attached separate page): attached

attached

Development Name: 9701 1st Street East Parking Lot

Site Location/Address:

Area of Development (Acreage or Square Feet) 0.469 Acres (20,442 Square Feet) More or Less

Parcel Identification Number (list all): 26-31-15-007-0050; 26-31-15-007-0051; 26-31-15-007-78804-0052; 26-31-15-007-78804-0030

Application Request: Development of a new gravel"Temporary" parking lot, to replace a currently unpaved grass parking field.

Future Land Use Designation: Resort Facilities Medium — Proposed Future Land Use: Resort Facilities Medium

Current Zoning: Resort Facilities Medium (RFM-30) — Proposed Zoning: Resort Facilities Medium (RFM-30)

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

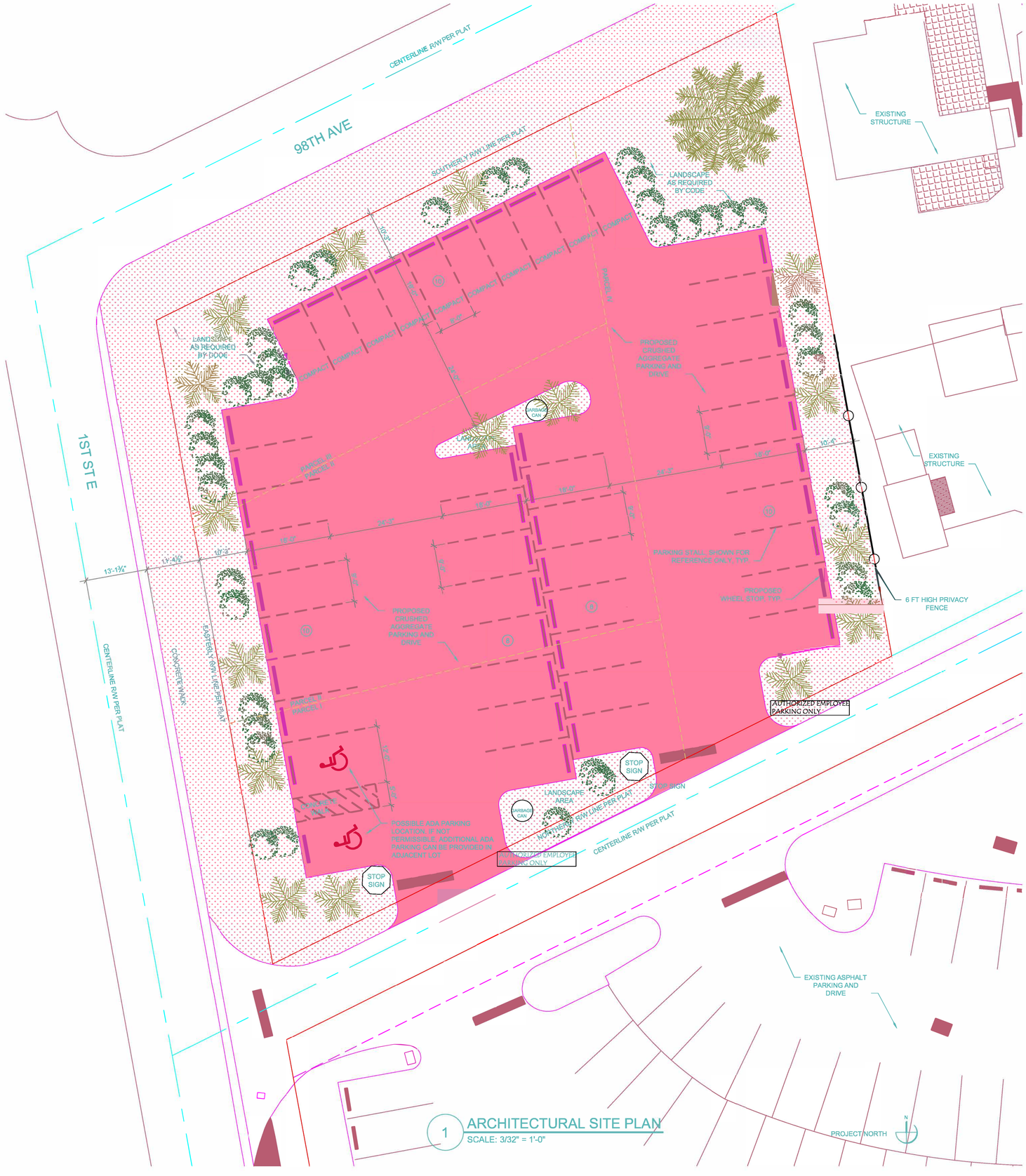
Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

11 April 2022

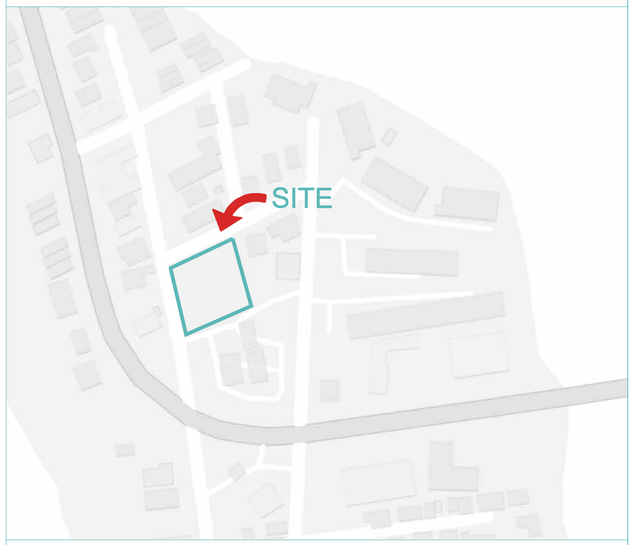
Date

Received by Treasure Island on April 10, 2022. SPEC-000196-2022 and SITE-000206-2022.0



1 ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

LOCATION MAP



PARCEL INFORMATION

PARCEL I
26-31-15-78804-007-0052
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, PART OF LOTS 4 & 5 DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF LOT 5 THEN NORTH 53FT THEN EASTERLY TO A POINT 47 FT NORTH OF SOUTHEAST CORNER OF LOT 4 THEN SOUTH TO SOUTHEAST CORNER OF LOT 4 THEN WESTERLY TO POINT OF BEGINNING

PARCEL II
26-31-15-78804-007-0050
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, PART OF LOTS 4 & 5 DESCRIBED AS BEGINNING 53FT NORTH OF SOUTHWEST CORNER OF LOT 5 RUN NORTH 43FT THEN EASTERLY TO A POINT 96FT NORTH OF SOUTHEAST CORNER OF LOT 4 THEN SOUTH 49.4FT THE WESTERLY TO POINT OF BEGINNING

PARCEL III
26-31-15-78804-007-0051
GULF BLVD, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, NORTH 46FT MORE-OR-LESS OF LOTS 5 & 4

PARCEL IV
26-31-15-78804-007-0030
98TH AVE, TREASURE ISLAND
SAWYER & HARRELL'S 2ND ADDITION BLOCK 7, LOT 3

SITE DATA / DEVELOPMENT GUIDELINES

JURISDICTION
CITY OF TREASURE ISLAND

ZONING DISTRICT
RESORT MEDIUM - RFM-30

LAND USE
EXISTING: VACANT
PROPOSED: TEMPORARY OFF-STREET PARKING

AREA OF PROPERTY
20,442 S.F.

FLOOR AREA RATIO (FAR)	
EXISTING:	N/A
PROPOSED:	N/A
PERMITTED:	0.65 FAR

IMPERVIOUS SURFACE COVERAGE	
EXISTING:	0 S.F. - 0% OF SITE
PROPOSED:	0 S.F. - 0% OF SITE
PERMITTED:	17,376 S.F. - 85% OF SITE MAX

PARKING COUNTS	
PROPOSED PARKING:	46 SPACES
REQUIRED ADA PARKING:	2 SPACES PER 2020 FBC - ACCESSIBILITY TABLE 208.2
PROPOSED ADA PARKING:	2 SPACES
COMPACT PARKING = 45 SPACES X 0.20 = 902	20% OF PARKING
ALLOWED COMPACT PARKING =	10 SPACES
PROPOSED COMPACT PARKING =	10 SPACES

NOTE: SITE PLAN DATA WAS TAKEN FROM EBI SURVEY PORFORMED ON 10/22/2021.

NOTES:
1. NO LIGHTING SHALL BE INSTALLED ON PROPERTY
2. THERE SHALL BE NO STORAGE OF VEHICLES ON PROPERTY
3. HOURS OF OPERATION SHALL BE LIMITED TO MON - SUN 5AM - 1 AM

BeharPeteranecz
ARCHITECTURE | INTERIORS
840 HARRISON AVENUE, SUITE 101 | PANAMA CITY, FLORIDA 32401
2430 TERMINAL DRIVE SOUTH | ST. PETERSBURG, FLORIDA 33712
(850) 528-6540 | ARCHITECTUREBP.COM

THE INFORMATION HEREON IS THE PROPERTY OF BEHAR PETERANECZ, INC. USE, DUPLICATION OR TRANSMITTAL WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ISTVAN L. PETERANECZ
#AR94533
FLORIDA

TEMPORARY PARKING LOT PLAN

TREASURE ISLAND, FL 33706

ISSUED DRAWING LOG:

PROJECT NO:
22.006

ISSUE DATE:
04-11-2022

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A-001

EDITION:
SITE PLAN APPROVAL



Detail by Entity Name

Florida Limited Liability Company
FIRST STREET TREASURE ISLAND PARKING, LLC

Filing Information

Document Number	L21000441005
FEI/EIN Number	NONE
Date Filed	10/08/2021
State	FL
Status	ACTIVE

Principal Address

496 CONGRESS STREET
SUITE 3
PORTLAND, ME 04101

Mailing Address

496 CONGRESS STREET
SUITE 3
PORTLAND, ME 04101

Registered Agent Name & Address

MCNUTT, DANIEL
120 95TH AVENUE
TREASURE ISLAND, FL 33706

Authorized Person(s) Detail

Name & Address

Title MGR

MCNUTT, DANIEL
120 95TH AVENUE
TREASURE ISLAND, FL 33706

Title MGR

ZURITSKY, ROBERT
C/O UPP GLOBAL, LLC, 496 CONGRESS ST., #3
PORTLAND, ME 04101

Annual Reports

No Annual Reports Filed

Document Images

10/08/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

AGENDA ITEM NO. I.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Jamie Viveiros, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: **PUBLIC HEARING**
Ordinance 2022-03, 2nd Reading and Public Hearing to amend Chapter 70 - Planning and Zoning.

BACKGROUND:

Chapter 70 of the Treasure Island Code of Ordinances provides for the establishment of a planning and zoning board and sets forth the regulations for development requiring site plan review, application requirements, staff review, planning and zoning board action, appeals to site plan review, appeals to administrative decisions, special exception uses, and variances.

POLICY/PURPOSE:

The overall purpose of the proposed amendments to Chapter 70 is to update and clarify the development application process and requirements to the Planning and Zoning Board and City Commission. Specifically, the proposed amendments to Chapter 70 intend to achieve the following:

1. Provide for additional exemptions from site plan review;
2. Amend application and submission requirements for site plan review;
3. Follow the required time periods set forth in Fla. Stat. 166.033 – Development permits and orders, for review of a development application for completion, notification to applicant that the application is deemed complete or specify which areas are deficient, and approval or denial by the Planning and Zoning Board;
4. Allow for certain modifications to previously approved site

plans to be reviewed and approved at the staff level in lieu of resubmission to the original approving body; and
5. Amend application and submission requirements for variance requests.

STRATEGIC PLAN RELEVANCE:

Financial and Economic Development Road Map

Goal 1: Foster a Vibrant Business Community

ANALYSIS/DISCUSSION:

Additional Exemptions from Site Plan Review

Staff has proposed the following items be removed from site plan review by the Planning and Zoning Board:

- Duplex dwellings that are a permitted use in that zoning category, except those sites abutting the Gulf of Mexico or public beach.
- Seawalls.
- Swimming pools and spas.
- Certain modifications to previously approved site plans per Sec. 70-151.

These items will still undergo zoning, floodplain, and building review as applicable during the permit application process. However, site plan approval would not be required by the Board.

Application and Submission Requirements for Site Plan Review

The City's existing requirements for site plan application submissions are intensive and require more information than is needed for review by the Planning and Zoning Board. The City's existing Code does not have any provisions for scenic views or a proposed schedule of development, but are currently required for site plan review. In addition, erosion control measures are required to obtain a building permit and are unnecessary for site plan review. These three items have been removed as submission requirements.

In addition, the Community Development Department, with the use of EnerGov and OPPS (self-service portal), is in the process of transitioning to electronic application submittals for

all building permit and development applications. Chapter 70 currently requires 18 sets (3 signed and sealed) of 24” x 36” surveys and site plan drawings to be submitted with the development application. The proposed amendments remove the specific number of copies which must be provided, and the determination to be made by staff administrative policy. This will allow for flexibility in updating the policies as our department’s processes continue to change, the online submittal portal becomes operational, and as we seek ways for Board and Commission members to review electronic plans.

Consistency with Fla. Stat. 166.033

Fla. Stat. 166.033 – Development permits and orders, sets forth the time period for review of a development application for completion, notification to applicant that the applicant is deemed complete or specify which areas are deficient, and approval or denial by the Planning and Zoning Board. There is inconsistency between the Statute and Chapter 70 of the Treasure Island Code of Ordinances. Amending the Code to follow the time periods set forth in Fla. Stat. 166.033 will create consistency among the review periods. In addition, our Code will not need to be updated any time the statute is amended.

Fla. Stat. 166.033 currently allows for 30 days to review a development application and determine if it is complete, or notify the applicant which items are deficient. Chapter 70 currently requires this to be completed in 10 days.

Fla Stat. 166.033 provides that within 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development order. Chapter 70 currently provides that the decision by the planning and zoning board be made within 120 days of the public hearing.

Modifications to Previously Approved Site Plans

During the permit application process, there are sometimes changes that need to be made in specific areas to meet current Code, such as drainage or arrangement of parking spaces. Any changes to an approved site plan are currently

required to be approved by the Planning and Zoning Board.

Staff is proposing that the following modifications to previously approved site plans be approved at the staff level rather than resubmission to the original approving body:

- Modifications required to comply with state or federal agency permitting requirements (such as FDOT);
- Number and/or arrangement of parking spaces, so long as it meets Code;
- Reduction in building height, density, building coverage or floor area ratio;
- Changes to landscaping or increases in pervious area or decreases in impervious area;
- Changes to drainage plans that do not increase impervious areas, except as provided in subsection (f);
- Changes to impervious areas that increase the impervious area by no more than five percent of the approved impervious area and still complies with Code.

These proposed amendments would enable applicants to continue with the building permit application process rather than submitting a complete site plan modification application and going through the public hearing process again, which can take 1-2 months on average. The modifications will still be required to meet Code.

<u>Application and Submission Requirements for Variance Requests</u>

Chapter 70 currently requires 18 sets (3 signed and sealed) of 24” x 36” surveys and site plan drawings to be submitted with the development application for a variance request. The application procedure would be modified to be aligned with the site plan application procedure as determined by staff.

The proposed procedure will also be amended to include a provision that no variance application requesting the same or similar relief may be submitted for one-year following the date of denial by either the Planning and Zoning Board or City Commission.

With these proposed amendments to Chapter 70, staff hopes to simplify the overall application process to the Planning and Zoning Board and City Commission, and encourage development and redevelopment in Treasure Island.

The Local Planning Agency has recommended approval of the subject ordinance through LPA Resolution 2022-01.

FUNDING: N/A

MOTION: I move to adopt Ordinance 2022-03, amending Land Development Regulations, Chapter 70 – "Planning and Zoning" at this 2nd Reading and Final Public Hearing.

ATTACHMENTS:
LPA Resolution 2022-01
Ordinance 2022-03
Legal Ad & Affidavit

LOCAL PLANNING AGENCY
RESOLUTION NO. 2022-01

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 70 "PLANNING AND ZONING" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 70-31 "PURPOSE" TO MODIFY THE PURPOSE OF SITE PLAN REVIEW; REVISING SECTION 70-33 "EXEMPTIONS FROM SITE PLAN REVIEW" TO EXEMPT CERTAIN IMPROVEMENTS FROM SITE PLAN REVIEW; REVISING SECTION 70-51 "APPLICATION FOR SITE PLAN REVIEW" TO ELIMINATE PRIOR AGENCY APPROVALS AS A CONDITION PRECEDENT FOR SUBMISSION OF A SITE PLAN APPLICATION; REVISING SECTION 70-52 "SUBMISSION REQUIREMENTS" TO AMEND THE REQUIREMENTS FOR SITE PLAN REVIEW SUBMISSIONS; REVISING SECTION 70-53 "CONFERENCE REQUIRED" TO MAKE A PROVISION FOR A PRE-APPLICATION CONFERENCE; REVISING SECTION 70-54 "CONSULTANTS" TO MODIFY THE REQUIREMENTS FOR THE CITY TO RETAIN ASSISTANCE OF CONSULTANTS; DELETING SECTION 70-71 "PRELIMINARY SITE PLAN APPLICATION"; REVISING SECTION 70-72 "REFERRAL TO PLANNING AND ZONING BOARD" TO SET TIME CERTAIN FOR THE CITY TO DETERMINE COMPLETENESS OF APPLICATIONS; REVISING SECTION 70-91 "SITE PLAN APPROVAL" TO SPECIFY TIME FOR THE PLANNING AND ZONING BOARD TO REVIEW SITE PLAN AND TAKE ACTION; REVISE SECTION 70-92 "DETERMINATION AND FINDINGS" TO AMEND THE PROCEDURE FOR EXTENSION OF REVIEW AND APPROVAL TIME AND ISSUANCE OF A BUILDING PERMIT; REVISING SECTION 70-151 "SITE PLAN AMENDMENTS" TO AMEND THE PROCEDURE FOR FURTHER CHANGES TO AN APPROVED SITE PLAN AND PROVIDE FOR EXCEPTIONS TO THE AMENDMENT PROCESS THAT MAY BE APPROVED BY STAFF; REVISING SECTION 70-221 "PROCEDURE" TO ADD A RESTRICTION FOR APPLICATIONS REQUESTING SAME RELIEF FOR THE SAME PROPERTY; REVISING SECTION 70-242 "REFERRAL TO PLANNING AND ZONING BOARD" TO ELIMINATE A SPECIFIED NUMBER OF COPIES OF APPLICATIONS TO BE SUBMITTED.

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 March 10, 2022, 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 March 10, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2022-03 amending Chapter 70, Planning and Zoning Board and has considered the information received at said public hearing; and

WHEREAS, on March 10, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2022-03 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 2022-03, with the recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 10TH DAY OF MARCH, 2022.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

03-10-2022
Date

ORDINANCE 22-03

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 70 "PLANNING AND ZONING" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 70-31 "PURPOSE" TO MODIFY THE PURPOSE OF SITE PLAN REVIEW; REVISING SECTION 70-33 "EXEMPTIONS FROM SITE PLAN REVIEW" TO EXEMPT CERTAIN IMPROVEMENTS FROM SITE PLAN REVIEW; REVISING SECTION 70-51 "APPLICATION FOR SITE PLAN REVIEW" TO ELIMINATE PRIOR AGENCY APPROVALS AS A CONDITION PRECEDENT FOR SUBMISSION OF A SITE PLAN APPLICATION; REVISING SECTION 70-52 "SUBMISSION REQUIREMENTS" TO AMEND THE REQUIREMENTS FOR SITE PLAN REVIEW SUBMISSIONS; REVISING SECTION 70-53 "CONFERENCE REQUIRED" TO MAKE A PROVISION FOR A PRE-APPLICATION CONFERENCE; REVISING SECTION 70-54 "CONSULTANTS" TO MODIFY THE REQUIREMENTS FOR THE CITY TO RETAIN ASSISTANCE OF CONSULTANTS; DELETING SECTION 70-71 "PRELIMINARY SITE PLAN APPLICATION"; REVISING SECTION 70-72 "REFERRAL TO PLANNING AND ZONING BOARD" TO SET TIME CERTAIN FOR THE CITY TO DETERMINE COMPLETENESS OF APPLICATIONS; REVISING SECTION 70-91 "SITE PLAN APPROVAL" TO SPECIFY TIME FOR THE PLANNING AND ZONING BOARD TO REVIEW SITE PLAN AND TAKE ACTION; REVISE SECTION 70-92 "DETERMINATION AND FINDINGS" TO AMEND THE PROCEDURE FOR EXTENSION OF REVIEW AND APPROVAL TIME AND ISSUANCE OF A BUILDING PERMIT; REVISING SECTION 70-151 "SITE PLAN AMENDMENTS" TO AMEND THE PROCEDURE FOR FURTHER CHANGES TO AN APPROVED SITE PLAN AND PROVIDE FOR EXCEPTIONS TO THE AMENDMENT PROCESS THAT MAY BE APPROVED BY STAFF; REVISING SECTION 70-221 "PROCEDURE" TO ADD A RESTRICTION FOR APPLICATIONS REQUESTING SAME RELIEF FOR THE SAME PROPERTY; REVISING SECTION 70-242 "REFERRAL TO PLANNING AND ZONING BOARD" TO ELIMINATE A SPECIFIED NUMBER OF COPIES OF APPLICATIONS TO BE SUBMITTED; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to amend Chapter 70 titled "Planning and Zoning" of the City Code of Ordinances to expedite and streamline the process for site plan review and revisions, to include, among other things: amend application and submission requirements for site plan review; create the pre-application conference requirement; revise site plan approval procedure; provide for additional exemptions from site plan review for duplexes, pools, spas, seawalls, and specified amendments; allow for certain site plan modifications to be approved at the staff level which are the result of compliance with federal, state, agency requirements or are less intense development or minor revisions; and revise variance application procedure; and

WHEREAS, the Local Planning Agency met on March 10, 2022 and recommended approval of the following revisions to the Land Development Regulations; and

WHEREAS, the City Commission has reviewed the relevant current Code provisions of the City of Treasure Island and finds that certain modifications are necessary and desirable to update various requirements for efficiency of the applications review process; and

WHEREAS, the City Commission determines that the adoption of this Ordinance is in the interests of the public health, safety and welfare of the City and its residents.

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

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct and are hereby adopted as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

SECTION 2. That section 70-31 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-31. - Purpose.

(a) The purpose of site plan review, as set forth within this article, is to ensure compliance with all land development regulations and all other applicable standards and requirements as set forth by the city, prior to issuance of development permits.

(b) The procedure is intended to ~~insure~~ ensure that the location of structures, traffic circulation, parking facilities, and other site amenities, quantities and standards are provided in the furtherance of the life, public health, safety, comfort, order, appearance, convenience, morale and general welfare.

(c) Architectural considerations. All proposed site plans shall be reviewed for excessive uniformity, dissimilarity, inappropriateness, or poor quality in the exterior design of buildings. Such lack of quality of design adversely affects the desirability of the immediate and neighboring areas for residential and nonresidential

purposes, impairs the benefits of occupancy of existing properties in such areas, impairs the stability and value of improved and unimproved real property in such areas, and may prevent the most appropriate development of such areas. The resulting deterioration of property produces conditions which adversely affect the proper relationship between the taxable value of real properties in such areas and the costs of providing municipal services for them. Therefore, exterior building design shall be reviewed with the specific intent of preventing these and other harmful effects, promoting the most appropriate use of land within the city, and thereby promoting the health, safety, comfort, and general welfare of the community.

SECTION 3. That section 70-33 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-33. - Exemptions from site plan review.

(a) No site plan review shall be required under this article for the following improvements:

(1) All single-family and duplex dwellings that are a permitted use in that zoning category, except those sites abutting the Gulf of Mexico or the public beach adjacent thereto.

(2) Changes in plant species, increases to landscaped and/or pervious area.

(3) Decks or walkways which do not exceed 12 inches above existing grade and do not reduce the landscaped or pervious area below the minimum requirements.

(4) Utility sheds which shall not exceed 100 square feet (one shed per property).

(5) Fences.

(6) Flag poles.

(7) Docks, davits, ~~and~~ boat lifts and seawalls.

(8) Interior modifications to existing structures, provided that there is no change in land use classification or zoning district or increase in density or intensity of use.

(9) Exterior modifications to existing structures, such as repainting, changes in facades or signage, etc., provided that there is no change in the land use classification zoning district or increase in density or intensity of use.

(10) Swimming pools and spas.

(11) Exemptions to site plan modifications set forth in Sec. 70-151.

(b) ~~Exemption of the items listed in subsection (a) from site plan review is not intended to eliminate the enumerated items from description requirements if the project or improvement is otherwise subject to site plan review.~~ When the project or improvement is otherwise subject to site plan review, then the items listed in subsection (a) are not eliminated from that site plan review

~~(c)~~ The planning and zoning board shall have the authority to waive site plan requirements for modifications to existing structures that are necessary in order to comply with the requirements of the<u>is Code</u> ~~Building Regulations and Fire Code Chapter 8~~.

SECTION 4. That section 70-51 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-51. - Application for site plan review.

(a) An application for a site plan review shall be made, on required forms, to the city prior to an application for a building permit and will only be accepted if there is compliance with all other ordinances and provisions of this Code and all applicable fees as set by the city commission in Appendix A have been paid.

(b) ~~Except as may otherwise be required by law or administrative procedures, all required county, regional, state or federal agency approvals shall be obtained prior to the submission of an application for site plan review~~

SECTION 5. That section 70-52 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-52. - Submission requirements.

Any site plan submitted for review shall contain the following ~~information~~:

(1) Completed ~~site plan review application~~ <u>development application</u>.

(2) Proof of ownership of the property; i.e. deed, title abstract.

(3) A boundary survey of the property at a scale not smaller than one inch equals 30 feet. ~~Each page of the survey shall be provided to the city in portable document format (.pdf).~~ Said survey shall meet the minimum requirements of the state, and shall include the following information, when applicable to the site:

a. A complete legal description of the property (metes and bounds or subdivision information), property tax roll parcel number(s), and a notation of total gross site area, in square feet and acres.

b. An accurate depiction, with complete dimensioning, of all existing rights-of-way and easements of record running across, or immediately adjacent to, the site. Right-of-way names and widths shall be labeled. Easements shall be labeled as to purpose (utility, ingress/egress, etc.) and recording information (plat or O.R. book and page numbers) shall be noted.

c. The locations of all existing structures and other manmade improvements (paving, fences, aboveground utility lines, etc.) on the property, with complete dimensioning and existing setback distances to property lines, to the nearest one-tenth of a foot.

d. An accurate depiction and description of existing wetlands, mangrove stands, or other environmentally sensitive areas on the site, immediately adjacent to the site, or immediately offshore from the site.

e. Jurisdictional or regulatory boundaries such as Coastal Construction Control Line, 1968 Treasure Island Mean High Water Line, Erosion Control Line, ~~Flood Zones,~~ and the like.

f. Flood zones, b~~B~~ase flood elevations, and the Limit of Moderate Wave Action, if applicable.

g. Riparian rights or submerged land lease description (if applicable).

h. The signature and seal of a land surveyor registered in the State of Florida.

~~(4) All site plans shall be prepared at a scale not smaller than one inch equals 30 feet and shall be submitted on sheets, not larger than 24 inches by 36 inches. Each page of the site plan submittal shall be provided to the city in portable document format (.pdf).~~

~~(5) Any portion of a site plan involving architecture, landscape architecture, engineering or surveying shall be certified by the individual responsible for the portion of the site plan and shall bear the seal, registration number, name and address of such individual.~~

(6) Site plan drawings shall be prepared at a scale not smaller than one inch equals 30 ft. and shall include, at a minimum, t~~T~~he following information ~~shall be shown on the site plan drawings, either graphically or in notations, as appropriate~~:

a. The name and address of the property owner and/or developer; complete legal description of the property, consistent with that found on the survey; north arrow; date and scale of drawings; complete dimensioning in feet and decimal fractions thereof; sheet numbers, total number of sheets, and sheet index.

b. The locations, names, and widths of all existing and proposed rights-of-way, reservations, easements, canals, and waterways adjacent to or running across the property.

c. The existing land use, and zoning district designations, of the site and all adjacent properties, including those lying across adjacent rights-of-way from the site.

d. Historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site, and provisions to protect such structures or archaeological sites from any adverse effects of the proposed development.

e. Existing public beach or waterfront access ways, if any, and provisions to ensure continued public use of same. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see section 70-53).

f. ~~Existing scenic views or amenities, if any, and provisions to ensure continued public use and enjoyment of same.~~
~~g.~~ A table summarizing the total area of the site, in square feet and acres, with square footages and percentages of total site area, for component subareas including, but not limited to, the following:

1. Area covered by buildings.

2. Impervious surface area.

3. Total gross floor area.

4. On-site recreation area(s), if applicable.

5. Open space, including stormwater retention areas, buffers and other landscaped areas.

6. Vehicular circulation and parking area(s).

7. Any other special component subareas of the site.

~~h~~g. Footprints of all buildings, with notations or graphic representations of required and proposed setbacks distances from all property lines and water bodies (show Pinellas County Coastal Construction Control Line, seawall, and 1968 Treasure Island Mean High Water Line, if applicable), building heights, number of floors, and where applicable, the number, size, and type of dwelling or hotel/motel units and the proposed density (units per acre).

~~i~~h. All off-street parking, driveway entrances, walkways, decks and patios; the type of surfacing, size, angle and width of parking spaces, driveway entrances and aisles; a schedule showing the number of parking spaces provided and the number required by the provisions of the land development regulations; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles.

~~j~~i. Details and design specifications for any proposed new roadway construction or connections to existing roadways, with references to, and evidence of compliance with, applicable city, county, and/or state design standards and permitting requirements.

~~k~~j. All existing and proposed utility and drainage provisions, including, but not limited to:

1. Potable and reclaimed water and sanitary sewer connections, meter sizes, pipe sizes and specifications, manhole rim and invert elevations, direction of flow, and top and bottom elevations; estimates of water consumption and sewage discharge (gallons per day).

2. Telephone, electrical, and natural gas service connections.

3. Solid waste disposal facilities, including proposed location(s) and screening of containers or other equipment.

4. The locations of all existing and proposed fire hydrants within 250 feet of the site.

5. Provisions for the adequate retention and disposition of the first one inch of stormwater on-site, indicating the location, size, type, and/or grading of retention areas, catch basins, pipes, and connections to the existing municipal drainage system.

~~l~~k. Architectural building elevations (all sides) showing finished grades at building walls, base flood elevation, lowest finished floor elevation(s), height(s) to top of roof, and height(s) of appurtenances above roof. Each

page of the architectural building elevations shall be provided to the city in portable document format (.pdf).

~~m~~l. Existing topography, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart.

~~n~~m. Proposed finished grading, with a maximum contour interval of one foot, or spot elevations where necessary, not more than 25 feet apart, particularly along property lines.

~~o~~n. Location of, and improvements within, any proposed on-site recreation area(s), or other lands to be dedicated for public recreational purposes.

~~p~~o. Provisions for the use of open space, and a landscape plan indicating the location, species, size, and description of existing trees (to be preserved or removed) and all proposed new landscape materials; provisions for the effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses; and protection of existing environmentally sensitive areas, other natural features, and their ecological functions.

~~q~~p. Location(s), type(s), height(s), and face area(s) of existing and proposed freestanding signs; location(s), type(s), and specifications of existing and proposed exterior lighting.

~~r~~g. Location(s), type(s), and height(s) of fences, retaining walls, and screen planting(s).

~~s. Provisions for the adequate control of erosion and sedimentation, indicating the proposed temporary and permanent control practices and measures that will be implemented during all phases of clearing, grading, and construction.~~

~~t. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed~~.

~~u.~~r Any additional data, plans, or specifications which the applicant believes are pertinent and will assist in clarifying the application.

SECTION 6. That section 70-53 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-53. - Conference required.

(a) In order to expedite the review of a site plan, coordinate its local review in respect to the provisions of all applicable city ordinances and to inform the city of

a site plan in preparation, ~~one or more conferences between the representatives of~~ a pre-application conference between the applicant and the city's administrative staff shall be required.

~~(b) The conference(s), while informal, will serve several purposes and focus on the following items:~~

~~(1) To inform the city of any site plans in progress together with the scale and character of the plan so that the city may recognize the proposed development in any of its physical or facility planning for the entire city;~~

~~(2) To inform the applicant of the city's informal response as to the scale and character of the proposed development and to alert the applicant to all applicable ordinances and regulations as well as any specific areas of concern that the city may have for that specific site or proposed plan;~~

~~(3) To clarify and inform both the applicant and the city with respect to the site plan review procedure.~~

SECTION 7. That section 70-54 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-54. - Consultants.

(a) The city may, if in its opinion it is necessary, retain consultants to assist in the review of an application for site plan review if the nature and content of the application is not within the expertise of the administrative staff of the city. ~~which meets one or more of the following criteria:~~

~~(1) Encompasses two or more acres of land within the application;~~

~~(2) Proposes 50 or more dwelling or motel units and/or 20,000 square feet of nonresidential building area;~~

~~(3) Fronts on the Gulf of Mexico, or the public beach adjacent thereto, and proposes to add dwelling or motel units and/or nonresidential floor area;~~

~~(4) Requires, by the nature and content of the application, professional expertise in one or more professions not available on the administrative staff of the city.~~

(b) The cost of retaining the consultants shall be borne by the applicant in the manner set forth by ~~resolution~~ ordinance of the city commission.

SECTION 8. That section 70-71 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby deleted:

~~Sec. 70-71. - Preliminary site plan application.~~

~~(a) Two copies of the preliminary site plan application, accompanied by the application fee, as specified by the city commission in Appendix A, shall be submitted to the city for review for compliance with applicable codes.~~

~~(b) Upon receipt of a site plan application, the city shall have ten working days to determine its appropriateness and completeness of the application and accept or reject the application.~~

SECTION 9. That section 70-72 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-72. - Referral to planning and zoning board.

(a) Upon receipt of a site plan application package, the city shall have the specified time set forth in section 166.033, F.S. to determine completeness and accept or reject the application. The city shall notify the applicant in writing if the application has been deemed complete, or to request additional documentation.

(~~a~~b) As soon as practical after the acceptance of the application, the administrative staff of the city shall refer the application, together with all supporting documentation and staff recommendations to the planning and zoning board. The administrative staff will then schedule a public hearing before the planning and zoning board at its next regularly scheduled meeting.

~~(b) Eighteen copies of the application packet, three of which shall have original seals, shall be submitted to the city for referral to the planning and zoning board.~~

SECTION 10. That section 70-91 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-91. - Site plan approval.

Within the specified time set forth in section 166.033, F.S. ~~120 days of the date of the public hearing scheduled in subsection 70-72(a)~~, the planning and zoning board shall review the site plan and take one of the following actions, together with their findings, in respect to the proposed development as set forth in this article:

(1) Approval as submitted.

(2) Approval with ~~changes~~ modifications and/or special conditions, which are found by the planning and zoning board or city commission to be necessary to meet the requirements of this Code and shall be binding upon the applicant and future owners.

~~(3) Approval with changes or modifications which are found by the planning and zoning board to be necessary to meet the requirements of this Code or the site plan criteria~~.

(4) Continue the hearing and require the applicant to submit any additional documents or studies that may be necessary to determine such items as drainage, parking, traffic flow, engineering, etc.

(5) Deny the application, provided the planning and zoning board finds that the site plan does not comply with the requirements of this Code or the site plan criteria.

SECTION 11. That section 70-92 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-92. - Determination and findings.

(a) The determination of the planning and zoning board as to approval or denial of a site plan shall be based on the following criteria which shall include not only conclusions, but also findings of fact related to the specific proposal and shall set forth the reasons for the approval, with or without changes and/or special conditions, or denial, shall set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following:

(1) In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located;

(2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located;

(3) In what respects the plan is or is not in conformance with the city's subdivision regulations and all other applicable city, county, and/or state requirements regarding the design and construction of streets, utility facilities, and other essential services;

(4) In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:

a. Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.

b. Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.

c. Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.

d. Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.

e. Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the pre-application conference~~(s)~~ between the applicant and city staff (see section 70-53).

f. Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.

g. Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.

(5) In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance;

(6) Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance;

(7) In the case of rehabilitation or redevelopment of an existing nonconforming use, per section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse

impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.

(b) Failure of the planning and zoning board to act within this specified time as set forth within section ~~70-91~~ 166.033, F.S., shall be interpreted as a recommendation of approval as submitted; provided, however, that the city and applicant may jointly agree in writing to extend the review time.

(c) The action taken by the planning and zoning board shall include the city's findings in respect to the proposed development as set forth.

(d) Upon the granting of approval, either as submitted or with changes and/or special conditions, the building official shall ~~upon application,~~ issue a building permit for a portion or all of the proposed development, after he finds that the application is in compliance with the approved site plan, Code, ~~building code as adopted in chapter 8~~ and all other city, county, state and federal ~~requirements~~ regulations.

(e) If it shall appear, at any time, to the building official that the application or accompanying plans and documentation is in any material respect false or misleading, or that work is being done upon the premises differing materially from that called for in the application or the approved site plan filed with him under existing laws or ordinances, he may forthwith revoke the building permit, whereupon it shall be the duty of the person holding the same to surrender it and all copies thereof to the building official.

(f) If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan ~~becomes null and void~~ shall expire; provided, however, that the ~~city commission~~ original approving body and applicant may jointly agree to extend such period of approval. Once begun, construction of a project shall continue to completion without interruption. Interruption shall be evidenced by six months or more of inactivity on the development site or the phase under construction. In the event of such an interruption, the construction shall not be resumed nor shall the affected premises be used or occupied, without first applying for and obtaining approval of a new site plan and ~~development plan~~ building permit in accordance with the provisions of this Code~~herein~~.

SECTION 12. That section 70-151 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-151. - Site plan amendments.

Any changes or amendments to an approved site plan shall require a resubmission in accordance with the provisions of this article and in compliance with this Code. The

resubmission must be submitted to the original approving body for action, except for the following exemptions which may be approved by staff:

(a) Any modifications required to comply with state or federal agency permitting requirements;

(b) Number and/or arrangement of parking spaces, so long as it meets Code;

(c) Reduction in building height, density, building coverage, or floor area ratio;

(d) Changes to landscaping or increases in pervious area or decreases in impervious area;

(e) Changes to drainage plans that do not increase impervious areas, except as provided in subsection (f);

(f) Changes to impervious areas that increase the impervious area by no more than five percent of the approved impervious area and still complies with Code.

SECTION 13. That section 70-221 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-221. - Procedure.

The planning and zoning board or the city commission, as provided for by this Code, may authorize a variance from the provisions of the land development regulations that are not contrary to the public interest. The power and authority to grant variances to parking requirements, building height, and waterfront yards abutting the Gulf of Mexico or public beach will be solely within the jurisdiction of the city commission. In no instance shall a variance be granted to density. The planning and zoning board or the city commission, as applicable, shall not review a variance request until:

(1) An application for such variance has been received by the city manager or specified designee, stating the special conditions and circumstances applying to the building, structure, or land for which such variance is sought. The applicant shall submit a narrative that explains the variance being requested in a manner that addresses the criteria specified in subsection (d) as they relate to the specific request. Since each application is considered based upon the unique circumstances presented by such application, prior decisions of the board or commission shall not constitute grounds for the granting of any variance.

(2) The board or commission has received a report from the city manager or specified designee that evaluates the application based on the criteria required by this section.

(3) The board or commission holds a public hearing after written and posted notice has been given to the extent provided by chapter 70.

(4) The board or commission has considered the following criteria and find that they have been substantially satisfied and a hardship exists:

a. The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee;

b. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district;

c. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land;

d. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agent's agents, or the applicant's predecessors in title;

e. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land;

f. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances:

1. *Redevelopment.* If the proposed project involves the redevelopment or utilization of an existing developed or partially developed site.

2. *Substandard lot(s).* If the proposed project involves the utilization of an existing legal nonconforming lot(s).

3. *Neighborhood character.* If the proposed project promotes the established development pattern of a block face, including setbacks, building height, and other dimensional requirements.

4. *Public facilities.* If the proposed project involves the development of public parks, public facilities or public utilities.

5. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

g. The granting of the variance will be in harmony with the general purpose and intent of this chapter;

h. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the planning and zoning board or city commission may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) Under no circumstances shall the planning and zoning board or city commission grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the land development regulations.

(7) The granted variance shall be valid for one-year. To remain in effect after one-year, one of the following must have occurred:

a. An extension of time has been approved by the approving body;

b. Building permits relating to the requested variance have either been applied for or granted; or

c. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.

(8) No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one (1) year following the date of denial by the appropriate board in the matter.

(9) In order to expedite the review of a variance application, a pre-application conference between the applicant and the city's administrative staff shall be required.

Any requests for an extension of time relating to a variance(s) must be in writing and received by the city manager or specified designee at least ~~three~~ six weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

SECTION 14. That section 70-242 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 70-242. - Referral to planning and zoning board.

(a) As soon as practical after the acceptance of the application, the administrative staff of the city shall refer the application, together with all supporting documentation and staff recommendations to the planning and zoning board or city commission for their review and action.

~~(b) Eighteen copies of the application packet, three of which shall have original seals, shall be submitted to the city for referral to the planning and zoning board~~.

SECTION 15. SEVERABILITY.
It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 16. CONFLICT.
All ordinance or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 17. CODIFICATION.
Sections 2-14 of this ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 18. EFFECTIVE DATE.
This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the __ day of ___, 2022.

SECOND READING and PUBLIC HEARING on the __ day of ___, 2022.

PUBLISHED in the Tampa Bay Times on the day of , 2022.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the __ day of ____, 2022 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
Tyler Payne, Mayor

ATTEST:

_____
Ruth Nickerson, City Clerk

0000218788-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Courtney Freeh** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE 2022-03** was published in said newspaper by print in the issues of: **4/ 6/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **04/06/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Sharon Kerrigan
My Commission HH 044422
Expires 09/20/2024

LEGAL

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

The City Commission of the City of Treasure Island, Florida proposes to adopt the following Ordinance, which is applicable city wide:

ORDINANCE 2022-03

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 70 "PLANNING AND ZONING" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 70-31 "PURPOSE" TO MODIFY THE PURPOSE OF SITE PLAN REVIEW; REVISING SECTION 70-33 "EXEMPTIONS FROM SITE PLAN REVIEW" TO EXEMPT CERTAIN IMPROVEMENTS FROM SITE PLAN REVIEW; REVISING SECTION 70-51 "APPLICATION FOR SITE PLAN REVIEW" TO ELIMINATE PRIOR AGENCY APPROVALS AS A CONDITION PRECEDENT FOR SUBMISSION OF A SITE PLAN APPLICATION; REVISING SECTION 70-52 "SUBMISSION REQUIREMENTS" TO AMEND THE REQUIREMENTS FOR SITE PLAN REVIEW SUBMISSIONS; REVISING SECTION 70-53 "CONFERENCE REQUIRED" TO MAKE A PROVISION FOR A PRE-APPLICATION CONFERENCE; REVISING SECTION 70-54 "CONSULTANTS" TO MODIFY THE REQUIREMENTS FOR THE CITY TO RETAIN ASSISTANCE OF CONSULTANTS; DELETING SECTION 70-71 "PRELIMINARY SITE PLAN APPLICATION"; REVISING SECTION 70-72 "REFERRAL TO PLANNING AND ZONING BOARD" TO SET TIME CERTAIN FOR THE CITY TO DETERMINE COMPLETENESS OF APPLICATIONS; REVISING SECTION 70-91 "SITE PLAN APPROVAL" TO SPECIFY TIME FOR THE PLANNING AND ZONING BOARD TO REVIEW SITE PLAN AND TAKE ACTION; REVISE SECTION 70-92 "DETERMINATION AND FINDINGS" TO AMEND THE PROCEDURE FOR EXTENSION OF REVIEW AND APPROVAL TIME AND ISSUANCE OF A BUILDING PERMIT; REVISING SECTION 70-151 "SITE PLAN AMENDMENTS" TO AMEND THE PROCEDURE FOR FURTHER CHANGES TO AN APPROVED SITE PLAN AND PROVIDE FOR EXCEPTIONS TO THE AMENDMENT PROCESS THAT MAY BE APPROVED BY STAFF; REVISING SECTION 70-221 "PROCEDURE" TO ADD A RESTRICTION FOR APPLICATIONS REQUESTING SAME RELIEF FOR THE SAME PROPERTY; REVISING SECTION 70-242 "REFERRAL TO PLANNING AND ZONING BOARD" TO ELIMINATE A SPECIFIED NUMBER OF COPIES OF APPLICATIONS TO BE SUBMITTED; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

The 2nd reading and public hearing of this ordinance will be held on Tuesday, April 19, 2022, at 6:00 PM at Treasure Island City Hall, 120 108th Avenue, Treasure Island, FL 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. For additional information and instruction regarding participating in this meeting call the City Clerk at (727) 547-4575 x229 or visit the City's website: https://www.mytreasureisland.org

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

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

04/06/2022 0000218788-01

AGENDA ITEM NO. I.6

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Jamie Viveiros, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: **PUBLIC HEARING**
Ordinance 2022-04, 2nd Reading and Public Hearing to amend Chapter 8 - Building Regulations and Fire Code.

BACKGROUND:

Chapter 8 of the Treasure Island Code of Ordinances adopts and incorporates the Florida Building Code, and all specific volumes and standards contained therein. The provisions of this section govern the administration and enforcement of the Florida Building Code within the municipal limits of the City. Chapter 8 also provides for local administrative and technical amendments to the Florida Building Code.

POLICY/PURPOSE:

The purpose of the proposed amendments to Chapter 8 is to remove the language regarding enclosure size limits of 299 sq. ft. within the Florida Building Code, Building and Florida Building Code, Residential sections pertaining to Coastal High Hazard Areas (V-Zones and Coastal A Zones) and A-Zones.

STRATEGIC PLAN RELEVANCE:

Environmental Sustainability Road Map

Goal 1: Become and Environmentally Sustainable Community

ANALYSIS/DISCUSSION:

On December 13, 2013, the City amended Chapter 8 to provide for more stringent requirements than those specified in the Florida Building Code. Included in the more stringent requirements was a size limit of 299 sq. ft. for any enclosed

areas below the base flood elevation + 2 ft. of freeboard.

The 299 sq. ft. enclosure size limit is not a minimum requirement of the National Flood Insurance Program (NFIP) or the Florida Building Code (FBC). As a minimum requirement of the NFIP and in the FBC, any enclosed areas below the base flood elevation can only be used for parking, storage or building access. In addition, the Treasure Island Code of Ordinances includes a higher standard that such enclosed areas cannot be partitioned or finished into separate rooms except for stairwells, ramps and elevators.

The City does not receive any Community Rating System (CRS) points for the enclosure size limit, so removing it from Code will not negatively impact our CRS class rating.

FUNDING: N/A

MOTION: I move to adopt Ordinance 2022-04 amending Chapter 8 - Building Regulations and Fire Code at this 2nd Reading and Public Hearing.

ATTACHMENTS:
Ordinance 2022-04
Legal Ad & Affidavit

ORDINANCE NO. 2022-04

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TREASURE ISLAND CODE OF ORDINANCES CHAPTER 8 "BUILDING REGULATIONS AND FIRE CODE", ARTICLE I, IN GENERAL, SECTION 8-1 BUILDING CODES - ADOPTED TO REMOVE THE LIMITATION ON SIZE OF ENCLOSURES BELOW ELEVATED BUILDINGS IN FLOOD HAZARD AREAS; PROVIDING FOR A FISCAL IMPACT STATEMENT: PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Treasure Island and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, the City of Treasure Island was accepted for participation in the National Flood Insurance Program on May 7, 1971 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, the City of Treasure Island was accepted for participation in the NFIP Community Rating System (CRS) on October 1, 1992 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City Commission of the City of Treasure Island previously adopted a limitation on the size of enclosures below elevated buildings in flood hazard areas and has determined it appropriate to repeal that limitation; and

WHEREAS, enclosures below elevated buildings in flood hazard areas can only be used for parking, access and storage, and cannot be converted to habitable space; and

WHEREAS, the City Commission has determined that it is in the public interest to adopt the proposed local technical amendments to the *Florida Building Code* and the proposed amendments are not more stringent than necessary to address the need identified, do not discriminate against materials, products or construction techniques of demonstrated capabilities, are in compliance with section 553.73(4), Florida Statutes.

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

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct, and are hereby adopted as legislative findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. That section 8-1(c) of the Code of Ordinances of the City of Treasure Island, Florida is hereby amended to read as follows:

Sec. 8-1. - Building codes—Adopted.

***

c) [Administrative and Technical amendments—Florida Building Code, Building.]

***

Add a new Section 1612.4.3 as follows:
1612.4.3 Additional design requirements. The following additional design requirements apply:

1. Structural fill and solid foundation walls, including backfilled stem walls, shall not be used to support or elevate buildings.
2. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus 2 feet (610 mm), whichever is higher.
3. Enclosures below elevated buildings ~~shall be not more than 299 square feet in area and the interior portion of such enclosed areas~~ shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless required by the fire code.

***

Modify Section R322.2.2 as follows:
R322.2.2 Enclosed areas below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. ~~Enclosures shall be no more than 299 square feet in area.~~ The interior portion of such enclosed

areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless required by the fire code.

***

Modify Section R322.3.6 as follows:
R322.3.6 Enclosed areas below the design flood elevation. Enclosed areas below the design flood elevation ~~shall be not more than 299 square feet in area and~~ shall be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless required by the fire code.

***

SECTION 3. FISCAL IMPACT STATEMENT. In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 4. SEVERABILITY. It is declared to be the intent of the City Commission, that if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. CONFLICT. This action supersedes all ordinances and resolutions of the City or portions thereof, in conflict with or inconsistent with this ordinance, to the extent of such inconsistency or conflict.

SECTION 6. CODIFICATION. Section 2 of this Ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. *** identifies the remaining provision of the Code is unchanged. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the __ day of ___, 2022.

SECOND READING and PUBLIC HEARING on the __ day of ___, 2022.

PUBLISHED in the Tampa Bay Times on the day of , 2022.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the __ day of ____, 2022 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
Tyler Payne, Mayor

ATTEST:

_____
Ruth Nickerson, City Clerk

0000218801-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Courtney Freeh** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE NO. 2022-04** was published in said newspaper by print in the issues of: **4/ 6/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **04/06/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Sharon Kerrigan
My Commission HH 044422
Expires 09/20/2024

LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

The City Commission of the City of Treasure Island, Florida proposes to adopt the following Ordinance, which is applicable citywide:

ORDINANCE 2022-04

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE TREASURE ISLAND CODE OF ORDINANCES CHAPTER 8 "BUILDING REGULATIONS AND FIRE CODE," ARTICLE I, IN GENERAL, SECTION 8-1 BUILDING CODES – ADOPTED TO REMOVE THE LIMITATION ON SIZE OF ENCLOSURES BELOW ELEVATED BUILDINGS IN FLOOD HAZARD AREAS; PROVIDING FOR A FISCAL IMPACT STATEMENT: PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The 2nd reading and public hearing of this ordinance will be held on Tuesday, April 19, 2022, at 6:00 PM at Treasure Island City Hall, 120 108th Avenue, Treasure Island, FL 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. For additional information and instruction regarding participating in this meeting, call the City Clerk at (727) 547-4575 x229 or visit the City's website: www.mytreasureisland.org.

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

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

4/6/2022 0000218801-01

AGENDA ITEM NO. I.7

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Kathy Gademer, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: **PUBLIC HEARING**

Ordinance 2022-05, 2nd Reading and Public Hearing - A recommendation to the City of Treasure Island City Commission for the adoption of Ordinance 2022-05 amending Land Development Regulations, Chapter 68 - "Zoning Regulations".

BACKGROUND: The Local Planning Agency met on March 10, 2022. The LPA recommended changing the name of the Development Review Committee to Pre-Development Review Committee. The LPA also recommended to clarify the committee's purpose to include the statement "The pre-development review committee is a staff level administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the City. The pre-development review committee's review is not an approval or denial and will not serve as a recommendation for approval or denial of the application."

This committee was formed, staffed and started meeting with applicants, homeowners, and contractors as of June of 2020.

As all meetings are informal, they serve several purposes:
1. Informs the city of site plans in progress;
2. Informs the applicants of the city's informal response as to the scale and character of proposed development and alerts the applicants to applicable ordinances and regulations;
3. Clarifies and informs both the applicants and the city with respect to site plan procedure; and

4. Clarifies and informs both the applicants and the city on the applicability of FEMA 50% rule and floodplain regulations.

POLICY/PURPOSE:

The overall purpose of the proposed amendments to Chapter 68 is to establish its purpose, add provisions and procedural operations to the Pre-Development Review Committee.

The purpose of the Pre-Development Review Committee is to inform the applicants of relevant planning, zoning, floodplain and building codes; review building development plans prior to permit issuance to expedite the review of plans and issuance of permits; and, to inform the City of proposed development. This committee does not make or recommend approvals or denials on plans submitted by attendees for review.

STRATEGIC PLAN RELEVANCE:

Financial and Economic Development Road Map

Goal 1: Foster a Vibrant Business Community

ANALYSIS/DISCUSSION:

Currently, there is no formal process or requirement to review plans prior to permit issuance. Without this requirement, zoning, floodplain, and building were communicating with property owners and applicants via email, phone, and in person and reviewing plans and resubmittals with correction notices, up to 6 times for each division prior to issuing the permit.

During June of 2020, City staff created and implemented the Pre-Development Committee (PDRC). The PDRC members consist of planning, zoning, floodplain, building, parks and recreation, public works, fire, and police. Staff attendance is based on the specifics of the proposed development.

The PDRC met with most of the developers presenting proposed plans which ranged from simple residential development to complex commercial building redevelopment. During the second year, staff realized that not all proposed development needs a meeting with the PDRC. It was at this time, PDRC decided to meet with only those developers proposing new construction, structural alteration, or changes in the use of a building or lot for any commercial, multiple-family

dwelling, or townhouse development. This resulted in streamlining the process and the ability to hold meetings twice a month instead of weekly. It was also at this time, that the PDRC became the scheduled time for pre-application meetings for site plan reviews, variances, rezonings, Comprehensive Plan and future land use map amendments and appeals.

A flyer (attached) was created for the purpose of advertising the free service and the benefits to homeowners and their contractors attending the PDRC.

As this is a staff level administrative and technical committee and aids in expediting the permitting process, Pre-Development Review Committee policies and procedures are needed. The formalization of this committee combined with face-to-face meetings between the applicants and city staff, overall, reduces:

1. multiple plan submissions to correct deficiencies,
2. out of pocket costs for the property owner paying for the plan resubmittals,
3. staff time reviewing plans,
4. backlog due to a reduction of submittals, and
5. time between permit application submittal and final inspection.

Over the last 21 months, PDRC met with:

Year 1: June 2020 – December 2020 - 60 developers

Year 2: January – December 2021 - 27 developers

Year 3: January – March 2022 - 28 developers

FUNDING: N/A

MOTION:

I move to adopt Ordinance 2022-05 amending Land Development Regulations, Chapter 68 – Zoning Regulations at this 2nd Reading and Final Public Hearing.

ATTACHMENTS:
Ordinance 2022-05
LPA Resolution 2022-01
2022 DRC Handout
Legal Ad & Affidavit

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 68-32 GENERAL PROCEDURE TO ADD PROVISION FOR THE PRE-DEVELOPMENT REVIEW COMMITTEE; BY REVISING SECTION 68-34 TO DELETE THE PRELIMINARY APPLICATION REVIEW AND REPLACE WITH PRE-DEVELOPMENT REVIEW COMMITTEE AND ESTABLISHING ITS PURPOSE, AND PROCEDURAL OPERATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to amend Chapter 68 titled "Zoning Regulations" of the City Code of Ordinances to create a pre-development review committee to facilitate and expedite reviews of various development-related applications and requests; and

WHEREAS, the pre-development review committee's purpose is to inform the City of any site plans in progress together with the scale and character of the plan so that the City may recognize the proposed development in any of its physical or facility planning for the entire City; to inform the applicant of the City's informal response as to the scale and character of the proposed development and to alert the applicant to all applicable ordinances and regulations as well as any specific areas of concern that the City may have for that specific site or proposed plan; and to serve as the required pre-application meetings for site plan review (Sec. 70-53), Variances (Sec. 70-221), Rezonings (Sec. 68-122), Comprehensive plan and future land use map amendments (Sec. 68-121) and Appeals (Sec. 68-159).

WHEREAS, the Local Planning Agency met on March 10, 2022 and recommended approval of the following revisions to the Land Development Regulations; and

WHEREAS, the City Commission has reviewed the relevant current Code provisions of the City of Treasure Island and finds that certain modifications are necessary and desirable to update various requirements for efficiency of the applications review process; and

WHEREAS, the City Commission determines that the adoption of this Ordinance is in the interests of the public health, safety and welfare of the City and its residents.

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

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct and are hereby adopted as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

SECTION 2. That section 68-32 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 68-32. - General procedure.

All persons desiring to undertake new construction, structural alteration, or changes in the use of a building or lot for any commercial or multiple-family dwelling or townhouse development, shall first attend a pre-development review committee meeting to facilitate and expedite the building application permitting process. All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager or designee for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee. The city manager or designee will then either issue or refuse the building permit or refer the application to the city commission or the planning and zoning board. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager or designee finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.

SECTION 3. That section 68-34 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

~~**Sec. 68-34. - Preliminary application review.**~~

~~(a) Two copies and one (1) electronic copy of the preliminary application package, and applicable fee, shall be submitted to the city manager or designee. Upon receipt of the application, the city shall have ten working days to determine its appropriateness and completeness, and either accept the application for further processing or reject it, with an explanation of why resubmittal is required.~~

~~(b)As soon as possible after the acceptance of the application, city staff shall refer the application, together with all supporting documentation and staff recommendations, to the planning and zoning board. Tthe staff will then schedule public hearings before the planning and zoning board and city commission in accordance with applicable state public notice and hearing requirements.~~

~~(c) A sufficient number of copies of the application package shall be submitted to the city for distribution to the planning and zoning board. Additional copies of the application package may be required for subsequent distribution to the city commission.~~

Sec. 68-34. – Pre-development review committee.

The intent of this section is to create a pre-development review committee in order to expedite permitting and plan approvals by reviewing site and building plans prior to permit application submittal and may serve as the required pre-application meeting, required in this Code. The pre-development review committee is a staff administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the city. The pre-development review committee's review is not an approval or denial and will not serve as a recommendation for approval or denial of the application. Digital plans shall be submitted no later than close of business one week before the scheduled DRC meeting and those plans must include:

1. Construction plans with scale showing site dimensions, structure location, setbacks, parking areas, interior floor plans with overall dimensions; and building elevations with heights, shown from base flood elevation. Plans may be unsigned and unsealed; and
2. Site plan or survey showing existing structures.

The city manager or designee may waive any of these submittal requirements.

SECTION 4. SEVERABILITY.
It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 5. CONFLICT.
All ordinance or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 6. CODIFICATION.
Sections 2 and 3 of this ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 7. EFFECTIVE DATE.
This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the __ day of ___, 2022.

SECOND READING and PUBLIC HEARING on the __ day of ___, 2022.

PUBLISHED in the Tampa Bay Times on the day of , 2022.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the __ day of ____, 2022 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
Tyler Payne, Mayor

ATTEST:

_____
Ruth Nickerson, City Clerk

LOCAL PLANNING AGENCY
RESOLUTION NO. 2022-02

A RECOMMENDATION TO THE CITY OF TREASURE ISLAND CITY COMMISSION FOR THE APPROVAL OF AN ORDINANCE AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 68-32 GENERAL PROCEDURE TO ADD PROVISION FOR THE DEVELOPMENT REVIEW COMMITTEE; BY REVISING SECTION 68-34 TO DELETE THE PRELIMINARY APPLICATION REVIEW AND REPLACE WITH DEVELOPMENT REVIEW COMMITTEE AND ESTABLISHING ITS PURPOSE, AND PROCEDURAL OPERATION.

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 March 10, 2022, 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 March 10, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on Ordinance 2022-05 amending Chapter 68, Zoning Regulations, and has considered the information received at said public hearing; and

WHEREAS, on March 10, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of Ordinance 2022-05 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 2022-05, with recommendation to approve said amendments.

PASSED AND DULY ADOPTED BY THE CITY OF TREASURE ISLAND LOCAL PLANNING AGENCY, 10TH DAY OF MARCH, 2022.

TREASURE ISLAND LOCAL PLANNING AGENCY

Richard Harris, Chair
Local Planning Agency

03-10-2022
Date

Development Review Committee
2nd and 4th Tuesday at 1:00 p.m., Treasure Island City Hall Auditorium

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the City. The DRC reviews all proposed new structures, remodels and additions on commercial, multifamily and single-family projects.

The DRC is a staff level preliminary plan review. This process of reviewing site and building plans prior to submittal is conducted in order to expedite permitting and plan approvals. The DRC meeting also serves as the required pre-application meeting for Planning and Zoning Board site plan and variance cases.

This is an informal meeting serving several purposes and will focus on the following items:

- To inform the city of any site plans in progress together with the scale and character of the plan so that the city may recognize the proposed development in any of its physical or facility planning for the entire city;
- To inform the applicant of the city's informal response as to the scale and character of the proposed development and to alert the applicant to all applicable ordinances and regulations as well as any specific areas of concern that the city may have for that specific site or proposed plan;
- To clarify and inform both the applicant and the city with respect to the site plan review procedure;
- To clarify and inform both the applicant and the City on the applicability of the "FEMA 50% rule" as it pertains to remodel-type projects and that have construction costs that meet 35% - 50% of the valuation of the structure.

Requirements:
Submit a digital set of plans with scale by close of business one week before the scheduled DRC meeting. These do not need to be signed and sealed construction documents, as a permit set is not required at this meeting.

- Site Plan or survey showing existing structures
- Site Plan with site dimensions, new structure location, setbacks, parking areas
- Floor Plans w overall dimensions
- Building Elevations with heights, showing base flood elevation

For more information, to schedule an appointment, and to submit plans, please contact Kathryn Younkin, Assistant Director, Community Development Department, at (727) 547-4575 x 231 or by email at kyounkin@mytreasureisland.org

Review of projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

City of Treasure Island, Florida
120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

0000218803-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Courtney Freeh** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE 2022-05** was published in said newspaper by print in the issues of: **4/ 6/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **04/06/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Sharon Kerrigan
My Commission HH 044422
Expires 09/20/2024

LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA
NOTICE OF PUBLIC HEARING

The City Commission of the City of Treasure Island, Florida proposes to adopt the following Ordinance, which is applicable city wide:

ORDINANCE 2022-05
AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 68 "ZONING REGULATIONS" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES, BY REVISING SECTION 68-32 GENERAL PROCEDURE TO ADD PROVISION FOR THE DEVELOPMENT REVIEW COMMITTEE; BY REVISING SECTION 68-34 TO DELETE THE PRELIMINARY APPLICATION REVIEW AND REPLACE WITH DEVELOPMENT REVIEW COMMITTEE AND ESTABLISHING ITS PURPOSE, AND PROCEDURAL OPERATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

The 2nd reading and public hearing of this ordinance will be held on Tuesday, April 19, 2022, at 6:00 PM at Treasure Island City Hall, 120 108th Avenue, Treasure Island, FL 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. For additional information and instruction regarding participating in this meeting call the City Clerk at (727) 547-4575 x229 or visit the City's website: https://www.mytreasureisland.org

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

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

04/06/2022 0000218803-01

AGENDA ITEM NO. I.8

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Junko Brown, Finance

ITEM TYPE: Presentations

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Acceptance of the FY 2021 Comprehensive Annual Financial Report

BACKGROUND:

The FY 2021 Comprehensive Annual Financial Report contain the financial statements of the City as well as the results of the City's annual audit performed by the City's external auditors, Carr, Riggs & Ingram LLC.

POLICY/PURPOSE: To present the Comprehensive Annual Financial Report for FY2021.

STRATEGIC PLAN RELEVANCE: Financial and Economic Development Goal 2: Maximize the utilization of the City's resources.

ANALYSIS/DISCUSSION:

The City's independent auditors with the firm of Carr, Riggs & Ingram, LLC will be presenting and will be available to answer questions at the April 19, 2022 commission meeting.

FUNDING: N/A

MOTION:

I move to accept/reject the Comprehensive Annual Financial Report and results of the annual audit for FY 2021.

ATTACHMENTS:
City of Treasure Island ACFR 9.30.2021.pdf

ANNUAL
COMPREHENSIVE
FINANCIAL REPORT
of the
CITY OF TREASURE ISLAND, FLORIDA
for the

Fiscal Year Ended
September 30, 2021

Prepared by the Department of Finance

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CITY OF TREASURE ISLAND, FLORIDA
COMMISSION-MANAGER FORM OF GOVERNMENT

CITY COMMISSION

Tyler Payne, Mayor

Deborah Toth, District 1

John Doctor, District 2

Saleene Partridge, District 3

Maribeth Wetzel, District 4

City Manager
Amy L. Davis

Finance Director
Junko Brown

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City of Treasure Island Florida
Annual Comprehensive Financial Report
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For the Fiscal Year Ended September 30, 2021

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I. INTRODUCTORY SECTION

This section contains the following:

LETTER OF TRANSMITTAL

GFOA CERTIFICATE OF ACHIEVEMENT

ORGANIZATIONAL CHART

LIST OF ELECTED AND APPOINTED OFFICIALS

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City of
Treasure Island
Florida 33706
Incorporated 1955
120 - 108th Avenue
Phone (727) 547-4575
Fax (727) 547-4584

March 31, 2022

Honorable Mayor and
City Commissioners
City of Treasure Island
Treasure Island, Florida 33706

Dear Mayor and Commissioners:

The Annual Comprehensive Financial Report of the City of Treasure Island for the fiscal year ending September 30, 2021, is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City on a Government-wide and a Fund basis. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City of Treasure Island's financial statements have been audited by Carr, Riggs & Ingram, LLC, Certified Public Accountants. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

The City of Treasure Island was incorporated in 1955. The City is a beach town located on the west coast of Florida in the Tampa Bay Region on the Gulf of Mexico. The City provides a full range of city services. These services include police and fire protection; solid waste services; the construction and maintenance of bridges, streets, a wastewater collection system, a stormwater system, City parks and facilities; general governmental services; and recreational activities and special city-wide events.

ECONOMIC CONDITION AND OUTLOOK

The City of Treasure Island is an affluent barrier island community just off the mainland on the west central coast of Florida. With tourism being the major industry, most of the City's businesses are service oriented with accommodation and restaurant businesses, small retail establishments, and financial related services rounding out the largest three types of industries in Treasure Island.

For many years, the City of Treasure Island had long enjoyed a strong viable economic and tax base, being affected, only slightly, by the cyclical fluctuations in the national economy. However, the Great Recession in 2008 caused major reductions in real estate values resulting in a cumulative decline of 38% in the City's tax base. This resulted in significant property tax revenue declines and negatively impacted other city revenues as well. In FY 2020, the tax base valuation fully recovered and exceeded the pre-recession levels. Since that time, the City has enjoyed modest property value increases positively impacting the tax base.

It is projected that the City's overall revenue streams will continue to grow. Florida's housing market is booming, and the state population grew in the past year. People are looking to relocate to Florida permanently since work from home has become increasingly popular. The City's building activity continues to be strong throughout the year. Real estate values have only increased as the inventory is not sufficient to meet the increasing demand.

The long-term effect of the pandemic, causing partial or complete shutdowns of segments of our economy both nationally and locally is still unknown. The large economic relief acts passed by Congress will be spent on infrastructure. The city faces challenges of wage and goods inflation which may result in demands for higher wages as well as increased project costs and delays. Additionally, several tax revenue structures are outdated, not enabling real growth because of the advancement of technology. The structure of utility taxes, a major revenue source, for example is based in part on energy consumption. As more energy efficient appliances, systems and buildings are replacing old appliances and buildings, the consumption of energy decreases. Another example of an outdated tax structure is the Communication Services Tax, which is based on the cost of phone and cable services. As technology advances and the cost and/or use of these services decline, it results in lower revenue to the city. While these advances in energy efficiency and technology are good things for us as citizens, it negatively impacts revenue to cities over time resulting in limited growth in resources to cover the City's on-going and future operational and infrastructure needs.

Tourism in Pinellas County has been steadily increasing year over year for the past several years and the Pinellas County has become a destination many sought for relief from more restrictive Covid-19 measures. Before the pandemic, the county was achieving record breaking tourism numbers and as of this year that trend, absent of 2020, has continued. As a result, the beach goers and out-of-state visitors have been supporting the City's tourism industry.

These indicators allow for an optimistic view of the future, but one that will have to be monitored closely as we entered unprecedented economic times of both growth and inflation.

LONG-TERM FINANCIAL PLANNING

The overall fund balance in the General Fund had an increase of $357,289. There was an increase in the committed portion of the fund balance due to the millage rate dedicated to the Treasure Island Causeway and Bridge maintenance that continues to grow each year unless spent. There was also a large increase in the assigned fund balance as a few large capital projects were carried forward to the next fiscal year. The City had a general under-expenditure of the budget, and collected higher revenues than anticipated in metered parking and unanticipated CARES Act related grants. Unassigned fund balance in the General Fund decreased by $585,715 largely due to an increase in the committed portion of the fund balance due to grant funded capital project budgets being carried forward and/or encumbered but the grant funding not yet received. The percentage of unassigned fund balance is slightly higher (26 percent) than the target set by the Commission for a fund balance of between 15 to 25% of the annual operating budget. Having sufficient unassigned General Fund fund balance is essential to protect the City from unanticipated events, such as a revenue short-fall or an emergency event. In the case of an emergency weather event the City would need funds to begin to repair or rebuild while waiting for the possible FEMA recovery funds to be distributed. The availability of FEMA funding is not immediate and the reimbursement from FEMA to the City for events of recent years have taken upwards of a year or longer to receive reimbursement. Additionally, it is important that a smaller city maintain a healthy fund balance within the General Fund to protect itself from any unexpected revenue shortfalls or unanticipated expenses such as may occur with any emergency event or significant legislative changes.

In FY 2021, the city held its budget as flat as possible due to the uncertain financial impacts of the pandemic on City residents and business owners. No pay increases were given to all city employees including the Police and Fire union employees and the Commission skipped an annual 0.10 mil increase to support the capital maintenance of the bridge and causeway. In the following year, the Commission made up for the skipped 0.10 mill increase by adopting an increase of 0.20 mills which completed the goal of 0.50 committed mills supporting the bridge and causeway. The City Commission should be commended for taking action to achieve the necessary dedicated funding to support the capital preservation and maintenance of the bridge. In FY 2021, the Commission was presented with a long-range financial plan that was prepared by a consultant. This financial plan demonstrated and confirmed that a dedicated 0.50 mills would be sufficient to cover capital needs for the bridge and causeway in the long-term. While this level of funding is believed to be adequate to support the major capital projects, it will not be sufficient to fund the eventual replacement of the bridge.

Appropriate fund balances in each fund vary depending on many factors. Enterprise/Business Type Funds that are providing services and have on-going or recurring personnel and operating costs should have larger fund balances to support operations through unanticipated events. Capital only funds can have lower fund balances because there are no recurring operating functions and there is generally more flexibility in the scheduling of the capital projects. It is important to look at each fund independently and what type of service is being supported by the fund when considering appropriate fund balances.

The City prepares and will continue updating its comprehensive capital improvement plan. The long-term capital needs of the city show taxpayers what the City's capital needs are for funding consideration as it moves into the future.

MAJOR INITIATIVES

During the fiscal year, the City has continued to focus on maintaining City infrastructure such as city-wide repaving of roads, maintenance of the sewer and stormwater systems, the completion of the Gulf Boulevard Undergrounding and Beautification project, the renovation of the new City Hall to include community space, and vehicle/equipment replacements.

On-going investments in the City's utility systems continued in the Sewer Collection program with the refurbishment of lift stations, manholes and the relining of sewer pipes to help mitigate inflow and infiltration of rain and sea water.

The East Causeway Roadway and Stormwater improvements project in partnership with the State and the Southwest Florida Water Management District (SWFWMD) is underway with construction slated to be completed in the summer of FY 2022. The City designed another Street-End Improvements project to enhance drainage, beautify and reclaim these public areas with construction to begin next year. The City is also pursuing grant funding and design of City-owned Seawalls using the seawall inventory and assessment recently completed.

Significant investments will continue into FY 2022 to include the renovation of the City Hall, the continuation of Phase II of the Gulf Boulevard Undergrounding and Beautification project, the completion of the construction of the East Causeway Roadway, and Drainage Improvements ($1.2M state grant and a SWFWMD Grant), roadway resurfacing ($900,000 State Grant), sewer main relining, street-end drainage improvements, and the rehabilitation of the City's seawalls.

The daily operations of the Treasure Island Causeway continue to be funded within the City's General Fund, while the capital needs are funded through the committed portion of the fund balance. The City will complete the goal of 0.50 mills combined with pursuing legislative funding requests for federal and/or state transportation funding to ensure that the maintenance needs of the Treasure Island Causeway and Bridge are funded.

FINANCIAL INFORMATION

Reporting Entity: The City of Treasure Island is a Florida Municipal Corporation providing a full range of municipal services, which includes general government, public safety, public works, and recreation. In addition to these governmental functions which are funded within the General Fund, the City operates a sewer, solid waste collection and disposal system, and a stormwater management program within its Enterprise Funds. In accordance with GASB Statement 14 "The Financial Reporting Entity", the City has addressed its potential component units and has determined that no other governmental organizations are includable within the City's reporting entity.

Accounting and Budgetary System: The City has a fully integrated accounting and budgetary system, which provides for on-line entry of data and control for such entry. The Uniform Accounting System, a manual issued by the State of Florida in 1978, as updated, has been used as the basic guide for coding accounting transactions. The basis of accounting and budgeting is set forth in detail in the Notes to the Financial Statements.

Management of the City is responsible for establishing and maintaining the City's accounting system with consideration given to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. Consideration is also given to the internal control structure, which is designed to give reasonable, but not absolute, assurance regarding: (1) safeguarding of assets against loss from unauthorized use or disposition, and (2) reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of the proper recording of financial transactions. Key controls are tested and evaluated continually.

Budget Controls: In addition, the City maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with the annually appropriated budget approved by the City's governing body. Activities of the general fund, special revenue funds and capital projects funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is the fund. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts at the end of the fiscal year are carried forward and are appropriated as part of the following year's budget.

Generally accepted accounting principles require that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found beginning on page 25. The MD&A summarizes the Statement of Net Assets and Statement of Activities. These are the Government-wide statements and are intended to present the City in a more corporate-style basis and provide a view of the larger picture. Additionally, the Fund Financial Statements (the remainder of the statements in the Basic Financial Statements section) are designed to address the major or more significant individual funds by category – governmental and proprietary. All of the Basic Financial Statements should be read in conjunction with the Notes to the Financial Statements, beginning on page 57. Budget to actual comparisons are presented for the General fund and all major special revenue funds. Finally, the Combining Statements provide further detail for the funds that were classified as "non-major" in the Basic Financial Statements.

CHARTER REQUIREMENTS AND INDEPENDENT AUDIT

Article III, Section 305, Paragraph (c) of the City Charter requires an annual audit of the financial statements of the City by a Certified Public Accountant selected by the Commission. This requirement was fulfilled and the accounting firm of Carr, Riggs & Ingram, LLC (CRI) was selected. The Auditor's report on the basic financial statements and the aggregate remaining fund information is included in the financial section of this report.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Treasure Island for its comprehensive annual financial report for the fiscal year ended September 30, 2020. The Certificate of Achievement recognizes conformance with the highest standards for preparation of state and local government financial reports.

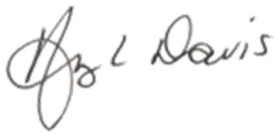
In order to be awarded a Certificate of Achievement, a government must publish a comprehensive annual financial report that is easily readable, efficiently organized and conforms to rigorous program standards. This comprehensive annual financial report must also promote consistency, full disclosure and uniformity and must meet both generally accepted accounting principles and legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Treasure Island has received a Certificate of Achievement for the last forty consecutive years (fiscal years ended 1981-2020). We believe our current report continues to conform to the Certificate of Achievement program requirements and we are submitting it to the GFOA.

ACKNOWLEDGMENTS

While the majority of the preparation of this report is performed by the staff of the Finance Department, it could not have been accomplished without the assistance from the other City departments that provided information. We would like to express our sincere appreciation to the City staff that assisted the Finance Department for their contribution in its preparation. We would also like to thank the Mayor and City Commission for their interest in the financial operations of the City and for their unwavering support in financial planning for the City in a responsible, responsive, and forward-looking manner.

Respectfully submitted,



Amy L. Davis, MPA, CFGO
City Manager



Junko Brown, CPA, CGFO
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Treasure Island
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

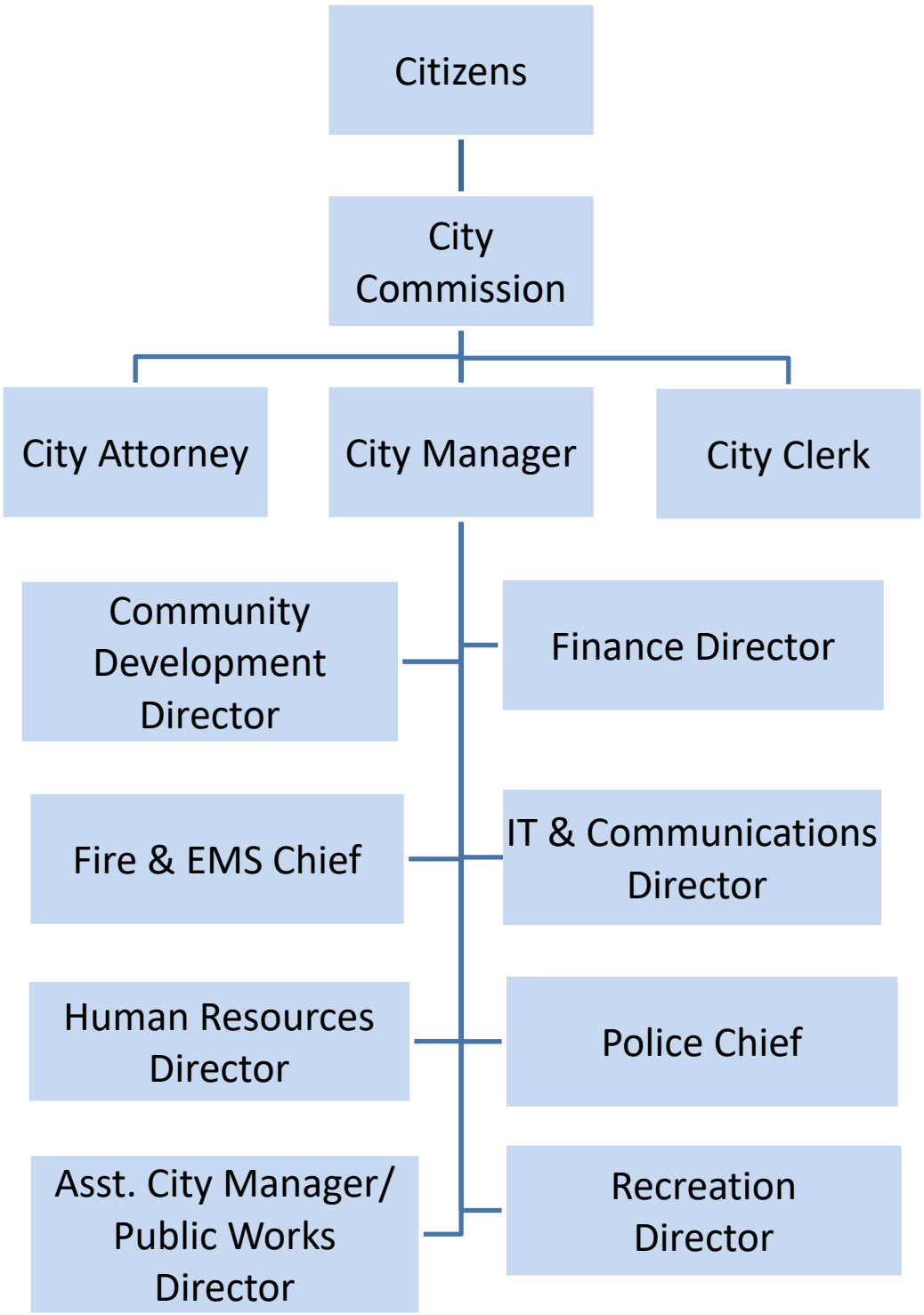
September 30, 2020

Christopher P. Morrill

Executive Director/CEO

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City of Treasure Island, FL
Organizational Chart



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City of Treasure Island, Florida
List of Elected and Appointed Officials
As of September 30, 2021

Elected Officials

Mayor	Tyler Payne
Commissioner, District 1	Deborah Toth
Commissioner, District 2	John Doctor
Commissioner, District 3	Saleene Patridge
Commissioner, District 4	Beth Wetzel

Appointed Officials

City Manager	Amy Davis
City Attorney	Jennifer Cowan
City Clerk	Ruth Nickerson
Community Development	Kathy Gademer
Finance Director	Junko Brown
Fire & EMS Chief	William “Trip” Barrs
Police Chief	John Barkley
IT & Communication Director	Mark Santos
Human Resources Director	Tiffany Makras
Asst. City Manager/Public Works Director	Mike Helfrich
Recreation Director	Cathy Hayduke

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II. FINANCIAL SECTION

This section contains the following subsections:

INDEPENDENT AUDITORS' REPORT

MANAGEMENT'S DISCUSSION & ANALYSIS (MD&A)

BASIC FINANCIAL STATEMENTS

REQUIRED SUPPLEMENTARY INFORMATION

COMBINING FINANCIAL STATEMENTS

SCHEDULES OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS

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INDEPENDENT AUDITORS' REPORT

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CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
3000 Bayport Drive
Suite 500
Tampa, FL 33607

813.855.3036
813.207.2998 (fax)
CRIcpa.com

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of the City Commission
City of Treasure Island, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Treasure Island, Florida (the "City"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows there of and the respective budgetary comparisons for the General Fund, the Local Option Sales Tax Fund, the Building Fund and City Hall Remodel fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Treasure Island, Florida's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters included under the heading Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Tampa, Florida
March 31, 2022

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MANAGEMENT'S DISCUSSION
&
ANALYSIS (MD&A)

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City of Treasure Island, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Treasure Island, we offer readers of the City's financial statements this narrative overview and analysis of the City's financial activities for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information in the letter of transmittal, which can be found on pages 3 - 8 of this report.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the current fiscal year by $84,284,043 (*net position*). Of this amount, $8,094,414 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.
- Total assets of the City equal $104,016,155 and total liabilities are $16,378,571 as of the close of the current fiscal year.
- Deferred outflows are $1,665,410 and deferred inflows are $5,018,951 as of the close of the current fiscal year.
- Government-wide revenues for Governmental activities are $17,688,754 and expenses are $14,477,138.
- Fund statements for Governmental Funds reported total revenues of $17,684,704 and expenditures of $16,266,696, with $4,050 in other sources/uses of funding.
- Government-wide revenues for Business-type activities are $8,822,464 and expenses are $7,532,500.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $13,849,297. $3,891,195 is *available for spending* at the City's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, unassigned fund balance for the general fund was $3,891,195, or 25 percent of total general fund expenditures net of transfers and 25 percent of total general fund revenues.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise of three components:

1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required and other supplementary information in addition to the basic financial statements themselves.

This report was prepared following Government Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. Following, is a brief explanation of the sections of this report. Please refer to the

Notes to the Financial Statements beginning on page 57 for more detailed information on the provisions of this statement.

The ***Government-wide Financial Statements*** are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. These include the ***Statement of Net Position*** and the ***Statement of Activities***.

The *Statement of Net Position* presents information on all the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, and culture and recreation. The business-type activities of the City include the Wastewater Fund (for collection and transmission of wastewater), the Solid Waste Fund (for collection and disposal of all solid wastes), and the Stormwater Management Fund (for collecting and managing the City's stormwater). If applicable, the *government-wide financial statements* would include not only the City itself (known as the *primary government*), but also any *component* units. The city has no component units as of September 30, 2021.

The government-wide financial statements can be found on pages 40 – 42 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and/or show operating performance. The City has both governmental funds and proprietary funds.

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a city's short-term funding needs.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's short-term funding decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds and governmental activities*.

The City maintained eight individual governmental funds during this fiscal year. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Local Option Sales Tax Fund, City Hall Remodel Fund, and Building Fund, which are major funds. Data from the other four governmental funds (County Gas Tax, PuCapital Project/Gulf Blvd. Beautification, Debt Service, and Transportation Trust Funds) are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for each of its governmental funds. A budgetary comparison statement or schedule has been provided for each fund with a legally adopted budget to demonstrate compliance with its budget.

The basic governmental fund financial statements can be found on pages 45 – 50 of this report.

The City's *Proprietary funds* are maintained as *Enterprise funds*. They are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its Wastewater, Solid Waste, and Stormwater Management services.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for Wastewater, Solid Waste and Stormwater Management funds which are major funds of the City.

The basic proprietary fund financial statements can be found on pages 51 – 53 of this report.

The ***Notes to the Financial Statements*** provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 57 of this report.

The ***Combining Statements*** referred to earlier in connection with non-major governmental funds are presented immediately following the *notes to the financial statements*. Combining and individual fund statements and schedules can be found beginning on page 101 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Treasure Island, assets exceeded liabilities by $84,284,043 at the close of the most recent fiscal year.

A large portion of the City's net position (85 percent) reflects its investment in capital assets (e.g., land, buildings, infrastructure, and equipment) less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Below is a summary chart of the City's net position, comparing the current year versus the prior year.

	Governmental Activities		Business-type Activities	
As of September 30,	**2021**	**2020**	**2021**	**2020**
Current and other assets	$ 15,266,329	$ 13,291,412	$ 6,702,945	$ 7,311,595
Capital assets	67,727,039	67,478,738	14,319,842	12,648,570
Total assets	82,993,368	80,770,150	21,022,787	19,960,165
Deferred outflows of resources	1,637,984	3,041,761	27,426	32,473
Liabilities:				
Long-term	11,689,969	19,532,481	1,350,259	1,443,187
Other liabilities	2,517,359	1,897,717	820,984	961,298
Total liabilities	14,207,328	21,430,198	2,171,243	2,404,485
Deferred inflows of resources	5,013,591	182,896	5,360	4,507
Net position:				
Net investment in capital assets	58,146,367	57,132,749	13,167,044	11,422,096
Restricted	4,876,218	3,811,449	-	-
Unrestricted	2,387,848	1,254,619	5,706,566	6,161,550
Total net position	$ 65,410,433	$ 62,198,817	$ 18,873,610	$ 17,583,646

Please refer to the *Statement of Net position* on page 40 for specific numerical data.

Governmental activities. The City's net position for Governmental Activities had an increase of $3,211,616. In FY 2021, the total governmental activities revenue increased by $1,464,119 million while the total governmental activities expenses decreased by $1,596,435 million compared to the prior year. Public safety expenses for governmental activities were reduced by $1,495,525 million due to a large reduction adjustment for pension expenses and compensated absence in FY 2021.

Business-type activities. Business-type activities increased the City's net position by $1,289,964. Key elements of this increase are because Wastewater and Stormwater Rates were increased more than expenses increased because the City is planning in making significant infrastructure investments as the sewer and stormwater systems in the City are aging. The City is funding the upgrades in infrastructure with a pay-as-you-go or cash approach as much as possible versus borrowing and as a result requires the increasing of fund balances. These significant capital projects will lengthen the life of the system and will reduce the number of unanticipated repairs throughout the year.

Following is a comparative summary chart of the City's statement of activities:

For the Fiscal Year Ended	Governmental Activities		Business-type Activities		Total	
September 30,	**2021**	**2020**	**2021**	**2020**	**2021**	**2020**
Revenues:						
Program revenues:						
Charges for services	$ 5,376,647	$ 4,489,471	$ 8,657,719	$ 8,032,104	$ 14,034,366	$ 12,521,575
Operating grants and contributions	533,537	101,797	-	-	533,537	101,797
Capital grants and contributions	-	411,526	39,567	57,599	39,567	469,125
General revenues:					-	-
Ad Valorem taxes	7,387,916	6,961,096	-	-	7,387,916	6,961,096
Other taxes	3,004,867	2,766,773	-	-	3,004,867	2,766,773
Other general revenues	1,385,787	1,494,002	125,178	112,989	1,510,965	1,606,991
Total revenues	17,688,754	16,224,665	8,822,464	8,202,692	26,511,218	24,427,357
Expenses:						
General government	4,336,948	4,195,663	-	-	4,336,948	4,195,663
Public safety	5,647,693	7,143,218	-	-	5,647,693	7,143,218
Public works	2,429,509	2,837,633	-	-	2,429,509	2,837,633
Culture and recreation	1,825,754	1,761,200	-	-	1,825,754	1,761,200
Interest on long-term debt	237,234	135,859	-	-	237,234	135,859
Water pollution Control	-	-	4,572,025	4,206,669	4,572,025	4,206,669
Solid waste	-	-	2,265,515	2,237,153	2,265,515	2,237,153
Stormwater management	-	-	694,960	668,754	694,960	668,754
Total Expenses	14,477,138	16,073,573	7,532,500	7,112,576	22,009,638	23,186,149
Change in net position	3,211,616	151,092	1,289,964	1,090,116	4,501,580	1,241,208
Net position:						
Beginning of year	62,198,817	62,047,725	17,583,646	16,493,530	79,782,463	78,541,255
End of year	$ 65,410,433	$ 62,198,817	$ 18,873,610	$ 17,583,646	$ 84,284,043	$ 79,782,463

Please refer to the *Statement of Activities* on pages 41 – 42 for specific numerical data or both governmental and business-type activities.

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

General Fund Budgetary Highlights

The General Fund's original budget was $16,049,937 (including transfers out). With supplemental appropriations included, the General Fund's final budget was $19,424,475 (including transfers out) and can be briefly summarized as follows:

- General government $ 2,819,116
- Public safety $ 5,463,919
- Public works $ 2,074,075
- Culture and recreation $ 1,848,829
- Capital Outlay $ 3,864,654
- Transfers Out $ 3,353,882

The transfers out from the General Fund were for the City's annual debt service and the City Hall Remodeling project which is partially funded by the loan that was taken in the prior year. This loan was issued through Truist for a principal amount of $8,000,000 to be paid from non-advalorem revenues for the purchase and remodel of a new City Hall to include a Community Room. There were two budget amendments totaling approximately $2.5M to supplement the funding for the City Hall Remodeling project over what the loan provided after the purchase of the property.

Actual General Fund expenditures were less than budgeted throughout the departments, however, approximately half of the under-expenditures are encumbrances or projects carried forward to the next year. General Fund revenues were higher than budgeted and greater than expenditures generating an increase in the overall fund balance. General Fund revenues were higher than anticipated due in to increased metered parking revenue and unanticipated CARES act grants payments. The electric utility service tax, and franchise fees, sales tax related state revenue share collected were also higher than anticipated and exceeded budget.

Please refer to the *Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund* on page 47 for specific numerical data.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. Unassigned *fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $13,849,297 an increase of $1,422,058 in comparison with the prior year. $1,935,641 of this balance constitutes restricted fund balance for funds collected through the Green Utility Fee to be used towards the purchase of trees for public property, infrastructure,

transportation improvements and for the Building Fund. The committed fund balance of $4,218,695 is for supporting the Treasure Island Causeway and Bridge's capital maintenance projects, City Hall Renovation capital project, and debt service. $3,794,875 is assigned for beach improvements, facilities renewal and replacement, encumbrances, carryforwards, and donations received for specific purposes. The unassigned fund balance of $3,891,195 is available for spending at the government's discretion, while the remainder of the fund balance $8,891 is for non-spendable to include inventory and prepaid expenditures.

The General Fund is the primary operating fund of the City to provide services. At the end of FY 2021 the unassigned fund balance of the General Fund was $3,891,195, while total fund balance was $8,973,079. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents 25 percent of total General Fund expenditures net of transfers, while total fund balance represents 58 percent of that same amount. It is intended that the use of available fund balance can help offset revenue shortfalls and unanticipated expenditures.

The changes in fund balance vary from year to year based on what has occurred during the year. During FY 2021, there was no significant change in the percentage of the General Fund unassigned fund balance as it compares to the General Fund expenditures and the total fund balance. However, the total fund balance did increase in each category, except the unassigned category due to the continuous building of the balances through the committed portion of the millage rates and the assignments. However, because there were larger capital projects included in the assigned balance that are grant funded, the revenue from the grant has not yet been received caused the unassigned balance to decline. A summary chart of the General Fund's revenues, expenditures, and changes in fund balance is on the next page.

General Fund
Statement of Revenues, Expenditures, and
Changes in Fund Balance
For the Fiscal Year Ended September 30, 2021

Revenues:		
Ad Valorem Taxes	$ 7,387,916	
Other Taxes	1,979,743	
Licenses and Permits	167,276	
Intergovernmental	1,510,541	
Charges for Services	4,282,503	
Fines and Forfeitures	187,585	
Investment Earnings	104,192	
Contributions and Donations	25,815	
Miscellaneous Revenues	221,482	
Total Revenues		15,867,053
Expenditures:		
General Government	2,551,454	
Public Safety	5,295,374	
Public Works	1,850,650	
Culture and Recreation	1,729,719	
Capital outlay	732,735	
Total Expenditures		12,159,932
Other Financing Sources (Uses):		
Transfers Out	(3,353,882)	
Sale of Capital Assets	4,050	
Total Other Financing Sources (Uses)		(3,349,832)
Net Change in Fund Balance		357,289
Fund Balance - Beginning		8,615,790
Fund Balance - Ending		$ 8,973,079

Key factors in this change are as follows:

- Revenues were higher than the expenditures by $357,289. Actual revenues were higher than budgeted for electric utility taxes, franchise fees and metered parking revenue in addition to the unanticipated CARES Act related revenues. Combined with the under-expenditures throughout the program budgets resulted in an increase in the total fund balance. The total fund balance went towards these major components:
    - $444,283 increase to the *committed* fund balance for the Treasure Island Causeway and Bridge.
    - $537,724 net increase to the *assigned fund balances* reflecting increased project carried forwards and encumbrances that were appended to the next year's budget and an off-setting decrease in the assignments for City Facility Renewal/ Rehabilitation and an Early Loan Payoff, both of which were used for the budget amendment to supplement the funding for the City Hall Remodeling Project.
    - $39,003 decrease in the amount of non-spendable balance for pre-paid and inventory.
    - The remaining amount of $585,715 makes up the decrease in the unassigned fund balance.

The Local Option Sales Tax Fund has a total fund balance of $941,059, which is a decrease from the prior year due to expenditures exceeding revenues. The fund balance in the Local Option Sales Tax is a function of how many projects are completed each year compared to the revenue, of which is relatively stable. The major projects funded within the Local Option Sales Tax Fund are the street pavement management program, seawall and recreational facilities rehabilitation or replacement, and the purchase of public safety vehicles and equipment. The timing of the projects from year to year that the City has control over can vary, which will impact the fund balance from year to year.

The Building Fund has a total fund balance of $716,112, a decrease of $298,486 from the prior year. The reduction in fund balance was intentional with a 33 percent reduction in permit fees to meet a new Florida statute requiring the fund balance being carried over into the next year to not exceed the prior four-year expenditure average.

The City Hall Renovation Fund has a total fund balance of $2,953,227, an increase of $1,448,688 from the prior year. This fund was established in FY 2020 by an ordinance to simplify the tracking of the project and to enhance the transparency.

The Non-Major Governmental Funds consist of the County Gas Tax, the Capital Improvement Funds, Transportation and Debt Service Funds had a decrease of $9,600 in total fund balance. This decrease is due to the timing of capital projects expenditures.

Please refer to the *Balance Sheet – Governmental Funds* and the *Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds* on pages 43 & 45 for specific numerical data.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Following is a summary chart of the City's enterprise funds revenues, expenses, and changes in net position.

	Wastewater Fund	Solid Waste	Stormwater Management	Total
Operating Revenue	$ 5,032,794	$ 2,272,041	$ 1,354,834	$ 8,659,669
Operating Expenses	4,549,015	2,265,515	694,960	7,509,490
Operating Income (Loss)	483,779	6,526	659,874	1,150,179
Nonoperating Revenues	67,874	33,926	21,428	123,228
Nonoperating Expenses	(23,010)	-	-	(23,010)
Income before capital contributions	528,643	40,452	681,302	1,250,397
Capital contributions	-	4,907	34,660	39,567
Change in net position	528,643	45,359	715,962	1,289,964
Total Beginning Net Position as Restated	9,521,819	2,130,476	5,931,351	17,583,646
Total Ending Net Position	$ 10,050,462	$ 2,175,835	$ 6,647,313	$ 18,873,610

Please refer to the *Statement of Net position – Proprietary Funds* and the *Statement of Revenues, Expenses and Changes in Fund Net position – Proprietary Funds* on pages 51 – 52 for specific numerical data.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of September 30, 2021 amounts to $71,313,411 (net of related debt). This investment in capital assets includes land, buildings and system, improvements, machinery and equipment and construction in progress.

Additional information on the City's capital assets can be found in the Notes on pages 71 – 72 of this report.

Long-term debt. The City has four existing loan agreements, two loans with the Florida Department of Environmental Protection Clean Water State Revolving Fund for principal amounts of $426,649 and $726,149: and two loans with Truist Bank (previously BB&T) for the Palm & Capri Bridges for $1,850,501 and for the purchase of the new City Hall property for $7,619,100. Information on these loan agreements can be found as part of NOTE 2 in the Notes to the Financial Statements on pages 73 – 76.

Economic Factors and Next Year's Budgets & Rates

Treasure Island has enjoyed a stable and growing economy with most revenue streams increasing or remaining flat. And while the City's tax base has fully regained the cumulative 38 percent loss in the value from the great recession, the experience has caused the City to look to other revenue streams to diversity revenues. As a result, the City has continued to invest in its' public parking system by adopting the latest parking technology, methods and increasing the number of metered parking spaces. Parking revenue has grown significantly over the past several years allowing the City to rely less on property taxes to fund operations. However, there is still not enough resources

to address all the City's infrastructure needs, including maintaining the Treasure Island Causeway and Bridges.

The world-wide health pandemic has changed the world. We found that the economic impact of the pandemic has not been nearly as bad as what was initially predicted. Florida's housing market is booming, and the state has experienced a positive population growth in the past year. The City collected more sales tax related revenues and metered parking revenue than anticipated. More people are looking to relocate to Florida permanently as "working from home" has become a new normal. As with the pandemic, the future is still evolving, and while there is an optimistic outlook on the Florida economy, there are new challenges; recruitment and retention of employees as we compete against wage inflations and labor shortages, supply chain issues that result in project delays, meeting expectations for continued and in some areas increased service levels and focusing on maintaining aging infrastructure to name a few.

As part of the regular budget monitoring process, the Finance department prepares periodic reports that the Departments, City Manager and City Commission can use to follow the actual performance of revenue and expenditure estimates. At the end of July, an analysis of the budget estimates versus the actual expenditures is performed to assess the need for any supplemental appropriations. If necessary, the City Commission may consider passing a supplemental appropriations resolution prior to the end of the fiscal year.

The City continues to monitor the financial status and current performance in all its funds. In FY 2021, the property tax rate remained flat due to the commission "skipping" a year of annual .10 mill increases working towards the goal of a committed portion of the millage rate of 0.50 mills. The committed portion will be used exclusively for the Treasure Island causeway and bridge. A long-range financial plan that was prepared by a consultant in FY 2021 confirmed that a dedicated 0.50 mills would be sufficient to cover capital needs for the bridge and causeway in the long term.

The City executed an agreement for the American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Fund Agreement in October 2021 following the enactment of American Rescue Plan Act through the State of Florida, Division of Emergency Management. The total allocation for the City is $3,466,408. The City received the first half of the allocation in October 2021 and the second tranche is expected in October 2022. The first $400,000 will be claimed under the replacement for loss of revenue, and the remainder will be claimed to reconstruct and elevate the City's Wastewater Master Lift Station, arguably the most critical infrastructure in the City.

A Wastewater rate increase to cover the increase to the bulk sewer rate charged to Treasure Island by the City of St. Petersburg for sewer treatment was implemented as of December 2021. This rate referred to as the pass-through-rate ensures the City recovers the cost of sewer treatment from usage by customers. The bulk sewer rate charged by the City of St. Petersburg for FY 2021 had a significant increase of an average of 10% between the two volumetric rate blocks for two reasons. First, the City of St. Petersburg continues to make significant investments to their sewer system to increase its capacity for sewer treatment and second, they have a five-year goal to reduce their debt-financed capital projects to 50%, thereby causing less smoothing of significant capital expenditures. In the following year, the City has adopted a 10% base rate increase, in addition to a 4.7% pass-through-rate increase to cover the sewer treatment costs charged by the City of St.

Petersburg. These rate increases will allow the Wastewater fund to continue to make infrastructure investments to maintain and repair known issues as well as slowly increase the funding for the relining of laterals and manholes, install watertight lift station vaults at three more locations, and continue to purchase the necessary equipment necessary to maintain the system. The Wastewater rates also allow staff to invest in engineering studies which drastically improve the likelihood of receiving grant and other external funding required for critical system improvements such as the reconstruction and elevation of the Master Lift Station.

A base refuse fee increase of 4% across the board was implemented as of December 2020 to keep pace with inflationary factors but primarily to increase the fund balance in anticipation for the garbage truck replacements scheduled towards the end of this next 5-year period. The recycling-portion of the utility rates for the large multi-family customers increase was increased by 4% based on rate negotiations with the City's recycling vendor. The recycling rate for single family customers was increased by 10% based on the lowest quoted rates from the residential recycling vendor. These increases were implemented in December 2021.

A 10% Stormwater rate was also implemented as of December 2021 as part of a 5-year plan to build up this fund to support the required infrastructure improvements to the stormwater management system.

Lastly, the remodel of the new City Hall building has been delayed due to the pandemic, but it is expected to be completed by the end of June 2022.

Contacting the City's Finance Department

This annual comprehensive financial report is designed to provide a general overview of the City of Treasure Island's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Treasure Island Finance Department, 120 108th Avenue, Treasure Island, Florida 33706. You may visit the City's website at www.mytreasureisland.org or send email to Finance@mytreasureisland.org.

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BASIC FINANCIAL STATEMENTS

The basic financial statements include the government-wide financial statements, fund financial statements and notes to the financial statements. The government-wide financial statements present financial information about the reporting government as a whole. The fund financial statements present financial information about major funds individually and non-major funds in the aggregate. The notes to the financial statements present information essential for a fair presentation of the financial statements not displayed on the face of the financial statements.

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City of Treasure Island, Florida
Statement of Net Position
September 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 14,728,561	$ 5,250,196	$ 19,978,757
Receivables	528,877	1,452,749	1,981,626
Prepaid items	1,540	-	1,540
Inventory	7,351	-	7,351
Capital assets			
Land	8,589,387	13,885	8,603,272
Buildings	3,857,076	-	3,857,076
Improvements	71,622,048	19,340,074	90,962,122
Machinery and equipment	4,270,825	5,530,364	9,801,189
Construction in Progress	2,376,707	2,124,911	4,501,618
Accumulated depreciation	(22,989,004)	(12,689,392)	(35,678,396)
Total assets	82,993,368	21,022,787	104,016,155
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows for pensions	1,521,079	-	1,521,079
Deferred outflows for OPEB	116,905	27,426	144,331
Total deferred outflows of resources	1,637,984	27,426	1,665,410
LIABILITIES			
Accounts payable	1,069,189	792,901	1,862,090
Accrued liabilities	347,843	28,083	375,926
Noncurrent liabilities:			
Due within one year	1,100,327	110,036	1,210,363
Due in more than one year	11,689,969	1,240,223	12,930,192
Total liabilities	14,207,328	2,171,243	16,378,571
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows for pensions	4,990,750	-	4,990,750
Deferred inflows for OPEB	22,841	5,360	28,201
Total deferred inflows of resources	5,013,591	5,360	5,018,951
NET POSITION			
Net investment in capital assets	58,146,367	13,167,044	71,313,411
Restricted:			
Building division	716,112	-	716,112
Infrastructure improvements	941,059	-	941,059
Capital projects	2,974,620	-	2,974,620
Road improvements	243,127	-	243,127
Debt service	1,300	-	1,300
Unrestricted	2,387,848	5,706,566	8,094,414
Total net position	$ 65,410,433	$ 18,873,610	$ 84,284,043

The accompanying notes are an integral part of these financial statements.

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City of Treasure Island, Florida
Statement of Activities
Year ended September 30, 2021

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 4,336,948	$ 1,154,402	$ 25,815	$ -
Public safety	5,647,693	2,146,846	186,281	-
Public works	2,429,509	1,499,644	296,441	-
Culture and recreation	1,825,754	575,755	25,000	-
Interest on long-term debt	237,234	-	-	-
Total governmental activities	14,477,138	5,376,647	533,537	-
Business-type activities:				
Wastewater	4,572,025	5,032,794	-	-
Solid waste	2,265,515	2,270,091	-	4,907
Stormwater management	694,960	1,354,834	-	34,660
Total business-type activities	7,532,500	8,657,719	-	39,567
Total primary government	$ 22,009,638	$ 14,034,366	$ 533,537	$ 39,567
General Revenues:				
Property taxes				
Utility taxes				
Franchise fees				
Unrestricted Intergovernmental Revenues:				
State revenue sharing				
Communications services tax				
Half-cent sales tax				
Local option gas tax				
Infrastructure sales surtax				
Other taxes				
Unrestricted investment earnings				
Miscellaneous				
Total general revenues				
Change in net position				
Net Position - beginning of year				
Net Position - end of year				

The accompanying notes are an integral part of these financial statements.

	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-type Activities	Total
$	(3,156,731)	$ -	$ (3,156,731)
	(3,314,566)	-	(3,314,566)
	(633,424)	-	(633,424)
	(1,224,999)	-	(1,224,999)
	(237,234)	-	(237,234)
	(8,566,954)	-	(8,566,954)
	-	460,769	460,769
	-	9,483	9,483
	-	694,534	694,534
	-	1,164,786	1,164,786
$	(8,566,954)	$ 1,164,786	$ (7,402,168)
$	7,387,916	$ -	$ 7,387,916
	1,222,934	-	1,222,934
	756,809	1,950	758,759
	205,503	-	205,503
	273,118	-	273,118
	498,648	-	498,648
	89,602	-	89,602
	865,583	-	865,583
	54,982	-	54,982
	156,444	54,786	211,230
	267,031	68,442	335,473
	11,778,570	125,178	11,903,748
	3,211,616	1,289,964	4,501,580
	62,198,817	17,583,646	79,782,463
$	65,410,433	$ 18,873,610	$ 84,284,043

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Balance Sheet
Governmental Funds
September 30, 2021

	Major Governmental Funds				Non Major Governmental Funds	Total Governmental Funds
	General	Local Option Sales Tax	Building	City Hall Remodel		
ASSETS						
Cash and cash equivalents	$ 9,266,236	$ 806,295	$ 823,467	$ 3,576,739	$ 255,824	$ 14,728,561
Receivables						
Taxes:						
Utility	156,358	-	-	-	-	156,358
Franchise fees	79,875	-	-	-	-	79,875
Accounts	42,884	-	-	-	-	42,884
Intergovernmental:						
State	80,765	151,573	-	-	14,812	247,150
County	1,294	-	-	-	-	1,294
Federal	1,316	-	-	-	-	1,316
Prepaid items	1,540	-	-	-	-	1,540
Inventories	7,351	-	-	-	-	7,351
Total assets	$ 9,637,619	$ 957,868	$ 823,467	$ 3,576,739	$ 270,636	$ 15,266,329
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 328,204	$ 16,809	$ 95,848	$ 623,512	$ 4,816	$ 1,069,189
Accrued liabilities	326,678	-	7,768	-	-	334,446
Due to other governments	9,658	-	3,739	-	-	13,397
Total liabilities	664,540	16,809	107,355	623,512	4,816	1,417,032
Fund balances:						
Nonspendable	8,891	-	-	-	-	8,891
Restricted	13,950	941,059	716,112	-	264,520	1,935,641
Committed	1,264,168	-	-	2,953,227	1,300	4,218,695
Assigned	3,794,875	-	-	-	-	3,794,875
Unassigned	3,891,195	-	-	-	-	3,891,195
Total fund balances	8,973,079	941,059	716,112	2,953,227	265,820	13,849,297
Total liabilities and fund balances	$ 9,637,619	$ 957,868	$ 823,467	$ 3,576,739	$ 270,636	$ 15,266,329

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2021

Fund balances - total governmental funds.	$	13,849,297
Capital assets used in governmental activities are not financial resources and are therefore not reported in governmental funds.		67,727,039
Long-term debt not due and payable in current period and, therefore; not reported the in governmental funds.		(9,580,672)
Some liabilities, compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.		(756,845)
The net pension liability is not due and payable in the current period and, therefore, not reported in the governmental funds.		(2,093,667)
The total OPEB liability is not due and payable in the current period and, therefore, not reported in the governmental funds.		(359,112)
Deferred outflows and inflows of resources related to pension and OPEB are applicable to future periods and, therefore, are not reported in governmental funds.		
Deferred outflows of resources for pensions		1,521,079
Deferred outflows of resources for OPEB		116,905
Deferred inflows of resources for pensions		(4,990,750)
Deferred inflows of resources for OPEB		(22,841)
Net position of governmental activities	$	65,410,433

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenue, Expenditures, and Changes in Fund Balances - Governmental Funds
Year ended September 30, 2021

	Major Governmental Funds				Non Major Governmental Funds	Total Governmental Funds
	General	Local Option Sales Tax	Building	City Hall Remodel		
REVENUES						
Taxes:						
Ad valorem taxes	$ 7,387,916	$ -	$ -	$ -	$ -	$ 7,387,916
Franchise fees	756,809	-	-	-	-	756,809
Utility services taxes	1,222,934	-	-	-	-	1,222,934
Business fees and permits	167,276	-	768,715	-	-	935,991
Intergovernmental	1,510,541	865,584	-	-	89,602	2,465,727
Charges for services	4,282,503	-	-	-	-	4,282,503
Fines and forfeitures	187,585	-	-	-	-	187,585
Investment earnings	104,192	7,898	9,899	30,433	4,021	156,443
Contributions and donations	25,815	-	-	-	-	25,815
Miscellaneous revenues	221,482	33,007	8,492	-	-	262,981
Total revenues	15,867,053	906,489	787,106	30,433	93,623	17,684,704
EXPENDITURES						
Current:						
General government	2,551,454	-	-	-	-	2,551,454
Public safety	5,295,374	-	1,031,072	-	-	6,326,446
Public works	1,850,650	-	-	-	103,223	1,953,873
Culture and recreation	1,729,719	-	-	-	-	1,729,719
Debt service:						
Principal retirement	-	106,909	-	-	658,408	765,317
Interest	-	8,487	-	-	228,747	237,234
Capital outlay	732,735	866,926	35,640	1,067,352	-	2,702,653
Total expenditures	12,159,932	982,322	1,066,712	1,067,352	990,378	16,266,696
Excess (deficiency) of revenues over expenditures	3,707,121	(75,833)	(279,606)	(1,036,919)	(896,755)	1,418,008
Other Financing Sources (Uses)						
Transfers in	-	-	-	2,485,607	887,155	3,372,762
Transfers out	(3,353,882)	-	(18,880)		-	(3,372,762)
Sale of capital assets	4,050	-	-		-	4,050
Total other financing sources (uses)	(3,349,832)	-	(18,880)	2,485,607	887,155	4,050
Net change in fund balances	357,289	(75,833)	(298,486)	1,448,688	(9,600)	1,422,058
Fund balances - beginning	8,615,790	1,016,892	1,014,598	1,504,539	275,420	12,427,239
Fund balances - ending	$ 8,973,079	$ 941,059	$ 716,112	$ 2,953,227	$ 265,820	$ 13,849,297

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds to Statement of Activities
Year ended September 30, 2021

Net change in fund balances - total governmental funds	$	1,422,058
The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. This transaction is not reported on the government-wide financial statements.		765,317
Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. This is the amount by which capital additions, (2,591,743), exceeded depreciation, ($2,313,967), in the current period.		277,776
Disposal of assets is reported in the statement of activities and is not a use of current financial resources and, therefore, not reported as expenditures in governmental funds.		(29,475)
Changes in compensated absences reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		104,246
Governmental funds report pension contributions as expenditures. However in the Statement of Activities, the cost of pension benefits net of employee contributions is reports as pension expense:		
City pension contributions		649,764
Costs of benefits earned net of employee contributions		39,952
In the government-wide financial statements, the City reports changes in total OPEB liability and related deferred outflows and inflows; however, this is not reported in the governmental funds:		
City OPEB benefit payment		(25,153)
Changes in total OPEB liability		7,131
Change in net position of governmental activities	$	3,211,616

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual – General Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes:				
Ad Valorem Taxes	$ 7,418,550	$ 7,418,550	$ 7,387,916	$ (30,634)
Franchise Fees	662,440	662,440	756,809	94,369
Utility Services Taxes	1,085,980	1,085,980	1,222,934	136,954
Licenses and Permits	44,600	44,600	167,276	122,676
Intergovernmental	3,218,291	3,218,291	1,510,541	(1,707,750)
Charges for Services	3,723,170	3,736,770	4,282,503	545,733
Fines and Forfeitures	185,000	185,000	187,585	2,585
Investment Earnings	25,000	25,000	104,192	79,192
Contributions and Donations	-	15,000	25,815	10,815
Miscellaneous Revenues	7,500	7,500	221,482	213,982
Total Revenues	16,370,531	16,399,131	15,867,053	(532,078)
EXPENDITURES				
Current:				
General Government	2,730,551	2,819,116	2,551,454	267,662
Public Safety	5,428,091	5,463,919	5,295,374	168,545
Public Works	2,024,691	2,074,075	1,850,650	223,425
Culture and Recreation	1,850,829	1,848,829	1,729,719	119,110
Capital outlay:				
General Government	-	39,460	920	38,540
Public Safety	38,500	59,538	41,624	17,914
Public Works	2,942,600	3,584,256	646,195	2,938,061
Culture and Recreation	166,400	181,400	43,996	137,404
Total Expenditures	15,181,662	16,070,593	12,159,932	3,910,661
Excess (deficiency) of revenues over expenditures	1,188,870	328,538	3,707,121	3,378,583
Other Financing Sources (Uses)				
Transfers Out	(868,275)	(3,353,882)	(3,353,882)	-
Sale of capital assets	5,000	5,000	4,050	(950)
Total other financing sources (uses)	(863,275)	(3,348,882)	(3,349,832)	(950)
Net change in fund balances	325,595	(3,020,344)	357,289	3,377,633
Fund Balance - Beginning	8,615,790	8,615,790	8,615,790	-
Fund Balance - Ending	$ 8,941,385	$ 5,595,446	$ 8,973,079	$ 3,377,633

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual – Local Option Sales Tax Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Local Option Sales Tax	700,000	700,000	$ 865,584	$ 165,584
Investment Earnings	7,000	7,000	7,898	898
	173,230	173,230	-	(173,230)
Miscellaneous Revenues	-	28,007	33,007	5,000
Total Revenues	880,230	908,237	906,489	(1,748)
EXPENDITURES				
Capital Outlay:				
General Government	248,000	259,600	246,201	13,399
Public Safety	48,200	112,421	106,698	5,723
Public Works	200,000	566,486	232,530	333,956
Culture and Recreation	341,530	726,193	281,497	444,696
Debt Service:				
Principal Retirement	102,903	102,903	106,909	(4,006)
Interest	12,493	12,493	8,487	4,006
Total Expenditures	953,126	1,780,096	982,322	797,774
Excess of revenues over expenditures	(72,896)	(871,859)	(75,833)	796,026
Other Financing Sources (Uses)				
Sale of capital assets	5,000	5,000	-	(5,000)
Total other financing sources (uses)	5,000	5,000	-	(5,000)
Net change in fund balances	(67,896)	(866,859)	(75,833)	791,026
Fund Balance - Beginning	1,016,892	1,016,892	1,016,892	-
Fund Balance - Ending	$ 948,996	$ 150,033	$ 941,059	$ 791,026

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual – Building Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Licenses and Permits	$ 538,000	$ 538,000	$ 768,715	$ 230,715
Investment Earnings	12,000	12,000	9,899	(2,101)
Miscellaneous	-	-	8,492	8,492
Total Revenues	550,000	550,000	787,106	237,106
EXPENDITURES				
Current:				
Public Safety	1,124,855	1,235,282	1,031,072	204,210
Capital Outlay:				
Public Safety	11,200	40,273	35,640	4,633
Total Expenditures	1,136,055	1,275,555	1,066,712	208,843
Excess (deficiency) of revenues over (under) expenditures	(586,055)	(725,555)	(279,606)	445,949
Other Financing Sources (Uses)				
Transfers Out	-	-	(18,880)	(18,880)
Total other financing sources (uses)	-	-	(18,880)	(18,880)
Net change in fund balances	(586,055)	(725,555)	(298,486)	$ 427,069
Fund Balance - Beginning	1,014,598	1,014,598	1,014,598	-
Fund Balance - Ending	$ 428,543	$ 289,043	$ 716,112	$ 427,069

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual – City Hall Remodel Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous:				
Investment Earnings	$ -	$ -	$ 30,433	$ 30,433
Total Revenues	-	-	30,433	30,433
EXPENDITURES				
Capital Outlay	-	3,712,262	1,067,352	2,644,910
Total Expenditures	-	3,712,262	1,067,352	2,644,910
Excess (deficiency) of revenues over (under) expenditures	-	(3,712,262)	(1,036,919)	2,675,343
Other Financing Sources (Uses)				
Transfers In	-	2,485,607	2,485,607	-
Total other financing sources (uses)	-	2,485,607	2,485,607	-
Net change in fund balances	-	(1,226,655)	1,448,688	2,675,343
Fund Balance - Beginning	-	1,504,539	1,504,539	-
Fund Balance - Ending	$ -	$ 277,884	$ 2,953,227	$ 2,675,343

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Net Position - Proprietary Funds
September 30, 2021

	Business-type Activities - Enterprise Funds			
	Major Enterprise Funds			
	Wastewater	Solid Waste	Stormwater Management	Total
ASSETS				
Current Assets:				
Cash and cash equivalents	$ 2,177,052	$ 1,049,191	$ 2,023,953	$ 5,250,196
Accounts receivable	817,841	395,511	239,397	1,452,749
Total current assets	2,994,893	1,444,702	2,263,350	6,702,945
Noncurrent Assets:				
Capital assets:				
Land	13,885	-	-	13,885
Improvements	14,038,235	-	5,301,839	19,340,074
Machinery and equipment	3,356,955	1,845,338	328,071	5,530,364
Construction in progress	1,844,086	83,146	197,679	2,124,911
Less accumulated depreciation	(10,350,307)	(1,005,604)	(1,333,481)	(12,689,392)
Total capital assets (net of accumulated depreciation)	8,902,854	922,880	4,494,108	14,319,842
Total noncurrent assets	8,902,854	922,880	4,494,108	14,319,842
Total assets	$ 11,897,747	$ 2,367,582	$ 6,757,458	$ 21,022,787
DEFERRED OUTLOWS OF RESOURCES				
Deferred outflows for OPEB	$ 10,602	$ 13,369	$ 3,455	$ 27,426
LIABILITIES				
Current Liabilities:				
Accounts payable and other accrued expenses	$ 634,730	$ 80,846	$ 77,325	$ 792,901
State Revolving Loan Fund	75,128	-	-	75,128
Accrued compensated absences	7,382	21,510	6,016	34,908
Accrued interest SRF	4,052	-	-	4,052
Accrued wages payable	7,689	10,779	5,563	24,031
Total current liabilities	728,981	113,135	88,904	931,020
Noncurrent liabilities:				
State Revolving Loan Fund	1,077,670	-	-	1,077,670
Accrued compensated absences	16,597	48,303	13,408	78,308
Total OPEB liability	32,567	41,066	10,612	84,245
Total noncurrent liabilities	1,126,834	89,369	24,020	1,240,223
Total liabilities	$ 1,855,815	$ 202,504	$ 112,924	$ 2,171,243
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows of resources for OPEB	$ 2,072	$ 2,612	$ 676	$ 5,360
NET POSITION				
Net investment in capital assets	7,750,056	922,880	4,494,108	13,167,044
Unrestricted	2,300,406	1,252,955	2,153,205	5,706,566
Total net position	$ 10,050,462	$ 2,175,835	$ 6,647,313	$ 18,873,610

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Revenues, Expenditures and Changes in Fund Net Position - Proprietary Funds
Year ended September 30, 2021

	Business-type Activities - Enterprise Funds			
	Major Enterprise Funds			
	Wastewater	Solid Waste	Stormwater Management	Total
OPERATING REVENUES				
Licenses and permits	$ -	$ 1,950	$ -	$ 1,950
Charges for services	5,032,794	2,270,091	1,354,834	8,657,719
Total operating revenues	5,032,794	2,272,041	1,354,834	8,659,669
OPERATING EXPENSES				
Personal services	300,750	602,901	206,934	1,110,585
Contractual services	3,369,154	741,524	185,000	4,295,678
Materials, supplies, repairs and utilities	419,773	696,552	64,688	1,181,013
Depreciation	459,338	224,538	238,338	922,214
Total operating expense	4,549,015	2,265,515	694,960	7,509,490
Operating income	483,779	6,526	659,874	1,150,179
NONOPERATING REVENUES (EXPENSES)				
Investment earnings	30,457	7,948	16,381	54,786
Interest and fees on long-term debt	(23,010)	-	-	(23,010)
Miscellaneous	37,417	14,982	5,047	57,446
Gain on disposal of capital assets	-	10,996	-	10,996
Total nonoperating revenues (expenses)	44,864	33,926	21,428	100,218
Income before capital contributions	528,643	40,452	681,302	1,250,397
Capital contributions	-	4,907	34,660	39,567
Change in net position	528,643	45,359	715,962	1,289,964
Net position - beginning	9,521,819	2,130,476	5,931,351	17,583,646
Net position - ending	$ 10,050,462	$ 2,175,835	$ 6,647,313	$ 18,873,610

The accompanying notes are an integral part of these financial statements.

City of Treasure Island, Florida
Statement of Cash Flows
Proprietary Funds
Year ended September 30, 2021

	Business-type Activities - Enterprise Funds			
	Major Enterprise Funds			
	Wastewater	Solid Waste	Stormwater Management	Total
CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from customers and users	$ 5,064,058	$ 2,259,933	$ 1,358,471	$ 8,682,462
Payments to suppliers	(3,769,363)	(1,420,610)	(416,321)	(5,606,294)
Payments to employees	(297,379)	(610,294)	(203,601)	(1,111,274)
Net cash provided by operating activities	997,316	229,029	738,549	1,964,894
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition and construction of capital assets	(2,288,274)	(5,649)	(299,565)	(2,593,488)
Grant proceeds	-	4,907	34,660	39,567
Principal payments on state revolving loan	(73,676)	-	-	(73,676)
Proceeds from sale of capital asset	-	10,996	-	10,996
Interest paid on state revolving loan	(23,010)	-	-	(23,010)
Net cash provided by (used in) capital and related financing activities	(2,384,960)	10,254	(264,905)	(2,639,611)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment Earnings	30,457	7,948	16,381	54,786
Net cash provided by investing activities	30,457	7,948	16,381	54,786
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,357,187)	247,231	490,025	(619,931)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	3,534,239	801,960	1,533,928	5,870,127
END OF YEAR	$ 2,177,052	$ 1,049,191	$ 2,023,953	$ 5,250,196
Reconciliation of operating income to net cash provided by operating activities:				
Operating income	$ 483,779	$ 6,526	$ 659,874	$ 1,150,179
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	459,339	224,538	238,338	922,215
Other receipts (payments)	37,417	14,982	5,047	57,446
Change in assets and liabilities:				
(Increase) Decrease in prepaid items	4,624	1,622	2,143	8,389
(Increase) Decrease in accounts receivable	(6,151)	(12,108)	(20,317)	(38,576)
(Increase) Decrease in due from other governments	-	-	18,905	18,905
(Increase) Decrease in deferred outflows	1,951	2,461	635	5,047
Increase (Decrease) in accts payable	14,937	15,844	(168,774)	(137,993)
Increase (Decrease) in accrued salaries payable	880	(4,632)	1,430	(2,322)
Increase (Decrease) in accrued compensated absences	856	(19,803)	1,370	(17,577)
Increase (Decrease) in OPEB liability	(647)	(816)	(211)	(1,674)
Increase (Decrease) in deferred inflows	331	415	109	855
Total adjustments	513,537	222,503	78,675	814,715
Net cash provided by operating activities	$ 997,316	$ 229,029	$ 738,549	$ 1,964,894

The accompanying notes are an integral part of these financial statements.

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NOTES TO
FINANCIAL STATEMENTS

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NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Treasure Island, Florida (the "City") maintains its accounting in accordance with generally accepted accounting principles (GAAP), as applied to governmental units, which are promulgated by the Governmental Accounting Standards Board (GASB). A summary of the City's significant accounting policies applied in the preparation of the accompanying financial statements follows.

The Reporting Entity

The City of Treasure Island is a municipal corporation created by the Laws of Florida, 1955-31322. An elected mayor and a four-member commission govern the City. As required by generally accepted accounting principles, these financial statements present the City of Treasure Island (the primary government). The City has no component units as of September 30, 2021.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds, proprietary fund and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's wastewater and sanitation services functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

The fund financial statements provide information about the City's funds, including its fiduciary funds. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General* fund is the City's primary operating fund. It accounts for all financial resources except those accounted for in another fund.

The *Local Option Sales Tax* fund accounts for the additional, voter approved, countywide one-cent local option sales tax designated to provide funds for capital items and infrastructure improvements. This tax is commonly referred to as the "Penny for Pinellas."

The *Building* fund is used to account for revenues and expenditures that are restricted by the State of Florida to be used only to enforce and implement the Florida Building Code.

The *City Hall Remodel* fund is used to isolate the budget and expenditures associated with the remodel of the City Hall building purchased in 2020.

The City reports the following proprietary funds:

Major:
The *Wastewater* fund accounts for the operation that collects and treats all wastewater generated within the City.

The *Solid Waste* fund accounts for the operation that collects and disposes of all refuse, recyclable materials and yard waste generated within the City.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements (Continued)

The *Stormwater Management* fund accounts for the operation that manages the City's Municipal Stormwater System.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements.

Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Budgetary Information

Budgetary basis of accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund, special revenue funds and Capital Projects fund.

The appropriated budget is prepared by fund, function, and department. The City Manager may make transfers of appropriations within a fund. Transfers of appropriations between funds require the approval of the commission through an ordinance or budget amendment. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgetary Information (Continued)

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget pursuant to state regulations.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity

Cash and cash equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the City are reported at amortized cost as all investments meet all of the specified criteria in Section I50: *Investments* to qualify to elect to measure their investments at amortized cost. Accordingly, the fair value of the City's position in external investment pools are equal to the value of the pooled shares.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

The City considers all receivables at September 30, 2021 to be collectible; accordingly, no allowance for doubtful accounts is required. If any amounts are subsequently determined to be uncollectible, they are considered immaterial to the financial statements and will be charged to operations when that determination is made.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

***Receivables and Payables* (Continued)**

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" within the fund financial statements. Long-term borrowings between funds are classified as "advances to other funds" or "advances from other funds" in the fund financial statements. These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any residual balance outstanding between the governmental and business-type activities at the end of the fiscal year, which are reported in the government-wide financial statements as internal balances.

Interfund transactions are reflected as services provided, reimbursements, or transfers. Services provided, deemed to be at or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when a fund incurs a cost, charges the appropriate benefitting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or business-type funds are netted as part of the reconciliation to the government-wide presentation.

Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and vehicle repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased. Donated capital assets are recorded at acquisition value at the date of the donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

***Capital Assets* (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are incurred. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. There was no capitalized interest during the current year.

Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

	Years
Land	–
Buildings and structures	7 – 75
Improvements	20 – 33
Machinery and equipment	4 – 20

Capital leases are amortized over the lives of the respective leases or the service lives of the leased equipment, whichever is shorter.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

The City has two (2) items that qualify for reporting as deferred outflows of resources, the *deferred outflows related to OPEB* and the *deferred outflows related to pensions*, both reported in the government-wide statement of net assets and only deferred outflows related to OPEB is reported in the business-type activities statement of net position. The deferred outflows related to OPEB and pensions are an aggregate of items related to pensions as calculated in accordance with GASB Codification Section P20: *Pension Activities – Reporting for Benefits Provided through Trusts That Meet Specified Criteria* and Section P54*: Postemployment Benefits Other Than Pensions – Reporting for Benefits Not Provided through Trusts That Meet Specified Criteria – Defined Benefit*. The deferred outflows related to pensions will be recognized as either pension expense or a reduction in the net pension liability in future reporting years.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

***Deferred Outflows/Inflows of Resources* (Continued)**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two (2) items that qualify for reporting as deferred inflows of resources. The *deferred inflows related to OPEB* and the *deferred inflows related to pensions* are an aggregate of items related to pensions, both reported in the government-wide statement of net assets and only deferred inflows related to OPEB is reported in the business-type activities statement of net position. The deferred inflows related to OPEB and pensions are an aggregate of items related to pensions as calculated in accordance with GASB Codification Section P20: *Pension Activities – Reporting for Benefits Provided through Trusts That Meet Specified Criteria* and Section P54*: Postemployment Benefits Other Than Pensions – Reporting for Benefits Not Provided through Trusts That Meet Specified Criteria – Defined Benefit*. The deferred inflows related to OEPB and pensions will be recognized as a reduction to pension expense in future reporting years.

Compensated Absences

The City's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. Accumulated sick leave lapses when employees leave employment with the City and, accordingly upon separation from service, no monetary obligation exists.

Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or business-type activities statement of net position.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position, and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Post-Employment Benefits (OPEB) Liability

For purposes of measuring the net OPEB liability, deferred outflows/inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The City's proportionate share of OPEB amounts were further allocated to each participating employer based on the contributions paid by each employer. There are no investments as this is a pay-as you-go plan and all cash is held in a cash account.

Categories and Classification of Fund Equity

Net position flow assumption – Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions – Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies – Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, specifies the following classifications:

Nonspendable fund balance – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

***Categories and Classification of Fund Equity* (Continued)**

Restricted fund balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance – The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance – Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The governing council (council) has by resolution authorized the city manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance – Unassigned fund balance is the residual classification for the General Fund.

Revenues and Expenditures/Expenses

Program revenues – Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes – Property taxes attach as an enforceable lien on real property and are levied as of October 1st. The tax levy is divided into two billings: the first billing (mailed on August 20) is an estimate of the current year's levy based on the prior year's taxes; the second billing (mailed on November 1) reflects adjustments to the current year's actual levy. The billings are considered past due 30 days after the respective tax billing date, at which time the applicable property is subject to lien, and penalties and interest are assessed.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenues and Expenditures/Expenses (Continued)

Proprietary funds operating and nonoperating revenues and expenses – Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Wastewater Fund, Solid Waste Fund, Stormwater Management Fund are charges to customers for sales and services. The Wastewater Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for expenditure of monies are recorded as reservations of budget, is employed as an extension of the statutory required budgetary process. At year-end, outstanding encumbrances represent material purchase commitments for goods and services which were ordered, budgeted, and appropriated, but had not been received or completed at date. Although encumbrances lapse at year-end, it is the intention to substantially honor these encumbrances under authority provided in the subsequent year's budget. The following are the significant encumbrances at year end:

Governmental Activities:		
General Fund	$	2,126,301
Local Option Sales Tax Fund		208,693
Building Fund		17,800
City Hall Remodel		2,722,679
Nonmajor Governmental Funds		54,325
Business-Type Activities:		
Wastewater Fund		531,518
Solid Waste Fund		19,775
Stormwater Management Fund		1,215,991
Total	$	6,897,080

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, March 31, 2022 and determined there were no events that occurred that require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these consolidated financial statements.

NOTE 2: DETAILED NOTES ON ALL FUNDS

Cash Deposits

The City has one cash pool that maintains the deposits of all governmental and enterprise funds of the City. Formal accounting records detail the individual equities of the participating funds. The cash deposits are held by a bank that qualifies as a public depository under the Florida Security and Public Deposits Act, as required by Chapter 280, Florida Statutes, and are considered fully insured.

Investments

Florida Statutes authorize the City to invest in the Local Government Surplus Funds Trust Fund administered by the State Board of Administration, obligations of the U.S. Treasury, and interest-bearing time deposits and savings accounts held in Federal or State chartered banks and savings and loan associations doing business in Florida provided that such deposits are secured by collateral as may be prescribed. It is the City's policy to only invest funds in vehicles specifically authorized by Florida Statutes. The City does not have formal policies relating to credit risk or interest rate risk aside from the policy of only investing in funds administered by the State Board of Administration and obligations of the U.S. government.

Custodial credit risk – Custodial credit risk for deposits is the risk in the event of the failure of a depository financial institution a government may not be able to recover deposits. Monies placed on deposit with financial institutions in the form of demand deposits, time deposits or certificate of deposits are defined as public deposits. The financial institutions in which the City places its deposits are certified as "qualified public depositories," as required under the Florida Security for Public Deposits Act. For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

As of September 30, 2021, the City's pension investments are held in street name in the form of stock, debt securities and U.S. government bonds through a financial brokerage firms segregated out from the assets and investments held by other clients of the investment firm and their own assets.

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Investments (Continued)

Interest Rate Risk – Interest rate risk is the possibility that interest rates will rise and reduce the fair value of an investment. The City manages its exposure to fair value losses arising from increasing interest rates through its adopted investment policies. The City limits the effective duration of its investment portfolio through the adoption of nationally recognized risk measure benchmarks.

Credit Risk – Section I50: *Investments* of the GASB Codification requires that governments provide information about credit risk associated with their investments by disclosing the credit rating of investments in debt securities as described by nationally recognized statistical rating organizations. The City has limited its credit risk by limiting investments to the safest types of securities, primarily government investment pools. The City's investment objectives are prioritized by safety, liquidity and yield. Time Deposits, including Certificates of Deposit, are collateralized under the State of Florida Qualified Public Depository Program, whereby member institutions are collectively responsible for any individual member's default.

Concentration risk – Section I50: *Investments* of the GASB Codification requires disclosures of investments in any one issuer that represents five percent or more of total investments, excluding investments issued or explicitly guaranteed by the U.S government, investments in mutual funds, external investments pools and other pooled investments. The City's investment policy does not address concentration risk.

Fair Value – GASB Codification Section 3100: *Fair Value Measurements* establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy under the codification are described as follows:

Level 1 (L1): Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the City has the ability to access.

Level 2 (L2): Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 (L3): Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Investments (Continued)

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The City's investments are carried at amortized cost as of September 30, 2021, are as follows:

	Amortized Cost	Weighted Average Maturity	Credit Rating
Stable NAV Fund	$ 4,389,448		
Variable NAV Fund	3,250,398		
Certificates of Deposit	3,000,000		
U.S. Treasury	745,577		
Florida Safe Investment Pool	11,385,423	174.81	AAAm
Demand Deposits	8,593,334		
Total Cash and Cash Equivilents	$ 19,978,757		

The investments held by the City are not classified as Level 1, 2 or 3 as all investments are carried at amortized cost.

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Capital Assets

Capital asset activity for the fiscal year ended September 30, 2021 as follows:

	Balance 9/30/20	Increases	Decreases	Balance 9/30/21
Governmental activities:				
Capital assets, not being depreciated				
Land	8,589,387	$ -	$ -	$ 8,589,387
Construction in progress	1,191,338	1,185,369	-	2,376,707
Total capital assets, not being depreciated	9,780,725	1,185,369	-	10,966,094
Capital assets, being depreciated				
Buildings	3,844,006	13,070	-	3,857,076
Building improvements	70,734,455	887,593	-	71,622,048
Machinery and equipment	3,867,338	505,711	(102,224)	4,270,825
Total capital assets, being depreciated	78,445,799	1,406,374	(102,224)	79,749,949
Less accumulated depreciation for:				
Buildings	(781,139)	(171,640)	-	(952,779)
Building improvements	(17,749,789)	(1,699,256)	-	(19,449,045)
Machinery and equipment	(2,216,858)	(443,071)	72,749	(2,587,180)
Total accumulated depreciation	(20,747,786)	(2,313,967)	72,749	(22,989,004)
Total capital assets being depreciated, net	57,698,013	(907,593)	(29,475)	56,760,945
Governmental activities capital assets, net	$ 67,478,738	277,776	$ (29,475)	$ 67,727,039

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Capital Assets (Continued)

	Balance 9/30/20	Increases	Decreases	Transfers	Balance 9/30/21
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 13,885	$ -	$ -	$ -	$ 13,885
Construction in progress	728,287	1,396,624	-	-	2,124,911
Total capital assets, not being depreciated	742,172	1,396,624	-	-	2,138,796
Capital assets, being depreciated:					
Improvements other than buildings	18,321,277	1,018,797	-	-	19,340,074
Machinery and equipment	5,566,284	178,067	(213,987)	-	5,530,364
Total capital assets, being depreciated	23,887,561	1,196,864	(213,987)	-	24,870,438
Less accumulated depreciation for:					
Improvements other than buildings	(8,169,750)	(545,585)	-	-	(8,715,335)
Machinery and equipment	(3,811,414)	(376,630)	213,987	-	(3,974,057)
Total accumulated depreciation	(11,981,164)	(922,215)	213,987	-	(12,689,392)
Total capital assets being depreciated, net	11,906,397	274,649	-	-	12,181,046
Business-type activities capital assets, net	$ 12,648,569	$ 1,671,273	$ -	$ -	$ 14,319,842

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 1,803,688
Public safety	50,647
Public works	354,308
Culture and recreation	105,324
Total depreciation expense - governmental activities	$ 2,313,967
Business-type activites:	
Water pollution control	$ 459,339
Solid waste	224,538
Stormwater management	238,338
Total depreciation expense - business-type activities	$ 922,215

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt

State Revolving Loan Fund

The City entered into two agreements with the Florida Department of Environmental Protection for major sewer rehabilitation and inflow/infiltration correction and lift station rehabilitation. The projects are funded through the Clean Water State Revolving Fund (SRF) Loan Program protected under the Federal Clean Water Act. The principal amount of the first loan totaled $1,056,884 at an interest rate of 2.62%. The principal amount of the second loan totaled $517,612 at an interest rate of .68%. Both loans will be paid off in 40 semi-annual payments of $34,250 beginning June 15, 2014 and $14,094 beginning October 15, 2017, respectively. Both agreements call for pledged revenue as security for repayment of the loans, defined as gross revenues derived from the operation of the sewer system after payment of the operation and maintenance expense.

Truist Loans

The City has a general obligation revenue bond outstanding, Series Note 2011A. The bond was issued in 2011 in order to construct capital improvements to the Isle of Palms and Isle of Capri bridges. The principal amount of the loan is $4,024,407. Providing for the payment of this loan are the City's Public Service Tax Revenues and Communication Services Tax Revenues. Repayment for the aforementioned Series Note 2011A will be repaid over 15 years and the interest rate is 2.98%.

The City has a Non-Ad Valorem Revenue Note, Series 2020. The note was issued in 2020 in order to purchase and renovate the new City Hall building. The principal amount of the loan is $8,000,000. Non-Ad Valorem revenues budgeted, appropriated and deposited are pledged for the repayment of this loan. Repayment for the aforementioned Series 2020 Note will be repaid over 15 years and the interest rate is 2.17%.

Capital Lease

A fire truck was acquired though a capital lease for governmental activities in the amount of $419,929 during fiscal year 2018. This lease was financed through U.S. Bancorp Government Leasing and Finance Inc. for annual payments over a period of four years. The payment of this loan will be funded by local option sales tax revenues through the Local Option Sales Tax fund.

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt (Continued)

Long-term liability activity for the fiscal year ended September 30, 2021 as follows:

	Balance 9/30/2020	Additions	Reductions	Balance 9/30/2021	Due within One Year
Governmental Activities:					
Total OPEB liability	$ 366,243	$ -	$ (7,131)	$ 359,112	$ -
Truist - Series Note 2011A	2,128,009	-	(277,508)	1,850,501	285,903
Truist - Series Note 2020	8,000,000	-	(380,900)	7,619,100	471,600
Capital Lease	217,980	-	(106,909)	111,071	111,071
Net pension liability	8,992,702	-	(6,899,035)	2,093,667	4,700
Compensated absences	861,091	423,942	(528,188)	756,845	227,053
Governmental activities long-term liabilities	$ 20,566,025	$ 423,942	$ (8,199,671)	$ 12,790,296	$ 1,100,327
Business-type Activities:					
Total OPEB liability	$ 85,919	$ -	$ (1,674)	$ 84,245	$ -
State Revolving Loan - 53601P	774,667	-	(48,518)	726,149	49,798
State Revolving Loan - 520810	451,807	-	(25,158)	426,649	25,330
Compensated absences	130,794	46,969	(64,547)	113,216	34,908
Business-type activities long-term liabilities	$ 1,443,187	$ 46,969	$ (139,897)	$ 1,350,259	$ 110,036

Net pension and compensated absences are generally liquidated by the general fund for governmental activities. OPEB liabilities will be liquidated by the general fund for governmental activities and the wastewater fund, solid waste fund and stormwater management fund for business-type activities.

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt (Continued)

The following tables indicate future debt service requirements for Governmental Activities:

Truist - Series Note 2011A		Principal	Interest	Total
	2022	285,903	50,885	336,788
	2023	294,551	42,237	336,788
	2024	303,462	33,326	336,788
	2025	312,642	24,146	336,788
	2026	322,100	14,688	336,788
	2027	331,843	4,944	336,787
		$ 1,850,501	$ 170,226	$ 2,020,727

Truist - Series Note 2020		Principal	Interest	Total
	2022	471,600	160,218	631,818
	2023	481,800	149,873	631,673
	2024	492,300	139,304	631,604
	2025	502,900	128,506	631,406
	2026	513,900	117,474	631,374
	2027-2031	2,741,400	413,324	3,154,724
	2032-2035	2,415,200	106,226	2,521,426
		$ 7,619,100	$ 1,214,926	$ 8,834,026

NOTE 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt (Continued)

The following tables represent debt service of business-type activities:

State Revolving Loan - 53601P	Principal	Interest	Total
2022	49,798	18,701	68,499
2023	51,111	17,388	68,499
2024	52,459	16,040	68,499
2025	53,843	14,656	68,499
2026	55,262	13,237	68,499
2027-2031	298,957	43,538	342,495
2032 -2034	164,719	6,530	171,249
	$ 726,149	$ 130,090	$ 856,239

State Revolving Loan - 520810	Principal	Interest	Total
2022	25,330	2,858	28,188
2023	25,502	2,686	28,188
2024	25,676	2,512	28,188
2025	25,851	2,337	28,188
2026	26,027	2,161	28,188
2027-2031	132,817	8,122	140,939
2032-2036	137,402	3,536	140,938
2037	28,044	143	28,187
	$ 426,649	$ 24,355	$ 451,004

Obligations under Capital Lease

Equipment was acquired though a capital lease for governmental activities in the amount of $419,929. Net book value of the equipment at September 30, 2021 is $304,449. Future minimum capital lease payments and the present value of the minimum lease payments at September 30 are as follows:

Capital Lease	Principal	Interest	Total
2022	111,071	4,324	115,395
	$ 111,071	$ 4,324	$ 115,395

NOTE 3: OTHER INFORMATION

Pledged Revenues

The City has revenue notes outstanding at September 30, 2021, for which revenues of the City have been pledged for repayment. Revenues pledged to repay these obligations are as follows:

	Amount Issued	Future Principal and Interest	Current Pledged Revenue	Current Year Principal and Interest	Current Percentage of Revenue
Governmental Activities					
Revenue Notes					
Truist - Series Note 2011A					
Maturity: 2026					
Interest rate: 2.98%	$4,024,407	$ 2,020,727	$1,496,052	$ 336,788	22.5%
Purpose: Improvements to Isle of Palms and Isle of Capri bridges					
Pledged revenue: Public Service Tax revenues and Communication Services Tax revenues					
Truist - Series Note 2020					
Maturity: 2035					
Interest rate: 2.17%	$8,000,000	$ 8,834,026	$4,390,654	$ 550,367	12.5%
Purpose: Purchase and renovation of new City Hall building					
Pledged revenue: Non-Ad Valorem revenues					

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of property and other assets; errors and omissions by employees; and natural disasters, particularly during the hurricane season of June through November. The City has purchased various types of insurance to protect itself. There have been no changes in insurance coverage during the current fiscal year. There were no changes in insurance coverage from the previous year. The City does not participate in a risk pool and does not retain any of the risks of loss.

Contingent Liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

The government is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel the resolution of these matters will not have a material adverse effect on the financial condition of the City.

NOTE 3: OTHER INFORMATION (Continued)

Fund Balance Classification

General Fund		
Nonspendable:		
Inventories	$	7,351
Prepaid items		1,540
Total nonspendable		8,891
Restricted		
Green utility		13,950
Committed		
.30 Mill for Bridge Renewal & Replacement		1,264,168
Assigned:		
Beach improvements		500,000
City infrastructure improvements		3,090,786
Professional services		169,954
Supplies		1,535
Contractual service		32,451
Donations for specific purpose		149
Total assigned		3,794,875
Unassigned		3,891,195
Total General Fund fund balance	$	8,973,079
Local Option Sales Tax		
Restricted for infrastructure improvements		941,059
Total restricted		941,059
Total Local Option Sales Tax fund balance	$	941,059
Building Fund		
Restricted:		
Restricted for Building Division		698,312
Restricted for Contractual Services		17,800
Total restricted		716,112
Total Building Fund fund balance	$	716,112
City Hall Remodel		
Committed for Contractual Services	$	66,973
Committed for Infrastructure		2,886,254
Total committed		2,953,227
Total City Hall fund balance	$	2,953,227
Nonmajor Governmental Funds		
Committed for Debt Service	$	1,300
Restricted:		
Capital Projects, County Gas Tax, Debt Service, Police Forfeiture, Transportation Trust, and Transportation Improvements	$	264,520
TOTAL	$	13,849,297

NOTE 3: OTHER INFORMATION (Continued)

Employee Retirement Systems and Pension Plans

The City participates in two pension programs: First, for qualified public safety employees, the City participates in the Florida Retirement System's defined benefit plans. For all other employees, the City has a defined contribution pension plan which consists of a 401(A) qualified plan. Employees contribute five (5) percent of their gross earnings and the City contributed eight (8) percent for the fiscal year ending September 30, 2021. The City makes these contributions to the Plan as a part of the regular weekly payroll process.

Defined Benefit Plans

The City participates in two defined benefit pension plans that are administered by the State of Florida, Department of Management Services, Division of Retirement. The plans provide retirement, disability or death benefits to retirees or their designated beneficiaries. Chapter 121, Florida Statutes, establishes the authority for benefit provisions. Changes to the law can only occur through an act of the Florida Legislature. The State of Florida issues a publicly available financial report that includes financial statements and required supplementary information for the plans. That report is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state college, or district school board, unless restricted from FRS membership under Sections 121.053 or 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with Section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. To be eligible to receive a HIS benefit, a retiree under a state administered retirement system must provide proof of eligible health insurance coverage, which can include Medicare.

NOTE 3: OTHER INFORMATION (Continued)

Benefits Provided

Benefits under the FRS Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by $5. The minimum payment is $30 and the maximum payment is $150 per month, pursuant to Section 112.363, Florida Statutes.

Contributions

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan. The employer's contribution rates as of September 30, 2021, were as follows:

	FRS	HIS
Regular Class	9.16%	1.66%
Special Risk Class	24.23%	1.66%
County, city, special district elected officials	49.76%	1.66%
Senior management service class	27.35%	1.66%
DROP from FRS	16.68%	1.66%

The employer's contributions for the year ended September 30, 2021, were $604,234 to the FRS Pension Plan and $45,530 to the HIS Pension Plan.

Pension Liabilities and Pension Expense

In its financial statements for the year ended September 30, 2021, the City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2021. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

NOTE 3: OTHER INFORMATION (Continued)

Pension Liabilities and Pension Expense (Continued)

	FRS	HIS
Net pension liability	$ 1,159,278	$ 934,389
Proportion at:		
Current measurement date	0.0153%	0.0076%
Prior measurement date	0.0186%	0.0078%
Pension expense (benefit)	$ (108,106)	$ 68,155

Deferred Outflows/Inflows of Resources Related to Pensions

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS		HIS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 198,702	$ -	$ 31,267	$ (391)
Changes of assumptions	793,235	-	73,422	(38,499)
Net difference between projected and actual earnings on pension plan investments	-	(4,044,428)	974	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	208,018	(879,603)	48,562	(27,829)
Employer contributions subsequent to the measurement date	155,693	-	11,206	-
Total	$ 1,355,648	$ (4,924,031)	$ 165,431	$ (66,719)

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2022.

Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year ending September 30,	FRS	HIS
2022	$ (670,044)	$ 22,032
2023	(771,449)	7,931
2024	(961,536)	17,230
2025	(1,204,182)	23,164
2026	(116,865)	15,205
Thereafter	-	1,944
Total	$ (3,724,076)	$ 87,506

NOTE 3: OTHER INFORMATION (Continued)

Actuarial Assumptions

The total pension liability for each of the defined benefit plans was measured as of June 30, 2021. The total pension liability for the FRS Pension Plan was determined by an actuarial valuation dated July 1, 2021. For the HIS Program, the total pension liability was determined by an actuarial valuation dated July 1, 2020. The individual entry age normal actuarial cost method was used for each plan, along with the following significant actuarial assumptions:

	FRS	HIS
Inflation	2.40%	2.40%
Salary increases	3.25%	3.25%
Investment rate of return	6.80%	N/A
Discount rate	6.80%	2.16%

Morality assumptions for both plans were based on the PUB-2010 base tables projected generationally with Scale MP-2018.

For both plans, the actuarial assumptions were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2018.

The following changes in key actuarial assumptions occurred in 2021:

FRS:

- The maximum amortization period was decreased to 20 years for all current and future amortization bases.

HIS:

- The municipal bond index rate and the discount rate used to determine the total pension liability decreased from 2.21% to 2.16%.

The long-term expected investment rate of return assumption for the FRS Pension Plan was not based on historical returns, but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption of 2.40%.

For the FRS Pension Plan, the table below summarizes the consulting actuary's assumptions based on the long-term target asset allocation.

NOTE 3: OTHER INFORMATION (Continued)

Actuarial Assumptions (Continued)

Asset Class	Target Allocation	Annual Arithmatic Return	Compound Annual (Geometric) Return
Cash	1.0%	2.1%	2.1%
Fixed income	20.0%	3.8%	3.7%
Global equity	54.2%	8.2%	6.7%
Real estate	10.3%	7.1%	6.2%
Private equity	10.8%	11.7%	8.5%
Strategic investments	3.7%	5.7%	5.4%
Total	100%		

Discount Rate

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.80%. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis and the depletion date is considered to be immediate, a municipal bond rate of 2.16% was used to determine the total pension liability for the program. The Bond Buyer General Obligation 20-Year Municipal Bond Index was used as the applicable municipal bond index.

NOTE 3: OTHER INFORMATION (Continued)

Sensitivity Analysis

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

FRS			HIS		
1% Decrease (5.8%)	Current Discount Rate (6.8%)	1% Increase (7.8%)	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
$ 5,184,369	$ 1,159,278	$ (2,205,247)	$ 1,080,244	$ 934,389	$ 814,893

Pension Plans' Fiduciary Net Position

Detailed information about the pension plans' fiduciary net position is available in the State's separately issued financial reports.

401 (A) Pension Plan

The City offers a Section 401(A) Money Purchase Plan as a defined contribution retirement plan for all of its employees not eligible to participate in the Florida Retirement System.

The Plan provides for employees to contribute five percent of their earnings, with the City contributing eight percent. Employee contributions are made through payroll deduction and remitted to the Plan Administrator, the ICMA Retirement Trust, along with the City's contribution, for deposit and investment. The authority responsible for establishing or amending plan provisions and contribution requirements is the City Commission.

Employees choose from several investment options, ranging from aggressive to conservative, to invest both their contribution and the City's. At September 30, 2021, those options included five (5) classifications as follows:

Stable / Money Market Funds
Bond Funds
U. S. Stock Funds
International Stock Funds
Balanced Funds

NOTE 3: OTHER INFORMATION (Continued)

401 (A) Pension Plan (Continued)

For the current fiscal year, employee contributions totaled $167,296 and the City's contributions totaled $267,673 for a grand total of $434,969.

Employees are fully vested with the City's contribution after five years. If the employee terminates with the City with less than five years of service, the City's contribution reverts back to the City. All contributions to the 401(A) Plan are tax deferred for the purposes of federal income tax. All employees are still eligible to participate in the City's Section 457 Deferred Compensation Plan.

The City's total payroll in fiscal year ended September 30, 2021 was $6,672,544. The City's contributions were calculated using the participant's salary amount of $3,345,910. The City made its required contribution of $267,673.

Postemployment Health Care Benefits

General Information about the OPEB Plan

Plan description. The City's defined benefit OPEB plan provides OPEB for all permanent full-time employees of the City. The Plan is a single-employer defined benefit OPEB plan administered by the City. The Plan is not administered through a trust and no assets are accumulated to meet the criteria of a trust in the accounting standards.

Benefits provided. The Plan provides retired employees to elect to continue medical coverage into retirement on the City's health care plan by paying the entire premium. Coverage is also available for eligible dependents on a pay-all basis.

Employees covered by benefit terms. At September 30, 2021, the following employees were covered by the benefit terms:

Active employees	99
Inactive employees currently receiving benefits	4
Inactive employees entited to but not yet receiving benefits	-
Total	103

Total OPEB Liability

The City's total OPEB liability of $443,357 was measured as of September 30, 2021, and was determined by an actuarial valuation as of October 1, 2019.

NOTE 3: OTHER INFORMATION (Continued)

Postemployment Health Care Benefits (Continued)

Actuarial assumptions and other inputs. The total OPEB liability in the September 30, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation rate	2.50%
Discount rate	2.43%
Salary rate increase	4.00%
Health Care Trend rates	5.5% initial rate decreasing to ultimate rate of 4.5%
Mortality table	PubG.H-2010 mortality table - general

The discount rate was based on the S&P Municipal Bond 20-Year High-Grade Rate Index.

The actuarial assumptions used in the September 30, 2020 valuation was based on actuarial experience.

Changes in the Total OPEB Liability

	Total OEPB Liability
Balance at September 30, 2020	$ 452,161
Changes for the year:	
Service cost	23,739
Interest on total OEPB liability	9,323
Changes of assumptions and other inputs	(8,870)
Benefit payments	(32,997)
Net changes	(8,804)
Balance at September 30, 2021	$ 443,358

Changes of assumptions and other inputs reflect a change in the discount rate from 2.14 percent in 2020 to 2.43 percent in 2021.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated

NOTE 3: OTHER INFORMATION (Continued)

Postemployment Health Care Benefits (Continued)

using a discount rate that is 1-percentage-point lower (1.43 percent) or 1-percentage-point higher (3.43 percent) than the current discount rate:

	1% Decrease (1.43%)	Discount Rate (2.43%)	1% Increase (3.43%)
Total OPEB liability	$ 414,174	$ 443,358	$ 474,762

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (4.5 percent decreasing to 3.5 percent) or 1-percentage-point higher (6.5 percent decreasing to 5.5 percent) than the current healthcare cost trend rates:

	1% Decrease (4.5% decreasing to 3.5%)	Health Care Cost Trend Rate (5.5% decreasing to 4.5%)	1% Increase (6.5% decreasing to 5.5%)
Total OPEB liability	$ 490,511	$ 443,358	$ 403,045

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2021, the City recognized OPEB expense of $55,247. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 61,615	$ (14,954)
Changes of assumptions or other inputs	82,716	(13,247)
Total	$ 144,331	$ (28,201)

NOTE 3: OTHER INFORMATION (Continued)

Postemployment Health Care Benefits (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30,		
2022	$	22,185
2023		22,185
2024		22,185
2025		22,185
2026		12,242
Thereafter		15,148
Total	$	116,130

REQUIRED SUPPLEMENTARY INFORMATION

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City of Treasure Island, Florida
Required Supplementary Information
Schedule of Changes in the City's Total OPEB Liability and Related Ratios

	2021	2020	2019
Total OPEB Liability			
Service cost	$ 23,739	$ 38,194	$ 19,064
Interest on total OEPB liability	9,323	26,089	11,862
Difference between expected and actual experience	-	(19,195)	-
Changes of assumptions and other inputs	(8,870)	81,593	(4,823)
Benefit payments	(32,997)	(64,439)	(21,751)
Other changes	-	18,003	2,588
Net change in total OPEB liability	(8,804)	80,245	6,940
Total OPEB liability - beginning	452,162	371,917	364,977
Total OPEB liability - ending	$ 443,358	$ 452,162	$ 371,917
Covered-employee payroll	$ 4,711,071	$ 5,294,420	$ 4,882,312
Total OPEB liability as a percentage of covered-employee payroll	9.41%	8.54%	7.62%

Notes to Schedule:

Note 1: GASB required information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for information is available.

Note 2: The Plan's long-term expected rate of return and the discount used to determine the the total OPEB liability increased from 2.14% to 2.43%.

City of Treasure Island, Florida
Schedule of Proportionate Share of Net Pension Liability – Florida Retirement System (Last 10 fiscal years)

	2021	2020	2019	2018	2017	2016	2015
City's proportion of net pension liabilty (asset)	0.015346822%	0.018563162%	0.017811185%	0.017248153%	0.017691499%	0.018311777%	0.015912654%
City's proportionate share of the net pension liability (asset)	$ 1,159,278	$ 8,045,548	$ 6,133,924	$ 5,195,233	$ 5,233,027	$ 4,623,738	$ 2,055,333
City's covered payroll	$ 2,756,865	$ 2,634,787	$ 2,497,865	$ 2,349,746	$ 2,313,204	$ 2,245,865	$ 2,257,738
City's proporationate share of the net pension liability (asset) as a percentage of its covered payroll	42.05%	305.36%	245.57%	221.10%	226.22%	205.88%	91.04%
Plan fiduciary net position as a percentage of the total pension liability	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%

* The amounts presented for each Plan measurement year were determined as of 6/30.

Note 1: GASB required information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for information is available.

Note 2: The Plan's fiduciary net position as a percentage of the total pension liabilty is published in Note 3 of the Plan's Annual Comprehensive Financial Report.

City of Treasure Island, Florida
Schedule of Proportionate Share of Net Pension Liability – Health Insurance Subsidy (Last 10 fiscal years)

	2021	2020	2019	2018	2017	2016	2015
City's proportion of net pension liabiilty (asset)	0.007617403%	0.007757302%	0.007449531%	0.007085356%	0.007173178%	0.007516286%	0.007338387%
City's proportionate share of the net pension liability (asset)	$ 934,389	$ 947,154	$ 833,528	$ 934,389	$ 766,989	$ 875,992	$ 748,400
City's covered payroll	$ 2,756,865	$ 2,634,787	$ 2,497,865	$ 2,349,746	$ 2,313,204	$ 2,245,865	$ 2,257,738
City's proporationate share of the net pension liability (asset) as a percentage of its covered payroll	33.89%	35.95%	33.37%	39.77%	33.16%	39.00%	33.15%
Plan fiduciary net position as a percentage of the total pension liability	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%

* The amounts presented for each Plan measurement year were determined as of 6/30.

Note 1: GASB required information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for information is available.

Note 2: The Plan's fiduciary net position as a percentage of the total pension liabilty is published in Note 3 of the Plan's Comprehensive Annual Financial Report.

Note 3: The municipal rate used to determine the total pension liability decreased from 2.21% to 2.16%.

City of Treasure Island, Florida
Schedule of Contributions –
Florida Retirement System (Last 10 fiscal years)

	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	$ 604,234	$ 604,170	$ 559,529	$ 506,157	$ 464,877	$ 460,749	$ 387,964
Contributions in relation to the contractually required contribution	604,234	604,170	559,529	506,157	464,877	460,749	387,964
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	$ 2,756,865	$ 2,634,787	$ 2,497,865	$ 2,349,746	$ 2,313,204	$ 2,245,865	$ 2,257,738
Contributions as a percentage of covered payroll	21.92%	22.93%	22.40%	21.54%	20.10%	20.52%	17.18%

* The amounts presented for each Plan measurement year were determined as of 6/30.

Note 1: GASB required information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for information is available.

City of Treasure Island, Florida
Schedule of Contributions –
Health Insurance Subsidy (Last 10 fiscal years)

	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	$ 45,530	$ 44,426	$ 41,473	$ 39,015	$ 38,045	$ 37,281	$ 28,052
Contributions in relation to the contractually required contribution	45,530	44,426	41,473	39,015	38,045	37,281	28,052
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	$ 2,756,865	$ 2,634,787	$ 2,497,865	$ 2,349,746	$ 2,313,204	$ 2,245,865	$ 2,257,738
Contributions as a percentage of covered payroll	1.65%	1.69%	1.66%	1.66%	1.64%	1.66%	1.24%

* The amounts presented for each Plan measurement year were determined as of 6/30.

Note 1: GASB required information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for information is available.

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COMBINING FINANCIAL STATEMENTS

The combining financial statements provide a more detailed view of the non-major funds that were combined in the basic financial statements.

A description of these non-major funds follows on the next page.

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NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specific purposes other than debt service or capital projects.

The ***Capital Projects Fund*** is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition of capital assets.

The ***County Gas Tax Fund*** is financed through a six cent per gallon county gas tax. Expenditure is limited to road projects contained in the M.P.O. five-year transportation plan.

The ***Transportation Trust Fund*** accounts for revenues received from the Transportation Impact Fee established by Pinellas County and are restricted to expenditure for capital improvements and expansion of transportation facilities.

The ***Debt Service Fund*** is used to account for and report financial resources that are restricted, committed or assigned to expenditure for debt principal and debt payments.

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City of Treasure Island, Florida
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 2021

	Capital Projects	County Gas Tax	Transportation Trust	Debt Service	Total
ASSETS					
Cash and cash equivalents	$ 21,393	$ 220,354	$ 12,777	$ 1,300	$ 255,824
Receivables:					
Due from other governments	-	14,812	-	-	14,812
Total assets	$ 21,393	$ 235,166	$ 12,777	$ 1,300	$ 270,636
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ 4,816	$ -	$ -	$ 4,816
Total liabilities	-	4,816	-	-	4,816
FUND BALANCES:					
Restricted	21,393	230,350	12,777	-	264,520
Committed	-	-	-	1,300	1,300
Total fund balances	21,393	230,350	12,777	1,300	265,820
Total liabilities and fund balances	$ 21,393	$ 235,166	$ 12,777	$ 1,300	$ 270,636

City of Treasure Island, Florida
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Non-Major Governmental Funds
Year ended September 30, 2021

	Capital Projects	County Gas Tax	Transportation Trust	Debt Service	Total
REVENUES					
Intergovernmental	$ -	$ 89,602	$ -	$ -	$ 89,602
Investment Earnings	256	2,347	139	1,279	4,021
Total Revenues	256	91,949	139	1,279	93,623
EXPENDITURES					
Current:					
Public Works	6,758	96,465	-	-	103,223
Debt Service:					
Principal Retirement	-	-	-	658,408	658,408
Interest	-	-	-	228,747	228,747
Total Expenditures	6,758	96,465	-	887,155	990,378
Excess (deficiency) of revenues over expenditures	(6,502)	(4,516)	139	(885,876)	(896,755)
Other Financing Sources (Uses)					
Transfers In	-	-	-	887,155	887,155
Total other financing sources (uses)	-	-	-	887,155	887,155
Net change in fund balances	(6,502)	(4,516)	139	1,279	(9,600)
Fund Balances - Beginning	27,895	234,866	12,638	21	275,420
Fund Balances - Ending	$ 21,393	$ 230,350	$ 12,777	$ 1,300	$ 265,820

SCHEDULES OF REVENUES,

EXPENDITURES AND CHANGES IN

FUND BALANCES – BUDGET AND ACTUAL

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City of Treasure Island, Florida
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Capital Projects Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ -	$ 427,760	$ -	$ (427,760)
Interest	-	-	256	256
Total Revenues	-	427,760	256	(427,504)
EXPENDITURES				
Capital Outlay	28,293	485,606	6,758	478,848
Total Expenditures	28,293	485,606	6,758	478,848
Net change in fund balances	(28,293)	(57,846)	(6,502)	51,344
Fund Balance - Beginning	27,895	27,895	27,895	-
Fund Balance - Ending	$ (398)	$ (29,951)	$ 21,393	$ 51,344

City of Treasure Island, Florida
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
County Gas Tax Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental:				
County Gas Tax	$ 90,000	$ 90,000	$ 89,602	$ (398)
Miscellaneous:				
Investment Earnings	4,000	4,000	2,347	(1,653)
Total Revenues	94,000	94,000	91,949	(2,051)
EXPENDITURES				
Current:				
Capital outlay	100,000	250,812	-	250,812
Total Expenditures	100,000	250,812	96,465	154,347
Net change in fund balances	(6,000)	(156,812)	(4,516)	152,296
Fund Balance - Beginning	234,866	234,866	234,866	-
Fund Balance - Ending	$ 228,866	$ 78,054	$ 230,350	$ 152,296

City of Treasure Island, Florida
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Transportation Trust Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous:				
Investment Earnings	$ 200	$ 200	$ 139	$ (61)
Total Revenues	200	200	139	(61)
EXPENDITURES				
Capital Outlay	12,845	25,124	-	25,124
Total Expenditures	12,845	25,124	-	25,124
Net change in fund balances	(12,645)	(24,924)	139	25,063
Fund Balance - Beginning	12,638	12,638	12,638	-
Fund Balance - Ending	$ (7)	$ (12,286)	$ 12,777	$ 25,063

City of Treasure Island, Florida
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Debt Service Fund
Year ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous:				
Investment Earnings	$ -	$ -	$ 1,279	$ 1,279
Total Revenues	-	-	1,279	1,279
EXPENDITURES				
Debt Service:				
Principal Retirement	658,408	658,408	658,408	-
Interest	228,747	228,747	228,747	-
Total Expenditures	887,155	887,155	887,155	-
Excess (deficiency) of revenues over (under) expenditures	(887,155)	(887,155)	(885,876)	1,279
Other Financing Sources (Uses)				
Transfers In	887,155	887,155	887,155	-
Total other financing sources (uses)	887,155	887,155	887,155	-
Net change in fund balances	-	-	1,279	(1,279)
Fund Balance - Beginning	21	21	21	-
Fund Balance - Ending	$ 21	$ 21	$ 1,300	$ (1,279)

III. STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City of Treasure Island's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents **Page**

Financial Trends ..... 115 – 120

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity ..... 123 – 126

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity ..... 129 – 132

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information ..... 135 – 136

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information ..... 139 – 141

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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FINANCIAL TRENDS

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City of Treasure Island, Florida
Net Position by Component -
Last Ten Fiscal Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Governmental activities:										
Net investment in capital assets	$ 58,146,367	$ 57,132,749	$ 58,239,009	$ 58,441,065	$ 55,708,180	$ 55,418,462	$ 55,452,891	$ 55,775,791	$ 55,035,870	$ 56,222,960
Restricted	4,876,218	3,811,449	3,465,854	3,168,963	3,606,871	3,340,941	3,455,213	1,905,886	2,194,764	-
Unrestricted	2,387,848	1,254,619	342,862	236,155	302,115	(262,014)	(531,730)	2,475,352	2,820,014	4,285,666
Total governmental activites net assets	$ 65,410,433	$ 62,198,817	$ 62,047,725	$ 61,846,183	$ 59,617,166	$ 58,497,389	$ 58,376,374	$ 60,157,029	$ 60,050,648	$ 60,508,626
Business-type activities:										
Net investment in capital assets	$ 13,167,044	$ 11,422,096	$ 10,241,415	$ 9,762,309	$ 8,175,686	$ 7,867,811	$ 5,533,880	$ 5,537,038	$ 4,930,183	$ 4,370,006
Restricted or Assigned	-	-	-	-	-	-	-	-	-	-
Unrestricted	5,706,566	6,161,550	6,252,115	5,881,885	5,576,682	4,088,107	4,970,944	3,816,248	3,170,981	2,908,439
Total business-type activities net assets	$ 18,873,610	$ 17,583,646	$ 16,493,530	$ 15,644,194	$ 13,752,368	$ 11,955,918	$ 10,504,824	$ 9,353,286	$ 8,101,164	$ 7,278,445
Primary government:										
Net investment in capital assets	$ 71,313,411	$ 68,554,845	$ 68,480,424	$ 68,203,374	$ 63,883,866	$ 63,286,273	$ 60,986,771	$ 61,312,829	$ 59,966,053	$ 60,592,966
Restricted	4,876,218	3,811,449	3,465,854	3,168,963	3,606,871	3,340,941	3,455,213	1,905,886	2,194,764	-
Unrestricted	8,094,414	7,416,169	6,594,977	6,118,040	5,878,797	3,826,093	4,439,214	6,291,600	5,990,995	7,194,105
Total primary government net assets	$ 84,284,043	$ 79,782,463	$ 78,541,255	$ 77,490,377	$ 73,369,534	$ 70,453,307	$ 68,881,198	$ 69,510,315	$ 68,151,812	$ 67,787,071

City of Treasure Island, Florida
Changes in Net Position -
Last Ten Fiscal Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
EXPENSES										
Governmental activities:										
General government	$4,336,948	$4,195,663	$4,105,708	$ 3,545,736	$ 3,445,797	$ 3,023,297	$ 3,100,750	$ 3,059,328	$ 2,616,740	$ 3,233,294
Public Safety	5,647,693	7,143,218	6,551,349	5,200,712	4,764,149	4,813,545	4,107,508	4,294,575	4,438,408	4,437,898
Public Works	2,429,509	2,837,633	2,437,780	2,483,434	2,393,235	2,738,271	2,217,027	2,173,996	2,021,674	1,803,930
Culture and recreation	1,825,754	1,761,200	1,890,558	1,765,960	1,470,607	1,325,097	1,285,986	1,258,982	1,203,034	1,113,669
Interest on Long-term Debt	237,234	135,859	94,859	109,630	126,775	143,452	146,784	142,560	201,965	
Total governmental activities expenses	14,477,138	16,073,573	15,080,254	13,105,471	12,200,563	12,043,662	10,858,055	10,929,441	10,481,821	10,588,791
Business-type activities:										
Wastewater	4,572,025	4,206,669	3,929,700	3,295,676	3,346,250	3,404,087	3,291,043	3,470,698	3,414,281	3,475,736
Solid Waste	2,265,515	2,237,153	2,311,942	2,047,546	1,750,506	1,815,631	1,713,922	1,752,275	1,523,329	1,587,639
Stormwater Management	694,960	668,754	653,787	536,963	504,116	468,424	475,098	414,394	368,207	392,716
Total business-type activities expenses	7,532,500	7,112,576	6,895,429	5,880,185	5,600,873	5,688,142	5,480,063	5,637,367	5,305,817	5,456,091
Total primary government expenses	$ 22,009,638	$ 23,186,149	$ 21,975,683	$ 18,985,658	$ 17,801,435	$ 17,731,804	$ 16,338,118	$ 16,566,808	$ 15,787,638	$ 16,044,882
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General government	$ 1,154,402	$ 1,200,760	$ 1,324,774	$ 1,207,380	$ 1,138,648	$ 1,147,967	$ 1,094,673	$ 1,080,323	$ 929,436	$ 932,103
Public Safety	2,146,846	1,566,068	1,725,603	1,688,959	1,482,003	1,249,625	1,484,615	992,829	887,987	1,072,246
Public Works	1,499,644	1,224,821	952,320	718,683	680,712	510,674	440,751	373,516	308,578	282,757
Culture and recreation	575,755	497,822	590,617	565,289	496,084	469,916	521,691	511,979	493,634	508,511
Operating Grants and Contributions	533,537	101,797	31,261	2,680	5,989	5,702	5,002	4,942	42,482	49,696
Capital Grants and Contributions	-	411,526	343,899	827,371	683,521	377,723	1,125,996	-	228,852	497,371
Total Governmental Activities Program Revenues	$ 5,910,184	$ 5,002,794	$ 4,968,474	$ 5,010,363	$ 4,486,957	$ 3,761,607	$ 4,672,728	$ 2,963,589	$ 2,890,969	$ 3,342,684
Business-type activities:										
Capital Grants and Contributions	$ 39,567	$ 57,599	$ 47,008	$ 315,015	$ 389,723	$ 344,508	$ 417,734	$ 533,375	$ 144,765	$ 486,825
Charges for services:										
Wastewater	5,032,794	4,645,754	4,384,406	4,160,144	4,149,533	4,081,892	3,983,203	3,915,615	3,620,957	3,357,131
Solid Waste	2,270,091	2,150,560	2,115,123	2,123,493	1,848,792	1,807,889	1,799,927	1,764,988	1,754,570	1,795,841
Stormwater Management	1,354,834	1,235,790	1,119,167	1,001,067	925,342	824,566	830,715	643,715	592,602	538,998
Total business-type activities Program Revenues	$ 8,697,286	$ 8,089,703	$ 7,665,704	$ 7,599,719	$ 7,313,390	$ 7,058,855	$ 7,031,579	$ 6,857,693	$ 6,112,894	$ 6,178,795
Total Primary Government Program Revenues	$ 14,607,470	$ 13,092,497	$ 12,634,178	$ 12,610,083	$ 11,800,347	$ 10,820,462	$ 11,704,307	$ 9,821,282	$ 9,003,863	$ 9,521,479
NET (EXPENSE) REVENUE										
Governmental Activities	$ (8,566,954)	$ (11,070,779)	$ (10,111,780)	$ (8,095,111)	$ (7,713,606)	$ (8,282,055)	$ (6,185,327)	$ (7,965,852)	$ (7,590,852)	$ (7,246,107)
Business-type Activities	1,164,786	977,127	770,275	1,719,534	1,712,517	1,370,713	1,551,516	1,220,326	807,077	722,704
Total Primary Government Net Expense	$ (7,402,168)	$ (10,093,652)	$ (9,341,505)	$ (6,375,577)	$ (6,001,089)	$ (6,911,342)	$ (4,633,811)	$ (6,745,526)	$ (6,783,775)	$ (6,523,403)

City of Treasure Island, Florida
Governmental Activities Tax Revenues by Source - (Accrual Basis of Accounting)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
GENERAL REVENUES AND OTHER CHANGES IN NET ASSETS										
Governmental activities:										
Ad Valorem Taxes	$ 7,387,916	$ 6,961,096	$ 6,148,249	$ 5,584,737	$ 5,144,646	$ 4,793,125	$ 4,485,887	$ 4,213,370	$ 3,785,535	$ 3,885,358
Franchise Fees	756,809	745,027	767,835	713,777	1,041,247	682,507	724,311	710,361	665,446	698,360
Utility Taxes	1,222,934	1,180,502	1,149,525	1,067,000	678,268	1,035,446	1,007,967	1,018,239	960,772	919,930
Unrestricted Intergovernmental Revenues:										
Communications Services Tax	273,118	295,970	305,664	336,868	338,122	342,861	349,246	352,080	366,088	371,048
Half-cent Sales Tax	498,648	426,052	451,105	441,284	428,621	426,212	411,008	387,375	369,364	353,047
Infrastructure Sales Surtax	865,583	757,881	838,139	796,662	751,856	731,449	695,465	646,122	605,417	572,983
State Shared Revenues	205,503	188,131	197,161	192,859	189,156	186,700	201,809	183,605	182,375	182,767
Other	144,584	106,368	121,105	122,772	125,463	126,617	141,228	117,889	106,492	122,880
Gain on Sale of Machinery & Equipment	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	267,031	406,182	136,529	1,037,484	81,018	56,333	82,414	56,376	78,280	82,780
Unrestricted investment earnings	156,444	154,662	198,010	102,195	54,986	21,820	21,920	21,835	13,105	15,432
Transfers		-	-	-	-	-	-	-	-	-
Total governmental activities	$ 11,778,570	$ 11,221,871	$ 10,313,322	$ 10,395,637	$ 8,833,383	$ 8,403,070	$ 8,121,255	$ 7,707,252	$ 7,132,874	$ 7,204,585
Business-type activities:										
Capital Contributions		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unrestricted Investment Earnings	54,786	79,296	95,552	57,230	30,001	10,463	14,784	7,281	2,844	4,534
Gain on sale of capital assets		-	-	-	-	-	-	-	-	-
Miscellaneous	70,392	33,693	(16,491)	131,838	53,931	69,918	8,241	24,515	12,800	1,350
Transfers		-	-	-	-	-	-	-	-	-
Total business-type activities	$ 125,178	$ 112,989	$ 79,061	$ 189,068	$ 83,932	$ 80,381	$ 23,025	$ 31,796	$ 15,644	$ 5,884
Total primary government revenues	$ 11,903,748	$ 11,334,860	$ 10,392,383	$ 10,584,705	$ 8,917,315	$ 8,483,451	$ 8,144,280	$ 7,739,048	$ 7,148,518	$ 7,210,469
CHANGE IN NET POSITION										
Governmental activities:	$ 3,211,616	$ 151,092	$ 201,542	$ 2,300,526	$ 1,119,777	$ 121,015	$ 1,935,927	$ (258,600)	$ (457,978)	$ (41,522)
Business-type activities:	1,289,964	1,090,116	849,336	1,908,602	1,796,450	1,451,094	1,574,542	1,252,122	822,721	728,588
Total primary government	$ 4,501,580	$ 1,241,208	$ 1,050,878	$ 4,209,128	$ 2,916,227	$ 1,572,109	$ 3,510,469	$ 993,522	$ 364,743	$ 687,066

City of Treasure Island, Florida
Fund Balances of Government Funds – Last Ten Fiscal Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Fund:										
Nonspendable	$ 8,891	$ 47,893	$ 5,352	$ 32,279	$ 17,414	$ 10,623	$ 9,851	$ 85,298	$ 150,447	$ 43,714
Restricted	13,950	13,950	-	1,477,702	1,116,276	800,068	638,291	136,378	-	-
Committed	1,264,168	819,885	592,289	-	-	-	-	-	-	-
Assigned	3,794,875	3,257,151	2,728,993	1,990,218	2,086,390	1,650,430	1,185,302	1,124,155	1,467,556	1,735,738
Unassigned	3,891,195	4,476,911	3,168,378	3,436,675	3,073,851	2,668,605	2,595,893	2,045,722	1,940,223	2,442,390
Reserved	-	-	-	-	-	-	-	-	-	-
Unreserved	-	-	-	-	-	-	-	-	-	-
Total General Fund	$ 8,973,079	$ 8,615,790	$ 6,495,012	$ 6,936,874	$ 6,293,931	$ 5,129,726	$ 4,429,337	$ 3,391,553	$ 3,558,226	$ 4,221,842
All Other Governmental Funds:										
Nonspendable	$ -	$ 2,316	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Restricted	1,921,691	3,809,133	3,465,854	1,691,261	2,490,595	2,540,873	2,816,921	1,769,508	2,194,764	6,331,534
Committed	2,954,527	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Reserved	-	-	-	-	-	-	-	-	-	-
Unreserved, reported in:	-									
Special Revenue Funds	-	-	-	-	-	-	-		-	-
Capital Projects Funds	-	-	-	-	-	-	-	-	-	-
Total all other Governmental Funds	$ 4,876,218	$ 3,811,449	$ 3,465,854	$ 1,691,261	$ 2,490,595	$ 2,540,873	$ 2,816,921	$ 1,769,508	$ 2,194,764	$ 6,331,534

Note: GASB 54 was implemented in the fiscal year ended September 30, 2011.

City of Treasure Island, Florida
Changes in Fund Balances of Government Funds – Last Ten Fiscal Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
REVENUES:										
Ad Valorem Taxes	$ 7,387,916	$ 6,961,096	$ 6,148,249	$ 5,584,737	$ 5,144,646	$ 4,793,125	$ 4,485,887	$ 4,213,370	$ 3,785,535	$ 3,885,358
Franchise Fees	756,809	745,027	767,834	713,776	678,268	682,507	724,311	710,361	665,446	698,360
Utility Services Taxes	1,222,934	1,180,502	1,149,525	1,067,000	1,041,247	1,035,446	1,007,967	1,018,239	960,772	919,930
Business Taxes & Permits	935,991	730,246	1,121,391	1,139,679	991,670	801,697	1,056,216	579,822	394,422	535,814
Intergovernmental	2,465,727	2,250,406	2,288,334	2,720,495	2,522,727	2,197,263	2,929,754	1,692,013	1,722,078	2,138,804
Charges for Service	4,282,503	3,559,760	3,293,309	2,932,465	2,671,553	2,475,227	2,402,469	2,279,237	2,077,507	2,065,467
Fines & Forfeitures	187,585	199,465	178,930	108,533	134,485	101,257	83,268	99,588	140,968	160,206
Miscellaneous Revenue	445,239	588,260	278,553	1,125,561	108,436	66,746	98,531	74,972	294,226	131,295
Total Revenues	17,684,704	16,214,762	15,226,125	$ 15,392,246	$ 13,293,032	$ 12,153,267	$ 12,788,403	$ 10,667,602	$ 10,040,954	$ 10,535,234
EXPENDITURES:										
General Government	2,551,454	2,487,241	2,805,424	$ 2,344,389	$ 2,258,524	$ 1,841,626	$ 1,872,027	$ 1,709,359	$ 1,474,024	$ 1,801,207
Public Safety	6,326,446	5,906,773	5,507,857	4,833,878	4,441,029	4,537,913	4,273,937	4,248,038	4,387,786	4,434,693
Public Works	1,953,873	1,982,403	2,116,718	2,204,174	2,130,287	1,930,170	1,924,440	2,007,034	1,899,133	1,715,575
Culture & Recreation	1,729,719	1,706,915	1,717,155	1,614,130	1,331,022	1,200,822	1,156,800	1,148,905	1,106,800	1,035,824
Debt Service:										
Principal retirement	765,317	372,263	830,497	1,538,945	845,394	824,716	379,226	369,166	309,799	-
Interest	237,234	135,859	94,859	109,630	126,775	143,452	146,784	142,560	201,965	-
Capital Outlay	2,702,653	9,166,835	879,239	3,337,172	1,073,382	1,269,907	2,765,573	2,002,690	5,489,993	1,831,691
Total Expenditures	16,266,696	21,758,289	13,951,750	$ 15,982,318	$ 12,206,413	$ 11,748,606	$ 12,518,787	$ 11,627,752	$ 14,869,500	$ 10,818,990
Excess of Revenues over (under) Expenditures	$ 1,418,008	$ (5,543,527)	$ 1,274,375	$ (590,072)	$ 1,086,617	$ 404,662	$ 269,616	$ (960,150)	$ (4,828,546)	$ (283,756)
OTHER FINANCING SOURCES (USES)										
Debt proceeds (payments)	-	8,000,000	-	419,929	-	-	1,810,000	-	-	5,586,066
Transfers in	3,372,762	1,634,793	1,479,759	-	246,071	3,429	4,690	1,037,596	255,740	289,000
Transfers out	(3,372,762)	(1,634,793)	(1,479,759)	-	(246,071)	(3,429)	(4,690)	(1,037,596)	(255,740)	(289,000)
Sale of capital assets	4,050	9,900	58,355	13,753	27,310	19,680	5,580	3,240	28,160	12,034
Total other financing sources (uses)	4,050	8,009,900	58,355	433,682	27,310	19,680	1,815,580	3,240	28,160	5,598,100
Net change in fund balances	$ 1,422,058	$ 2,466,373	$ 1,332,730	$ (156,390)	$ 1,113,927	$ 424,342	$ 2,085,196	$ (956,910)	$ (4,800,386)	$ 5,314,344
Debt Service as a percentage of non-capital expenditures, excluding transfers, special items and prior period adjustments.	7%	4%	7%	13%	9%	9%	5%	5%	5%	0%

City of Treasure Island, Florida
General Government Tax Revenues by Source – Last Ten Fiscal Years

	TOTAL TAXES[1]	AD VALOREM TAXES	FRANCHISE TAXES	UTILITY SERVICE TAXES
2012	5,503,648	3,885,358	698,360	919,930
2013	5,411,753	3,785,535	665,446	960,772
2014	5,941,970	4,213,370	710,361	1,018,239
2015	6,218,165	4,485,887	724,311	1,007,967
2016	6,511,077	4,793,125	682,507	1,035,445
2017	6,864,160	5,144,645	678,268	1,041,247
2018	7,365,513	5,584,737	713,777	1,067,000
2019	8,065,610	6,148,249	767,835	1,149,525
2020	8,886,625	6,961,096	745,027	1,180,502
2021	9,367,659	7,387,916	756,809	1,222,934

(1) Includes the General Fund and all Special Revenue Funds.

REVENUE CAPACITY

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City of Treasure Island, Florida
Assessed and Estimated Actual Value of Taxable Property – Last Ten Fiscal Years

Fiscal Year[1]	Real Property Residential Property	Real Property Commercial Property	Personal Property	Less: Tax Exempt Property	Total Taxable Value	Total Assessed Value	Property Tax Rate[2]	Estimated Actual Taxable Value
2012	1,269,831	275,476	20,236	293,368	1,272,175	1,450,793	3.1368	1,706,815
2013	1,283,389	266,735	19,438	324,585	1,244,977	1,421,723	3.1368	1,672,615
2014	1,317,130	269,451	19,404	305,286	1,300,699	1,473,707	3.3368	1,733,773
2015	1,348,755	422,851	19,697	401,693	1,389,610	1,563,429	3.3368	1,839,328
2016	1,456,888	455,156	20,029	444,972	1,487,100	1,664,198	3.3368	1,957,880
2017	1,581,763	510,824	18,304	515,868	1,595,023	1,777,020	3.3368	2,090,612
2018	1,689,375	565,728	20,101	541,656	1,733,489	1,922,362	3.3368	2,261,602
2019	1,770,220	614,719	21,432	554,421	1,851,913	2,042,583	3.4368	2,403,039
2020	1,873,787	656,828	21,707	578,616	1,973,655	2,190,522	3.6129	2,577,085
2021	1,943,429	708,449	21,580	561,481	2,111,978	2,309,590	3.6129	2,717,165

(1) City's fiscal year taxes are based on County's prior calendar year assessments.

(2) Property Tax Rate (millage) is per $1,000 of taxable value

SOURCE: Tax Roll Certification Recapitulation
Pinellas County Property Appraiser's Office

City of Treasure Island, Florida
Property Tax Rates and Tax Levies –
Direct and Overlapping Governments –
Last Ten Fiscal Years

	CITY OF TREASURE ISLAND			OVERLAPPING RATES						
				COUNTY						TOTAL
FISCAL YEAR	OPERATING MILLAGE	DEBT SERVICE MILLAGE	TOTAL CITY MILLAGE	OPERATING MILLAGE	DEBT SERVICE MILLAGE	TOTAL COUNTY MILLAGE	DEBT SERVICE MILLAGE	TOTAL SCHOOL MILLAGE	SPECIAL DISTRICTS	DIRECT & OVERLAPPING RATES
2012	3.1368	-	3.1368	4.8730	-	4.8730	-	8.3850	2.0896	18.4844
2013	3.1368	-	3.1368	5.0727	-	5.0727	-	8.3020	2.2192	18.7307
2014	3.3368	-	3.3368	5.3377	-	5.3377	-	8.0600	2.2117	18.9462
2015	3.3368	-	3.3368	5.3377	-	5.3377	-	7.8410	2.1957	18.7112
2016	3.3368	-	3.3368	5.3537	-	5.3537	-	7.7700	2.1627	18.6232
2017	3.3368	-	3.3368	5.3527	-	5.3527	-	7.3180	2.1456	18.1531
2018	3.3368	-	3.3368	5.3740	-	5.3740	-	7.0090	2.1270	17.8468
2019	3.4368	-	3.4368	5.3740	-	5.3740	-	6.7270	2.1094	17.6472
2020	3.6129	-	3.6129	5.3740	-	5.3740	-	6.5840	2.0940	17.6649
2021	3.6129	-	3.6129	5.3740	-	5.3740	-	6.4270	2.0808	17.4947

SOURCE: Pinellas County Tax Collector

City of Treasure Island, Florida
Principal Property Taxpayers – Current Year and Ten Years Ago

TAXPAYER	Fiscal Year 2021 2021 TAXABLE VALUE	RANK	PERCENTAGE OF TOTAL TAXABLE VALUE	Fiscal Year 2012 2012 TAXABLE VALUE	RANK	PERCENTAGE OF TOTAL TAXABLE VALUE
Treas Island LLC	$ 25,400,000	1	1.20%			
Treas Res LLC	23,863,329	2	1.13%	14,478,061		
Which Treasure Island Owner, LLC	20,155,654	3	0.95%			
Dolphin Reef LLC	10,819,950	4	0.51%			
King, Henry G Tre	8,400,000	5	0.40%	4,850,000		
Publix Super Markets, Inc.	8,240,000	6	0.39%	7,400,827		
Sunset Bay Properties LLC	7,950,000	7	0.38%	4,850,000		
Properties of TI LLC	7,922,000	8	0.38%			
SFMB Treasure Island Property LLC	7,303,555	9	0.35%			
Treasure Island Palms LLC	7,072,603	10	0.33%			
TI Resort LLC	-		-	9,854,644		
Northwest Commercial Bank	-		-	5,282,556		
Gulf Golf Development, LLC	-		-	4,450,000		
Slezak, Richard M Trust	-		-	3,600,771		
Trails End Motel Inc.	-		-	4,110,000		
SAND PEBBLE RESORT OF TREASURE	-		-	3,990,620		
SUB-TOTAL:	127,127,091		6.02%	62,867,479		4.94%
ALL OTHERS:	1,984,850,945		93.98%	1,209,307,820		95.06%
TOTAL:	$ 2,111,978,036		100.00%	$ 1,272,175,299		100.00%

NOTES: The 2020 tax roll was the basis for ad valorem tax receipts received during FY 2021 and the 2012 tax roll was the basis for ad valorem tax receipts received during FY 2013

SOURCE: Pinellas County Property Appraiser, Real Estate Taxes not including TPP

City of Treasure Island, Florida
Property Tax Levies and Collections - Last Ten Fiscal Years

FISCAL YEAR	COLLECTIONS WITHIN THE FISCAL YEAR OF LEVY			COLLECTIONS IN SUBSEQUENT YEARS	TOTAL COLLECTIONS TO DATE	
	TAX LEVY	AMOUNT	PERCENT OF LEVY		AMOUNT	PERCENT OF CURRENT LEVY
2012	3,993,339	3,871,296	96.9%	14,062	3,885,358	97.3%
2013	3,905,244	3,781,450	96.8%	4,085	3,785,535	96.9%
2014	4,340,171	4,210,245	97.0%	3,125	4,213,370	97.1%
2015	4,636,851	4,481,472	96.6%	4,415	4,485,887	96.7%
2016	4,962,155	4,789,471	96.5%	3,654	4,793,125	96.6%
2017	5,322,273	5,143,630	96.6%	1,015	5,144,645	96.7%
2018	5,784,308	5,571,486	96.3%	13,251	5,584,737	96.5%
2019	6,364,657	6,145,404	96.6%	2,845	6,148,249	96.6%
2020	7,202,878	6,954,360	96.5%	6,736	6,961,096	96.6%
2021	7,630,365	7,368,482	96.6%	6,736	7,375,218	96.7%

DEBT CAPACITY

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City of Treasure Island, Florida
Ratios or Outstanding Debt by Type – Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Business-Type Activities		Total Business-Type Activities	Total Primary Government	Percentage of Personal Income	Government Activities Debt Per Capita	Business-Type Activities Debt Per Capita	Total Debt Per Capita
	Revenue Bonds	Capital Leases	State Revolving Loan Fund	Revenue Bonds						
2012	5,586,066	-	613,726	-	613,726	6,199,792	1.87%	836.11	91.86	927.97
2013	5,276,267	-	736,933	-	736,933	6,013,200	1.92%	787.15	109.94	897.09
2014	4,907,101	-	1,020,244	-	1,020,244	5,927,345	1.88%	723.55	150.43	873.98
2015	6,337,875	-	999,189	-	999,189	7,337,064	2.28%	933.41	147.16	1,080.57
2016	5,513,159	-	956,591	-	956,591	6,469,750	1.80%	810.16	140.57	950.73
2017	4,667,765	-	1,430,481	-	1,430,481	6,098,246	1.58%	676.19	207.23	883.42
2018	3,548,749	419,929	1,369,610	-	1,369,610	5,338,288	1.30%	500.81	193.28	694.10
2019	2,718,252	320,883	1,298,735	-	1,298,735	4,337,870	0.98%	374.78	179.06	553.84
2020	10,345,989	217,980	1,226,475	-	1,226,475	11,790,444	2.92%	1,454.11	172.38	1,626.49
2021	9,469,601	111,071	1,152,799	-	1,152,799	10,733,471	2.37%	1,386.49	166.83	1,553.32

City of Treasure Island, Florida
Direct and Overlapping Governmental Activities Debt

GOVERNMENTAL UNIT	NET DEBT OUTSTANDING	APPLICABLE TO CITY OF TREASURE ISLAND PERCENT [1]	AMOUNT
Direct Debt:			
City of Treasure Island	$ 10,622,400	100%	$ 10,622,400
Capital lease	$ 111,071	100%	$ 111,071
	$ 10,733,471		$ 10,733,471
Bonded Debt:			
Pinellas County School Board	$ 6,000	2.30%	$ 138
Pinellas County Government	$ 12,005,521	2.30%	$ 276,426
Capital Leases:			
Pinellas County School Board	$ 2,974,407	2.30%	$ 68,485
Pinellas County Government	$ 433,171	2.30%	$ 9,974
Total overlapping debt[2]	$ 15,419,099		$ 355,023
Total direct debt	$ 10,733,471		$ 10,733,471
Total direct and overlapping debt	$ 26,152,570		$ 11,088,494
Overall debt to FY 2020 taxable value[3]			1.24%
Overall debt to per capita[4]			$ 1,605

(1) Applicable net debt percentage is based on ratio of City to County taxable values.

(2) The City of Treasure Island is not responsible for the debt of the County or School Board.

(3) 2020 taxable value was used to compute the FY 2021 budget.

(4) 2021 permanent Treasure Island population is estimated at 6,910

City of Treasure Island, Florida
Legal Debt Margin Information – Last Ten Fiscal Years

LEGAL DEBT MARGIN - TOTAL DEBT[1]	9/30/21	9/30/20	9/30/19	09/30/18	09/30/17	09/30/16	09/30/15	09/30/14	9/30/13	9/30/12
Assessed Valuation of Tax Base[2]	$ 2,309,590,687	$ 2,190,522,405	$ 2,042,582,845	$ 1,922,362,364	$ 1,777,019,734	$ 1,644,198,313	$ 1,563,428,668	$ 1,300,698,703	$ 1,244,977,194	$ 1,272,175,299
Debt Limit-3.5% of Assessed Valuation	80,835,674	76,668,284	71,490,400	67,282,683	62,195,691	57,546,941	54,720,003	45,524,455	43,574,202	44,526,135
Amount of Debt Applicable to Debt Limit:										
Total Outstanding Principal	10,733,471	11,572,464	4,016,987	4,918,360	6,098,247	6,469,750	7,337,064	5,927,345	736,933	613,726
LEGAL DEBT MARGIN	$ 70,102,203	$ 65,095,820	$ 67,473,413	$ 62,364,323	$ 56,097,444	$ 51,077,191	$ 47,382,939	$ 39,597,110	$ 42,837,269	$ 43,912,409

LEGAL DEBT MARGIN - ANNUAL DEBT[1]										
Revenues Applicable to Debt Limit										
Total City Revenues	$ 26,511,218	$ 24,427,357	$ 23,029,240	$ 23,194,786	$ 20,963,728	$ 19,303,912	$ 19,848,587	$ 17,560,330	$ 19,637,181	$ 16,227,204
Less: State Revenue Sharing	205,503	188,131	197,161	192,859	189,156	186,700	201,809	183,605	182,375	182,767
Causeway Revenue		-	-	-	-	-	-	-	-	-
Total Revenues Applicable to Debt Limit:	26,305,715	24,239,226	22,832,079	23,001,927	20,774,572	19,117,212	19,646,778	17,376,725	19,454,806	16,044,437
Debt Limit: 20% of Total Revenues	5,261,143	4,847,845	4,566,416	4,600,385	4,154,914	3,823,442	3,929,356	3,475,345	3,890,961	3,208,887
Amount of Debt Applicable to Debt Limit:										
Current Debt Service[3]	1,099,238	604,808	1,022,042	1,736,568	1,040,669	1,036,647	559,717	559,533	-	-
LEGAL DEBT MARGIN	$ 4,161,905	$ 4,243,037	$ 3,544,374	$ 2,863,817	$ 3,114,245	$ 2,786,795	$ 3,369,639	$ 2,915,812	$ 3,890,961	$ 3,208,887

(1) Article IV, Section 4.10, Paragraph (b) (1) and (b) (2) of the City Charter specifically excludes Causeway debt from the Legal Debt Margin Computations.

(2) Assessed valuation per the DR-403V, the number reported prior to 2015 was the taxable vs assessed value.

(3) The Central Beach Trail BB&T Loan was paid off as of the 5/1/2018 payment date by paying off the loan to include a payment of $667,597 in addition to the debt service payment.

City of Treasure Island, Florida
Pledged Revenue Coverage –
Wastewater Fund –
Last Ten Fiscal Years

	GROSS REVENUE	EXPENSE[1]	NET REVENUE AVAILABLE FOR DEBT SERVICE	DEBT SERVICE REQUIREMENTS[2]			COVERAGE
				PRINCIPAL	INTEREST	TOTAL	
2012	3,357,131	3,251,010	106,121	-	-	-	n/a
2013	3,620,957	3,161,795	459,162	-	-	-	n/a
2014	3,915,615	3,168,244	747,371	36,640	11,166	47,806	15.63
2015	3,983,203	3,013,693	969,510	21,055	26,974	48,029	20.19
2016	4,081,892	3,115,100	966,792	42,598	25,902	68,499	14.11
2017	4,149,533	2,973,322	1,176,211	43,721	24,778	68,499	17.17
2018	4,160,144	2,903,698	1,256,446	60,871	27,116	87,987	14.28
2019	4,384,406	3,488,284	896,122	70,876	25,811	96,687	9.27
2020	4,645,754	3,743,574	902,180	72,260	24,427	96,687	9.33
2021	5,032,794	4,089,678	943,116	73,676	23,011	96,687	9.75

[1] Exclusive of Depreciation, Bond Interest and Transfers to Other Funds.

A State Revolving Loan required repayment in June 2014 and a second State Revolving Loan will requirement repayment beginning in October 2017.

DEMOGRAPHIC AND ECONOMIC INFORMATION

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City of Treasure Island, Florida
Demographic and Economic Statistics – Last Ten Fiscal Years

	Population[1]	Total City Personal Income[2]	Median Household Income[2]	Per Capita Personal Income[2]	Median Age[2]	Average Years of Formal Schooling[3]	Percentage of Bachelors Degree or Higher[3]	Public School Enrollment[4]	Unemployment Rate[5]
2012	6,681	330,963,378	-	49,538	55.5	13.88	-	230	9.4
2013	6,703	312,829,010	-	46,670	56.5	13.88	-	233	7.4
2014	6,782	316,095,456	-	46,608	57.9	14.00	-	217	6.4
2015	6,790	321,669,460	-	47,374	58.3	14.00	-	216	5.7
2016	6,805	359,079,435	56,699	52,767	58.5	15.00	42.6%	198	4.4
2017	6,903	387,065,016	61,461	56,072	59.3	15.00	42.2%	199	3.1
2018	7,086	411,781,632	65,204	58,112	56.2	15.00	42.7%	198	3.5
2019	7,253	442,063,097	75,083	60,949	56.2	15.00	44.1%	168	3.0
2020	7,115	403,676,640	74,185	56,736	60.1	15.00	45.1%	135	6.1
2021	6,910	452,909,040	80,840	65,544	60.6	15.00	45.0%	127	5.2

Data Sources

(1) U.S. Census Bureau estimate and the University of Florida Bereau of Economic and Business Research between census.

(2) Pinellas County Economic Development, Treasure Island Demographics as of 2020

(3) Estimate based on educational attainment figures for population 25 years and over, U.S. Census Bureau and Pinellas County Economic Development for 2010 through 2019. Towncharts.com/Florida/Education/Treasure-Island-city-FL-Education-data.html and US Census for 2011-2016.

(4) Public Pinellas County School District's demographer, K-12 school counts taken end of September 2010 to 2019

(5) Pinellas County Economic Indicators 2020
Pinellas County Economic Development Data for 2015-2019

City of Treasure Island, Florida
Principal Employers –
Current Year and Ten Years Ago

	2021			2012		
Employer Name	Number of ** Employees	Rank	Percentage* of Total City Employment	Number of ** Employees	Rank	Percentage* of Top 10 City Employment
Publix Super Market, Inc.	140	1	5.96%	113	2	2.79%
Treasure Island Beach Resort	126	2	5.36%			
Gator's Dockside	120	3	5.11%	80	4	1.98%
Sloppy Joe's	100	4	4.26%	65	T-6	1.61%
City of Treasure Island	73	5	3.11%	119	1	2.94%
Mark My Words Media, Inc.	70	T-6	2.98%			
Thunderbird Beach Resort	70	T-6	2.98%			
Bilmar Beach Resort	70	T-6	2.98%	58	9	1.43%
Residence Inn By Marriot	60	9	2.55%			
Middle Grounds Grill	53	10	2.26%	63	8	1.56%
Allied Specialty Insurance				68	5	1.68%
The Club at Treasure Island				82	3	2.03%
Caddy's				65	T-6	1.61%
Castle Best Western				50	10	1.24%
Top 10 City Employment Total**	882			763		
Total City Employment Total*	2,349			4,047		

OPERATING INFORMATION

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City of Treasure Island, Florida
City Employees by Function -
Last Ten Fiscal Years

	2021	2020	2019	2018*	2017	2016	2015	2014	2013	2012
FUNCTION										
General Government	15.68	13.00	11.95	11.98	12.00	12.00	12.00	12.00	11.50	11.50
Public Safety										
Police	23.30	24.73	23.60	24.10	23.00	23.00	23.00	23.00	26.50	26.50
Fire	17.35	17.43	14.93	14.58	14.50	14.50	14.50	14.50	13.50	13.38
Community Improvement	6.80	6.60	6.20	5.05	7.00	7.00	6.00	6.00	6.00	7.00
Public Works										
Equipment & Vehicle Maint.	0.75	0.65	0.65	0.65	1.55	1.55	2.30	2.30	2.30	2.30
Beautification	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Municipal Facilities	7.75	8.76	8.76	8.76	14.15	14.15	14.65	14.65	14.65	14.65
Causeway	7.66	8.42	8.42	8.40	5.55	5.55	5.05	5.05	4.55	4.55
Wastewater	5.30	5.50	5.70	5.70	7.90	7.90	8.00	8.00	8.00	8.25
Solid Waste	9.35	9.93	9.93	9.93	9.60	9.60	10.35	10.35	10.35	10.35
Stormwater Management	3.15	3.15	3.15	3.15	2.75	2.75	2.65	2.65	2.65	2.40
Culture and recreation	16.34	17.19	16.27	15.65	11.51	11.51	10.51	10.51	10.51	11.62
Total Full-Time Equivalents	115.43	115.36	109.56	107.95	109.51	109.51	109.01	109.01	110.51	112.50

Source: Budget Document

* Beginning in FY 2018 the calculation for Full-Time Equivalents uses hours budgeted as a factor of total hours available for a more precise number, mostly impacting pa calculations.

City of Treasure Island, Florida
Operating Indicators by Function - Last Ten Fiscal Years

FUNCTION	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Police										
Physical arrests	227	265	333	343	336	425	329	349	385	467
Parking violations	2,648	4,071	4,108	3,151	4,400	4,027	2,830	2,418	3,013	4,725
Traffic violations	1,178	1,654	1,535	1,889	1,736	1,643	1,142	1,733	1,982	1,726
Fire										
Incidents/Calls answered										
EMS	1,845	1,192	1,308	1,291	1,373	1,257	1,255	1,197	1,015	1,132
Fire	402	101	124	117	268	253	249	189	366	295
Fire alarm systems	111	74	109	93	122	114	118	101	107	94
Hazardous conditions	9	6	5	-	-	-	66	27	63	36
Other incidents	230	109	2	63	321	248	61	23	66	68
Inspections	187	196	366	240	35	10	295	152	137	124
Reinspections	213	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Highways and streets										
Street sweeping (miles)	648	648	648	648	648	648	648	648	648	648
Causeway										
Bridge openings	1,538	1,626	1,613	1,876	2,008	2,135	1,946	2,237	979	2,424
Sanitation										
Yard waste collected (tons)	810	764	721	857	676	421	243	353	211	459
Recyclables collected (tons)	797	796	714	723	829	819	775	707	744	600
Solid waste collected (tons)	7,339	6,597	7,501	7,495	7,631	7,947	7,807	7,446	7,567	7,534
Culture and recreation										
Number of golfers	7,894	6,870	8,013	8,581	9,333	9,326	10,015	10,257	9,658	12,202
Number of tennis players	11,176	6,078	8,100	8,420	8,320	8,537	7,295	9,139	8,148	8,177
Children's program enrollments	110	82	195	175	180	174	261	196	200	236
Number paid facilities rentals	199	67	146	147	88	81	76	66	41	57
Wastewater										
Wastewater processed (thousands of gallons)	465,767	476,416	451,670	435,847	431,274	510,373	490,985	459,713	372,431	434,627
Sanitary Sewers/Storm Drains										
Lines Cleaned (lineal feet)	44,075	22,321	59,421	12,361	16,055	32,368	48,185	37,553	36,234	40,276

Sources: Various City Departments

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
FUNCTION										
Public Safety										
Police										
Police station	1	1	1	1	1	1	1	1	1	1
Patrol units	5	5	5	5	5	5	5	5	5	5
Patrol boats	1	1	1	1	1	1	1	1	1	1
Fire										
Fire station	1	1	1	1	1	1	1	1	1	1
Pumper trucks	2	2	2	2	2	2	2	2	2	2
Rescue Vehicles	1	1	1	1	1	1	1	1	1	1
Sanitation										
Collection trucks	8	7	6	8	6	5	5	5	5	5
Refuse dumpsters	420	423	390	390	384	384	384	394	392	392
Highways and streets										
Streets (miles)	27	25	25	25	25	25	25	25	25	25
Streetlights	1260	1060	1060	1060	1060	1060	1060	1060	1060	1060
Traffic signals[(1)]	6	6	6	6	6	6	6	6	6	5
Causeway										
Bascule bridge	1	1	1	1	1	1	1	1	1	1
East/West bridges	2	2	2	2	2	2	2	2	2	2
Culture and recreation										
Beach Trail	1	1	1	1	1	1	1	1	1	1
Public beach access	30	30	30	30	30	30	30	30	30	30
Public beach acreage	181	181	181	181	181	181	181	181	181	181
Parks acreage	24.42	24.45	24.45	24.45	24.45	24.45	24.45	24.45	24.45	24.45
Community/Neighborhood Parks	5	5	5	5	5	5	5	5	5	5
Mini Parks/Bay Access	15	15	15	15	15	15	15	15	15	15
Golf course	1	1	1	1	1	1	1	1	1	1
Tennis courts	12	12	12	12	12	12	12	12	12	12
Community centers	1	1	1	1	1	1	1	1	1	1
Auditorium	1	1	1	1	1	1	1	1	1	1
Marina (number of slips)	14	14	14	14	14	14	14	14	14	14
Pavillion	1	1	1	1	1	1	1	1	1	1
Sewer										
Gravity lines (miles)	24	24	24	24	24	24	24	24	24	24
Force main (miles)	4	4	4	4	4	4	4	4	4	4.3
Manholes	466	466	466	466	466	466	466	466	466	466
CTI Cleanouts	48	48	48	48	48	48	48	48	48	48
Lift Stations (sewer)	11	11	11	11	11	11	11	11	11	11
Lift Stations (stormwater)	1	1	1	1	1	1	1	1	1	1
Master pump station	1	1	1	1	1	1	1	1	1	1

Sources: Various city departments.

(1) Number of Streetlights were estimated in year 2006.
(2) Addition of Signal at 104th Ave & Gulf Blvd in year 2013.
(3) East/West bridges were replaced 2013

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OTHER AUDITORS' REPORTS

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Members of the City Commission
City of Treasure Island, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Treasure Island, Florida (the "City"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise City's basic financial statements, and have issued our report thereon dated March 31, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, we do not express an opinion on the effectiveness of City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

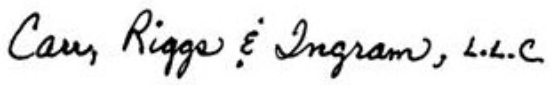
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CARR, RIGGS & INGRAM, LLC

Tampa, Florida
March 31, 2022

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MANAGEMENT LETTER REQUIRED BY
CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

Honorable Mayor and Members of the City Commission
City of Treasure Island, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Treasure Island, Florida (the "City"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated March 31, 2022.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of Auditor General. Disclosures in those reports, which are dated March 31, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1, Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one of more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the

City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

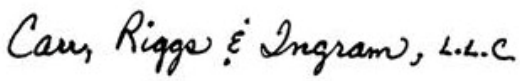
Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Mayor and Members of the City Commission and applicable management**,** and is not intended to be and should not be used by anyone other than these specified parties.



CARR, RIGGS & INGRAM, LLC

Tampa, Florida
March 31, 2022

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
3000 Bayport Drive
Suite 500
Tampa, FL 33607

813.855.3036
813.207.2998 (fax)
CRIcpa.com

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES, *LOCAL GOVERNMENT INVESTMENT POLICIES*

Honorable Mayor and Members of the City Commission
City of Treasure Island, Florida

We have examined City of Treasure Island, Florida's, (the "City"), compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that our examination provides a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Tampa, Florida
March 31, 2022

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AGENDA ITEM NO. I.9

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Mike Munger, Public Works
ITEM TYPE:	Contracts
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Approve the Execution of Agreement for HVAC Services
BACKGROUND:	In 2018 the City executed a 3 year contract with Tampa Bay Trane for HVAC maintenance and support. City staff allowed the contract to lapse at the end of the term as the City has had a number of facility changes. Because staff did not believe it was adequate to have a company performing work that was not included in the original scope of the bid, a new solicitation was published that (a) accounts for these facility changes and (b) allows the City to award to multiple vendors.
POLICY/PURPOSE:	Contracts or agreements which staff believes will or may generate $25,000 or more worth of invoices during a fiscal year, are brought before the City Commission for approval.
STRATEGIC PLAN RELEVANCE:	This serves Financial and Economic Development Road Map - Goal 2 (Maximize the utilization of the City's resources) by ensuring the City has prompt service and pre-negotiated rates for any HVAC-related issues.
ANALYSIS/DISCUSSION:	City staff designed this solicitation as an RFQ to be able to evaluate qualifications as well as bottom-line costs, and to provide the flexibility to award to multiple vendors. There were a total of 6 responses and based on the review of the responses and checking submitted references, staff recommends the City award contracts to Air Mechanical & Service Corporation and ABM Building Services. These contracts would provide the City multiple options to address any HVAC-related issue quickly and with predictable pricing.
FUNDING:	The majority of the planned funding for this contract is in the

	City's Municipal Services program (001-5410-34000), but as this is an as-needed contract, many departments have funding available in their own budgets for unplanned repairs and maintenance.
MOTION:	I move to approve and authorize the City Manager to execute agreements with Air Mechanical & Service Corporation and ABM Building Services, and authorize spending for HVAC-related expenses with either vendor in the not to exceed amount of $50,000 for the remainder of FY22.

ATTACHMENTS:
Air Mechanical - Contract.PDF
ABM - Contract.pdf

CONTRACT BETWEEN

THE CITY OF TREASURE ISLAND

AND Air Mechanical & Service Corp.

FOR

HVAC Service & Maintenance

This CONTRACT is made and entered into on the ____ day of _____, 20_____ (**"Effective Date"**), by and between the City of Treasure Island, a public body politic and municipal corporation organized and existing under the Laws of Florida whose address is: City of Treasure Island, 120 108th Avenue, Treasure Island, Florida, 33706 (**"CITY"**), and Air Mechanical & Service Corp., FEIN 59-2158902, (**"CONTRACTOR"**), collectively (the "**PARTIES**") who hereby agree as follows:

WITNESSETH

WHEREAS, the City Commission of the City of Treasure Island has determined that there exists the need for HVAC Service & Maintenance in the City of Treasure Island; and

WHEREAS, the CONTRACTOR has provided proof of qualifications to perform the indicated work and has been deemed a responsive and responsible vendor; and,

WHEREAS, the CONTRACTOR is willing to provide such non-exclusive services to the Client as set forth herein subject to the terms and conditions of this Agreement; and

NOW THEREFORE, in consideration of the mutual benefits to the CITY and CONTRACTOR, the following covenants and contracts are set forth to which the parties hereto agree as follows:

SECTION 1. SCOPE OF WORK.

The CITY hereby engages CONTRACTOR to provide such goods and/or to perform the services and activities that are specifically described in Exhibit A, attached and made part of this agreement.

SECTION 2. TERM.

The term of the contract will extend from the effective date for a period of three (3) years with the option to renew for one (1) additional two-year period upon negotiation and mutual agreement of renewal rates with both parties.

SECTION 3. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR include, but are not limited to, the following:

a. It is understood that the CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which are necessary to fully complete and deliver the services requested by the CITY, and will not have the authority to create, or cause to be filed, any liens for labor and/or materials on, or against, the CITY, or any property owned by the CITY. Such lien, attachment, or encumbrance, until it is removed, will preclude any and all claims or demands for any payment expected by virtue of this Contract.

b. The CONTRACTOR will ensure that all of its employees, agents, sub-contractors, representatives, volunteers, and the like, fully comply with all of the terms and conditions in this CONTRACT, when providing services for the CITY in accordance with this CONTRACT.

c. The CONTRACTOR will be solely responsible for the means, methods, techniques, sequences, safety programs, and procedures necessary to properly and fully complete the work set forth in the Scope of Work.

d. The CONTRACTOR must maintain an adequate and competent staff, and remain authorized to do business within the State of Florida. The CONTRACTOR may subcontract the services requested by the CITY; however, the CONTRACTOR is fully responsible for the satisfactory completion of all subcontracted work.

e. The CONTRACTOR agrees to keep the CITY advised as to CONTRACTOR's progress in performing the services hereunder, including written reports as reasonably requested by the CITY.

SECTION 4. STANDARD OF CARE.

a. The CONTRACTOR has represented to the CITY that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the services to be provided. By executing this Contract, the CONTRACTOR agrees that the CONTRACTOR will exercise that degree of care, knowledge, skill and the ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise within the local area, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner, consistent with the CITY'S stated Scope of Work and industry standards.

b. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, will be bound by the same standards of conduct as stated above.

SECTION 5. COMPENSATION.

a. The amount to be paid under this Contract will be based on the prices supplied by the CONTRACTOR and included herein as Exhibit B. The CONTRACTOR agrees to do all the work and furnish all of the materials, and labor necessary to carry out this Contract in the manner and to the full extent as set forth in the Scope of Work. The CITY will have at all times, full opportunity to inspect the materials to be furnished and/or the Work to be performed under this CONTRACT.

b. Compensation for services completed by the CONTRACTOR will be paid in accordance with Section 218.70, Florida Statutes, and Florida's Prompt Payment Act.

c. Service to be performed in accordance with this Contract are subject to the annual appropriation of funds by the CITY. In its sole discretion, the CITY reserves the right to forgo use of the CONTRACTOR for any project which may fall within the Scope of Work listed in this CONTRACT. In the event the CITY is not satisfied with the services provided by the CONTRACTOR, the CITY will hold any amounts due until such time as the CONTRACTOR has appropriately addressed the problem.

SECTION 6. TERMINATION AND FORCE MAJEURE

a. Termination. The CONTRACTOR will serve at the pleasure of the City Commission and may be removed. The CITY or CONTRACTOR may terminate this Contract with or without cause upon thirty (30) days' written notice to all parties. Upon termination of this Contract, however terminated, the CONTRACTOR shall turn over to the CITY all work product completed, or partially completed,

up to the date of termination. The CITY will have full right to use such work product in any manner, in the sole discretion of the CITY.

b. Force Majeure. Neither Party to this CONTRACT will be liable for its failure to perform under the Contract due to any circumstances beyond its reasonable control such as act of God, wars, riots, national emergencies, sabotage, strikes, labor disputes, accidents, and governmental laws, ordinances, rules, or regulations. The CONTRACTOR or CITY may suspend its performance under this Contract as a result of Force Majeure without being in default of the CONTRACT, but upon removal of such Force Majeure the CONTRACTOR or CITY will resume its performance as soon as reasonably possible.

SECTION 7. PAYMENT WHEN SERVICES ARE TERMINATED.

a. In the event of termination of this Contract by the CITY, and not due to the fault of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services performed prior to the effective date of termination.

b. In the event of termination of this CONTRACT due to the fault of the CONTRACTOR, or at the written request of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services completed, prior to the effective date of termination, which have resulted in a usable product or otherwise tangible benefit to the CITY. All such payments will be subject to an offset for any damages incurred by the CITY resulting from any delay occasioned by early termination. This provision will in no way be construed as the sole remedy available to the CITY in the event of breach by the CONTRACTOR.

SECTION 8. CITY OBLIGATIONS.

At the CONTRACTOR'S request, the CITY agrees to provide, at no cost, all pertinent information known to be available to the CITY to assist the CONTRACTOR in providing and performing the required services.

SECTION 9. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth in this CONTRACT.

SECTION 10. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and CITY, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Contract or are adopted at any time following the execution of this Contract.

By executing this Contract and each and every renewal, pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies the boycott Israel list and (b) that it is not participating in a boycott of Israel, and that all such certifications are true from the time of solicitation through as of the effective date of any renewal. Notwithstanding anything contained in this Agreement to the contrary, the City may terminate this Agreement immediately if: (1) Contractor is found to have submitted a false certification regarding (a) – (b) above in accordance with section 287.135, Florida Statutes. Such termination shall be in addition to any and all remedies available to the City at law.

SECTION 11. SCHEDULE.

The CONTRACTOR agrees to commence work under this CONTRACT in the timeliest and most prudent manner from the date set forth in the CONTRACT issued by the CITY, to comply with all time schedules, and to fully complete the work as described.

SECTION 12. INDEPENDENT CONTRACTOR.

This CONTRACT does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment on the manner and means of carrying out the CONTRACTOR'S activities and responsibilities under this Contract.

SECTION 13. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR files a petition in bankruptcy, or if the CONTRACTOR is adjudged bankrupt or insolvent by any court, or if a receiver of the property of the CONTRACTOR is appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR makes an assignment for the benefit of creditors, or proceedings are commenced on or against the CONTRACTOR'S operations, the CITY may terminate this CONTRACT immediately notwithstanding the notice requirements of Section 22 to this Contract.

SECTION 14. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this CONTRACT, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this CONTRACT. For the breach or violation of this Paragraph, the CITY has the right to terminate this CONTRACT immediately, without liability and without regard to the notice requirements of Section 6 hereof.

SECTION 15. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

In accordance with the State of Florida, Office of the Governor, Executive Order 11-116 (superseding Executive Order 11-02; Verification of Employment Status), in the event performance of this CONTRACT is or will be funded using state or federal funds, the CONTRACTOR must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in the United States and 48 CFR 52.222-54 (as-amended) is incorporated in this CONTRACT by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the CONTRACTOR must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, except if the CONTRACTOR may choose to verify only new hires assigned to the CONTRACT; (3) use E-Verify to verify the employment eligibility of all employees assigned to the CONTRACT; and (4) include these requirements in certain subcontracts, such as construction. Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify

SECTION 16. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required under this CONTRACT will comply with all equal opportunity employment laws.

SECTION 17. INSURANCE.

The CONTRACTOR shall maintain insurance acceptable to the City of Treasure Island in full force and effect throughout the term of this Purchase Order. The City of Treasure Island further reserves the right to require Vendor name the City of Treasure Island as an additional insured under any insurance policy required to be maintained pursuant to any bid, Request for Qualifications or Request for Proposal document or any signed agreement between the City and Vendor and to require that the City of Treasure Island be provided a certificate of insurance evidencing the required insurance, all in the City of Treasure Island's sole discretion.

SECTION 18. INDEMNIFICATION.

The CONTRACTOR agrees to be liable for any and all damages, losses, and expenses incurred, by the CITY, caused by the acts or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. The CONTRACTOR agrees to indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments, or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and reasonable attorney's fees, arising from any and all acts or omissions of the CONTRACTOR, or any of its public officials, employees, agents, sub-contractors, representatives, or volunteers. These indemnification, defense, and hold harmless actions will not be limited by the amount of insurance required in this CONTRACT. CONTRACTOR liability under this indemnification provision includes all attorneys' fees and experts' fees and costs incurred by the CITY in the enforcement of this indemnification provision. This provision will survive termination or expiration of this CONTRACT.

SECTION 19. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this CONTRACT to the contrary, which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of

the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, will not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this CONTRACT will inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

SECTION 20. PUBLIC RECORDS.

The CONTRACTOR agrees to comply with the Florida Public Records Act, as applicable, including, but not limited to Section 119.0701 of the Florida Statutes. Documents which are considered public records under Florida law may include, but are not limited to: records related to the entry, management and implementation of this CONTRACT; emails/correspondence between the CITY and the CONTRACTOR related to this CONTRACT; emails or correspondence from all other entities related to this CONTRACT (i.e., subcontractors, suppliers, vendors, etc.); billing and related documents; plans or other documents that may be necessary, reports, etc.; subcontracts; and, all vendor invoices. The CONTRACTOR agrees, to the extent required by law, to:

a. Keep and maintain public records that ordinarily and necessarily would be required by the public agency in performing the services of the CONTRACT;

b. Provide the public with access to the public records under the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided for by law;

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

d. Meet all requirements for public records and transfer, at no cost, to the CITY, all public records in possession of the CONTRACTOR, upon termination or completion of the CONTRACT and destroy any duplicate public records that are exempt or confidential, or exempt from public record disclosure requirements.

Furthermore, the CONTRACTOR agrees that all records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY. The CONTRACTOR shall promptly provide the CITY with a copy of any request to inspect or copy public records that the CONTRACTOR receives and a copy of the CONTRACTOR'S response to each

request. The CONTRACTOR understands and agrees that failure to provide access to the public records is a material breach of this CONTRACT and grounds for termination.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (727) 547-4575 ext. 229, rnickerson@mytreasureisland.org, and City Hall, 120 108th Ave., Treasure Island, FL, 33706.

THE CONTRACTOR ACKNOWLEDGES THAT THE CITY OF TREASURE ISLAND CANNOT AND WILL NOT PROVIDE LEGAL OR BUSINESS ADVICE TO THE CONTRACTOR WITH RESPECT TO ITS OBLIGATIONS PURSUANT TO THIS SECTION RELATED TO PUBLIC RECORDS. THE CONTRACTOR ACKNOWLEDGES THAT IT WILL NOT RELY ON THE CITY OF TREASURE ISLAND OR ITS CITY ATTORNEY TO PROVIDE SUCH BUSINESS OR LEGAL ADVICE AND THAT CONTRACTOR HAS BEEN ADVISED TO SEEK PROFESSIONAL ADVICE WITH REGARD TO PUBLIC RECORDS MATTERS ADDRESSED BY THIS CONTRACT.

SECTION 21. AUDITING, RECORDS, AND INSPECTIONS.

In the performance of this CONTRACT, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the CONTRACT, in compliance with generally accepted accounting procedures. Throughout the term of this CONTRACT, books, records, and accounts related to the performance of this CONTRACT must be open to inspection during regular business hours by an authorized representative of the CITY, and must be retained by the CONTRACTOR for a period of three years after termination or completion of the CONTRACT, or until the full CITY audit is complete, whichever comes first. The CITY retains the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this CONTRACT are subject to the applicable provisions of the Florida Public Records Act, Chapter 119, and Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this CONTRACT to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this CONTRACT based upon its findings in this audit without regard to the termination provision set forth in this CONTRACT.

SECTION 22. NOTICE.

All notices required to be given to the CITY or CONTRACTOR under this CONTRACT must be sent by (a) registered or certified mail, and notice will be deemed to have been given on the date of acceptance; or (b) delivery (i.e., courier or other hand delivery), overnight delivery, email or facsimile transmission, and notice will be deemed to have been given on the day of delivery or transmission. If the day of notice is a Saturday, Sunday, or legal holiday, notice will be deemed to have been given on the first calendar day thereafter which is not a Saturday, Sunday, or legal holiday. All notices required to be given to the CITY must be made to the CITY at:

City of Treasure Island
Attention: Michael Munger, Purchasing Coordinator
120 108th Avenue
Treasure Island, Florida 33706
Phone: (727)-547-4575 x241
Fax: (727)-547-4582
mmunger@mytreasureisland.org

Or to such other address or facsimile number as the CITY may direct from time to time by written notice forwarded to the CONTRACTOR as provided above.

All notices required to be given to CONTRACTOR in this CONTRACT must be sent to CONTRACTOR at:

Company: Air Mechanical & Service Corp.
Attention: Dennis Devlin
Address: 4311 W Ida Street, Tampa, FL 33614
Phone: 727-544-4340
Fax: 727-544-4352
Email: ddevlin@amsco-ac.com

or to such address or facsimile number as the CONTRACTOR may direct from time to time by written notice forwarded to the CITY as provided above. E-mail transmittal of notices are considered delivered as of the date of electronic transmission. Both parties will supplement emailed notices with a formal version of the notice as outlined above.

SECTION 23. DOCUMENTS CONSTITUTING ENTIRE CONTRACT.

The following documents are hereby incorporated and made part of this Contract:

- Exhibit A – Scope of Work
- Exhibit B – Pricing

SECTION 24. MISCELLANEOUS.

i. The laws of the State of Florida govern all aspects of this CONTRACT. In the event it is necessary for either party to initiate legal action regarding this CONTRACT, venue will lie in Pinellas County, Florida. **THE PARTIES WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM, ARISING OUT OF THIS CONTRACT, WHICH MAY BE BROUGHT BY EITHER OF THE PARTIES.**

ii. CONTRACTOR has been made aware Section 287.133, 134 and 135, Florida Statutes, and the CITY'S requirement that the CONTRACTOR has complied with these laws in all respects prior to and will comply with them in all respects during the term of this CONTRACT.

iii. CONTRACTOR and any Subcontractors understand and will comply with Section 20.055(5) of the Florida Statutes and thereby agree to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to said section.

iv. This CONTRACT is only assignable by the CONTRACTOR upon the express written consent of the CITY.

v. This CONTRACT is binding upon and inures to the benefit of the Parties, their heirs, personal representatives, successors, and assigns.

vi. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions, or conditions of this CONTRACT, or to exercise any right or option contained in this CONTRACT will not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but the same will remain in full force and effect.

vii. In the event the CITY issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this CONTRACT, it is specifically agreed and understood by the Parties that any such purchase order, memorandum, letter, or other instrument is for the CITY'S internal purposes only, and any and all terms, provisions, and conditions contained in this CONTRACT, whether printed or

written, will in no way modify the covenants, terms, and provisions of this CONTRACT and will have no force or effect on this CONTRACT.

viii. The covenants, terms, and provisions of this CONTRACT may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this CONTRACT and any written Amendment(s) hereto, the provisions of the latest executed instrument will take precedence.

ix. All clauses found in this CONTRACT will act independently of each other. If a clause is found to be illegal or unenforceable, it will have no effect on any other provision of this CONTRACT. It is understood by the Parties that if any part, term, or provision of this CONTRACT is by the courts held to be illegal or in conflict with any law of the State of Florida, or the United States, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the CONTRACT did not contain the particular part, term, or provision held to be invalid.

x. All headings of the sections, exhibits, and attachments contained in this CONTRACT are for the purpose of convenience only and must not be deemed to expand, limit or change the provisions contained in such sections, exhibits, and attachments.

xi. The Parties represent and warrant that they have entered into this CONTRACT relying wholly upon their own judgment, belief and knowledge of the nature, extent, effect and duration of any actions, damages and liability therefore. The Parties represent that they enter into this CONTRACT without relying upon any statement or representation of the adverse parties other than what has been set forth in writing in this CONTRACT. The Parties represent that they have had the opportunity to discuss this matter with counsel of their choosing and are satisfied with its counsel and the advice received. The Parties understand this CONTRACT's contents and this CONTRACT will be construed as resulting from joint negotiation and authorship. No part of this CONTRACT will be construed as the product of any one of the Parties. The Parties further declare and represent that no promise, inducement, agreement or understanding not expressed in this CONTRACT has been made to an adverse party and that the terms of this CONTRACT are contractual and not a mere recital. This CONTRACT will be deemed and treated as drafted jointly by all the Parties, and no term, condition or provision of this CONTRACT will be construed more strictly against any Party.

xii. All words used in this CONTRACT in the singular will extend to and include the plural, and the use of any gender will extend to and include all genders. The term 'including' is not limiting.

xiii. Each of the Parties covenants to the other party to this CONTRACT that it has lawful authority to enter into this CONTRACT, that the governing or managing body of each of the Parties has approved this CONTRACT, and that the governing or managing body of each of the Parties has authorized the execution of this CONTRACT in the manner set forth below.

xiv. This CONTRACT must be executed by the respective duly authorized officials, and will take effect as of the day and year first above written.

[THIS REST OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the date and year first above written.

As To
CONTRACTOR

Air Mechanical & Service Corp.

(name of corporation or business)

BY: Vice President/Branch Manager

(title of authorized corporate officer or individual)



Signature

Andy Citek

Printed Name

As To
CITY OF TREASURE ISLAND

ATTEST: _____:

(title of authorized City official)

_____
Signature

_____
Signature

Exhibit A: Bid Schedule

HVAC Service & Maintenance | RFP 22-025

Item Description	Unit Price
(1) Year One	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 73.00
b. Service Mechanic | After-Hours Labor, per hour	$ 98.00
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 55.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 80.00
(2) Year Two	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 80.00
b. Service Mechanic | After-Hours Labor, per hour	$ 105.00
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 61.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 86.00
(3) Year Three	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 88.00
b. Service Mechanic | After-Hours Labor, per hour	$ 113.00
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 67.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 92.00
(4) Part Markup, if applicable	
a. Markup on parts, % over cost	17%
(5) Annual Service Charge *(OPTIONAL)*	
a. Cost to perform annual maintenance as indicated in the RFP for the HVAC units provided; annual lump sum price	$ 3,968.00

REQUIRED INFORMATION:	**Yes / No**
Can your company maintain a four-hour (4-hour) response time when called for service?	Yes

COMPANY NAME:

Air Mechanical & Service Corp.

CONTRACT BETWEEN

THE CITY OF TREASURE ISLAND

AND ABM Building Services, LLC

FOR

HVAC Service & Maintenance

This CONTRACT is made and entered into on the ____ day of _____, 20_____ ("**Effective Date**"), by and between the City of Treasure Island, a public body politic and municipal corporation organized and existing under the Laws of Florida whose address is: City of Treasure Island, 120 108th Avenue, Treasure Island, Florida, 33706 (**"CITY"**), and ABM Building Services, LLC, FEIN 20-0357050, ("**CONTRACTOR**"), collectively (the "**PARTIES**") who hereby agree as follows:

WITNESSETH

WHEREAS, the City Commission of the City of Treasure Island has determined that there exists the need for HVAC Service & Maintenance in the City of Treasure Island; and

WHEREAS, the CONTRACTOR has provided proof of qualifications to perform the indicated work and has been deemed a responsive and responsible vendor; and,

WHEREAS, the CONTRACTOR is willing to provide such non-exclusive services to the Client as set forth herein subject to the terms and conditions of this Agreement; and

NOW THEREFORE, in consideration of the mutual benefits to the CITY and CONTRACTOR, the following covenants and contracts are set forth to which the parties hereto agree as follows:

SECTION 1. SCOPE OF WORK.

The CITY hereby engages CONTRACTOR to provide such goods and/or to perform the services and activities that are specifically described in Exhibit A, attached and made part of this agreement.

SECTION 2. TERM.

The term of the contract will extend from the effective date for a period of three (3) years with the option to renew for one (1) additional two-year period upon negotiation and mutual agreement of renewal rates with both parties.

SECTION 3. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR include, but are not limited to, the following:

a. It is understood that the CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which are necessary to fully complete and deliver the services requested by the CITY, and will not have the authority to create, or cause to be filed, any liens for labor and/or materials on, or against, the CITY, or any property owned by the CITY. Such lien, attachment, or encumbrance, until it is removed, will preclude any and all claims or demands for any payment expected by virtue of this Contract.

b. The CONTRACTOR will ensure that all of its employees, agents, sub-contractors, representatives, volunteers, and the like, fully comply with all of the terms and conditions in this CONTRACT, when providing services for the CITY in accordance with this CONTRACT.

c. The CONTRACTOR will be solely responsible for the means, methods, techniques, sequences, safety programs, and procedures necessary to properly and fully complete the work set forth in the Scope of Work.

d. The CONTRACTOR must maintain an adequate and competent staff, and remain authorized to do business within the State of Florida. The CONTRACTOR may subcontract the services requested by the CITY; however, the CONTRACTOR is fully responsible for the satisfactory completion of all subcontracted work.

e. The CONTRACTOR agrees to keep the CITY advised as to CONTRACTOR's progress in performing the services hereunder, including written reports as reasonably requested by the CITY.

SECTION 4. STANDARD OF CARE.

a. The CONTRACTOR has represented to the CITY that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the services to be provided. By executing this Contract, the CONTRACTOR agrees that the CONTRACTOR will exercise that degree of care, knowledge, skill and the ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise within the local area, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner, consistent with the CITY'S stated Scope of Work and industry standards.

b. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, will be bound by the same standards of conduct as stated above.

SECTION 5. COMPENSATION.

a. The amount to be paid under this Contract will be based on the prices supplied by the CONTRACTOR and included herein as Exhibit B. The CONTRACTOR agrees to do all the work and furnish all of the materials, and labor necessary to carry out this Contract in the manner and to the full extent as set forth in the Scope of Work. The CITY will have at all times, full opportunity to inspect the materials to be furnished and/or the Work to be performed under this CONTRACT.

b. Compensation for services completed by the CONTRACTOR will be paid in accordance with Section 218.70, Florida Statutes, and Florida's Prompt Payment Act.

c. Service to be performed in accordance with this Contract are subject to the annual appropriation of funds by the CITY. In its sole discretion, the CITY reserves the right to forgo use of the CONTRACTOR for any project which may fall within the Scope of Work listed in this CONTRACT. In the event the CITY is not satisfied with the services provided by the CONTRACTOR, the CITY will hold any amounts due until such time as the CONTRACTOR has appropriately addressed the problem.

SECTION 6. TERMINATION AND FORCE MAJEURE

a. Termination. The CONTRACTOR will serve at the pleasure of the City Commission and may be removed. The CITY or CONTRACTOR may terminate this Contract with or without cause upon thirty (30) days' written notice to all parties. Upon termination of this Contract, however terminated, the CONTRACTOR shall turn over to the CITY all work product completed, or partially completed,

up to the date of termination. The CITY will have full right to use such work product in any manner, in the sole discretion of the CITY.

b. Force Majeure. Neither Party to this CONTRACT will be liable for its failure to perform under the Contract due to any circumstances beyond its reasonable control such as act of God, wars, riots, national emergencies, sabotage, strikes, labor disputes, accidents, and governmental laws, ordinances, rules, or regulations. The CONTRACTOR or CITY may suspend its performance under this Contract as a result of Force Majeure without being in default of the CONTRACT, but upon removal of such Force Majeure the CONTRACTOR or CITY will resume its performance as soon as reasonably possible.

SECTION 7. PAYMENT WHEN SERVICES ARE TERMINATED.

a. In the event of termination of this Contract by the CITY, and not due to the fault of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services performed prior to the effective date of termination.

b. In the event of termination of this CONTRACT due to the fault of the CONTRACTOR, or at the written request of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services completed, prior to the effective date of termination, which have resulted in a usable product or otherwise tangible benefit to the CITY. All such payments will be subject to an offset for any damages incurred by the CITY resulting from any delay occasioned by early termination. This provision will in no way be construed as the sole remedy available to the CITY in the event of breach by the CONTRACTOR.

SECTION 8. CITY OBLIGATIONS.

At the CONTRACTOR'S request, the CITY agrees to provide, at no cost, all pertinent information known to be available to the CITY to assist the CONTRACTOR in providing and performing the required services.

SECTION 9. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth in this CONTRACT.

SECTION 10. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and CITY, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Contract or are adopted at any time following the execution of this Contract.

By executing this Contract and each and every renewal, pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies the boycott Israel list and (b) that it is not participating in a boycott of Israel, and that all such certifications are true from the time of solicitation through as of the effective date of any renewal. Notwithstanding anything contained in this Agreement to the contrary, the City may terminate this Agreement immediately if: (1) Contractor is found to have submitted a false certification regarding (a) – (b) above in accordance with section 287.135, Florida Statutes. Such termination shall be in addition to any and all remedies available to the City at law.

SECTION 11. SCHEDULE.

The CONTRACTOR agrees to commence work under this CONTRACT in the timeliest and most prudent manner from the date set forth in the CONTRACT issued by the CITY, to comply with all time schedules, and to fully complete the work as described.

SECTION 12. INDEPENDENT CONTRACTOR.

This CONTRACT does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment on the manner and means of carrying out the CONTRACTOR'S activities and responsibilities under this Contract.

SECTION 13. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR files a petition in bankruptcy, or if the CONTRACTOR is adjudged bankrupt or insolvent by any court, or if a receiver of the property of the CONTRACTOR is appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR makes an assignment for the benefit of creditors, or proceedings are commenced on or against the CONTRACTOR'S operations, the CITY may terminate this CONTRACT immediately notwithstanding the notice requirements of Section 22 to this Contract.

SECTION 14. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this CONTRACT, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this CONTRACT. For the breach or violation of this Paragraph, the CITY has the right to terminate this CONTRACT immediately, without liability and without regard to the notice requirements of Section 6 hereof.

SECTION 15. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

In accordance with the State of Florida, Office of the Governor, Executive Order 11-116 (superseding Executive Order 11-02; Verification of Employment Status), in the event performance of this CONTRACT is or will be funded using state or federal funds, the CONTRACTOR must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in the United States and 48 CFR 52.222-54 (as-amended) is incorporated in this CONTRACT by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the CONTRACTOR must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, except if the CONTRACTOR may choose to verify only new hires assigned to the CONTRACT; (3) use E-Verify to verify the employment eligibility of all employees assigned to the CONTRACT; and (4) include these requirements in certain subcontracts, such as construction. Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify

SECTION 16. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required under this CONTRACT will comply with all equal opportunity employment laws.

SECTION 17. INSURANCE.

The CONTRACTOR shall maintain insurance acceptable to the City of Treasure Island in full force and effect throughout the term of this Purchase Order. The City of Treasure Island further reserves the right to require Vendor name the City of Treasure Island as an additional insured under any insurance policy required to be maintained pursuant to any bid, Request for Qualifications or Request for Proposal document or any signed agreement between the City and Vendor and to require that the City of Treasure Island be provided a certificate of insurance evidencing the required insurance, all in the City of Treasure Island's sole discretion.

SECTION 18. INDEMNIFICATION.

The CONTRACTOR agrees to be liable for any and all damages, losses, and expenses incurred, by the CITY, caused by the acts or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. The CONTRACTOR agrees to indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments, or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and reasonable attorney's fees, arising from any and all acts or omissions of the CONTRACTOR, or any of its public officials, employees, agents, sub-contractors, representatives, or volunteers. These indemnification, defense, and hold harmless actions will not be limited by the amount of insurance required in this CONTRACT. CONTRACTOR liability under this indemnification provision includes all attorneys' fees and experts' fees and costs incurred by the CITY in the enforcement of this indemnification provision. This provision will survive termination or expiration of this CONTRACT.

SECTION 19. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this CONTRACT to the contrary, which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of

the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, will not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this CONTRACT will inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

SECTION 20. PUBLIC RECORDS.

The CONTRACTOR agrees to comply with the Florida Public Records Act, as applicable, including, but not limited to Section 119.0701 of the Florida Statutes. Documents which are considered public records under Florida law may include, but are not limited to: records related to the entry, management and implementation of this CONTRACT; emails/correspondence between the CITY and the CONTRACTOR related to this CONTRACT; emails or correspondence from all other entities related to this CONTRACT (i.e., subcontractors, suppliers, vendors, etc.); billing and related documents; plans or other documents that may be necessary, reports, etc.; subcontracts; and, all vendor invoices. The CONTRACTOR agrees, to the extent required by law, to:

a. Keep and maintain public records that ordinarily and necessarily would be required by the public agency in performing the services of the CONTRACT;

b. Provide the public with access to the public records under the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided for by law;

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

d. Meet all requirements for public records and transfer, at no cost, to the CITY, all public records in possession of the CONTRACTOR, upon termination or completion of the CONTRACT and destroy any duplicate public records that are exempt or confidential, or exempt from public record disclosure requirements.

Furthermore, the CONTRACTOR agrees that all records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY. The CONTRACTOR shall promptly provide the CITY with a copy of any request to inspect or copy public records that the CONTRACTOR receives and a copy of the CONTRACTOR'S response to each

request. The CONTRACTOR understands and agrees that failure to provide access to the public records is a material breach of this CONTRACT and grounds for termination.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (727) 547-4575 ext. 229, rnickerson@mytreasureisland.org, and City Hall, 120 108th Ave., Treasure Island, FL, 33706.

THE CONTRACTOR ACKNOWLEDGES THAT THE CITY OF TREASURE ISLAND CANNOT AND WILL NOT PROVIDE LEGAL OR BUSINESS ADVICE TO THE CONTRACTOR WITH RESPECT TO ITS OBLIGATIONS PURSUANT TO THIS SECTION RELATED TO PUBLIC RECORDS. THE CONTRACTOR ACKNOWLEDGES THAT IT WILL NOT RELY ON THE CITY OF TREASURE ISLAND OR ITS CITY ATTORNEY TO PROVIDE SUCH BUSINESS OR LEGAL ADVICE AND THAT CONTRACTOR HAS BEEN ADVISED TO SEEK PROFESSIONAL ADVICE WITH REGARD TO PUBLIC RECORDS MATTERS ADDRESSED BY THIS CONTRACT.

SECTION 21. AUDITING, RECORDS, AND INSPECTIONS.

In the performance of this CONTRACT, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the CONTRACT, in compliance with generally accepted accounting procedures. Throughout the term of this CONTRACT, books, records, and accounts related to the performance of this CONTRACT must be open to inspection during regular business hours by an authorized representative of the CITY, and must be retained by the CONTRACTOR for a period of three years after termination or completion of the CONTRACT, or until the full CITY audit is complete, whichever comes first. The CITY retains the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this CONTRACT are subject to the applicable provisions of the Florida Public Records Act, Chapter 119, and Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this CONTRACT to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this CONTRACT based upon its findings in this audit without regard to the termination provision set forth in this CONTRACT.

SECTION 22. NOTICE.

All notices required to be given to the CITY or CONTRACTOR under this CONTRACT must be sent by (a) registered or certified mail, and notice will be deemed to have been given on the date of acceptance; or (b) delivery (i.e., courier or other hand delivery), overnight delivery, email or facsimile transmission, and notice will be deemed to have been given on the day of delivery or transmission. If the day of notice is a Saturday, Sunday, or legal holiday, notice will be deemed to have been given on the first calendar day thereafter which is not a Saturday, Sunday, or legal holiday. All notices required to be given to the CITY must be made to the CITY at:

City of Treasure Island
Attention: Michael Munger, Purchasing Coordinator
120 108th Avenue
Treasure Island, Florida 33706
Phone: (727)-547-4575 x241
Fax: (727)-547-4582
mmunger@mytreasureisland.org

Or to such other address or facsimile number as the CITY may direct from time to time by written notice forwarded to the CONTRACTOR as provided above.

All notices required to be given to CONTRACTOR in this CONTRACT must be sent to CONTRACTOR at:

Company: ABM Building Services, LLC
Attention: Todd Garrity/Alejandro Pereyra
Address: 9326 Florida Palm Drive, Tampa Fl 33619
Phone: (813) 380-4414/954-695-2183
Fax: _____
Email: Todd.garrity@abm.com/Alejandro.pereyra@abm.com

or to such address or facsimile number as the CONTRACTOR may direct from time to time by written notice forwarded to the CITY as provided above. E-mail transmittal of notices are considered delivered as of the date of electronic transmission. Both parties will supplement emailed notices with a formal version of the notice as outlined above.

SECTION 23. DOCUMENTS CONSTITUTING ENTIRE CONTRACT.

The following documents are hereby incorporated and made part of this Contract:

- Exhibit A – Scope of Work
- Exhibit B – Pricing

SECTION 24. MISCELLANEOUS.

i. The laws of the State of Florida govern all aspects of this CONTRACT. In the event it is necessary for either party to initiate legal action regarding this CONTRACT, venue will lie in Pinellas County, Florida. **THE PARTIES WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM, ARISING OUT OF THIS CONTRACT, WHICH MAY BE BROUGHT BY EITHER OF THE PARTIES.**

ii. CONTRACTOR has been made aware Section 287.133, 134 and 135, Florida Statutes, and the CITY'S requirement that the CONTRACTOR has complied with these laws in all respects prior to and will comply with them in all respects during the term of this CONTRACT.

iii. CONTRACTOR and any Subcontractors understand and will comply with Section 20.055(5) of the Florida Statutes and thereby agree to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to said section.

iv. This CONTRACT is only assignable by the CONTRACTOR upon the express written consent of the CITY.

v. This CONTRACT is binding upon and inures to the benefit of the Parties, their heirs, personal representatives, successors, and assigns.

vi. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions, or conditions of this CONTRACT, or to exercise any right or option contained in this CONTRACT will not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but the same will remain in full force and effect.

vii. In the event the CITY issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this CONTRACT, it is specifically agreed and understood by the Parties that any such purchase order, memorandum, letter, or other instrument is for the CITY'S internal purposes only, and any and all terms, provisions, and conditions contained in this CONTRACT, whether printed or

written, will in no way modify the covenants, terms, and provisions of this CONTRACT and will have no force or effect on this CONTRACT.

viii. The covenants, terms, and provisions of this CONTRACT may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this CONTRACT and any written Amendment(s) hereto, the provisions of the latest executed instrument will take precedence.

ix. All clauses found in this CONTRACT will act independently of each other. If a clause is found to be illegal or unenforceable, it will have no effect on any other provision of this CONTRACT. It is understood by the Parties that if any part, term, or provision of this CONTRACT is by the courts held to be illegal or in conflict with any law of the State of Florida, or the United States, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the CONTRACT did not contain the particular part, term, or provision held to be invalid.

x. All headings of the sections, exhibits, and attachments contained in this CONTRACT are for the purpose of convenience only and must not be deemed to expand, limit or change the provisions contained in such sections, exhibits, and attachments.

xi. The Parties represent and warrant that they have entered into this CONTRACT relying wholly upon their own judgment, belief and knowledge of the nature, extent, effect and duration of any actions, damages and liability therefore. The Parties represent that they enter into this CONTRACT without relying upon any statement or representation of the adverse parties other than what has been set forth in writing in this CONTRACT. The Parties represent that they have had the opportunity to discuss this matter with counsel of their choosing and are satisfied with its counsel and the advice received. The Parties understand this CONTRACT's contents and this CONTRACT will be construed as resulting from joint negotiation and authorship. No part of this CONTRACT will be construed as the product of any one of the Parties. The Parties further declare and represent that no promise, inducement, agreement or understanding not expressed in this CONTRACT has been made to an adverse party and that the terms of this CONTRACT are contractual and not a mere recital. This CONTRACT will be deemed and treated as drafted jointly by all the Parties, and no term, condition or provision of this CONTRACT will be construed more strictly against any Party.

xii. All words used in this CONTRACT in the singular will extend to and include the plural, and the use of any gender will extend to and include all genders. The term 'including' is not limiting.

xiii. Each of the Parties covenants to the other party to this CONTRACT that it has lawful authority to enter into this CONTRACT, that the governing or managing body of each of the Parties has approved this CONTRACT, and that the governing or managing body of each of the Parties has authorized the execution of this CONTRACT in the manner set forth below.

xiv. This CONTRACT must be executed by the respective duly authorized officials, and will take effect as of the day and year first above written.

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IN WITNESS WHEREOF, the parties have made and executed this Agreement on the date and year first above written.

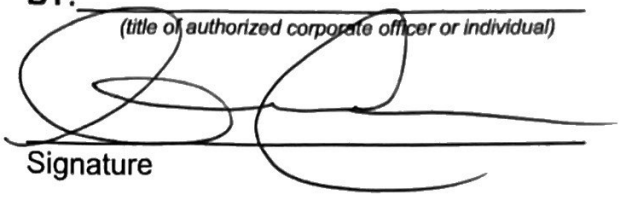
As To
CONTRACTOR

ABM Building Services, LLC

(name of corporation or business)

BY: Mechanical Sales Representative

(title of authorized corporate officer or individual)



Signature

Alejandro Pereyra

Printed Name

As To
CITY OF TREASURE ISLAND

ATTEST: _____:

(title of authorized City official)

_____
Signature

_____
Signature

Exhibit A: Bid Schedule

HVAC Service & Maintenance | RFP 22-025

Item Description	Unit Price
(1) Year One	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 95.00
b. Service Mechanic | After-Hours Labor, per hour	$ 142.50
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 95.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 142.50

(2) Year Two	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 95.00
b. Service Mechanic | After-Hours Labor, per hour	$ 142.50
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 95.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 142.50

(3) Year Three	
a. Service Mechanic | Straight-Time Labor*, per hour	$ 95.00
b. Service Mechanic | After-Hours Labor, per hour	$ 142.50
a. Helper/Assistant | Straight-Time Labor*, per hour	$ 95.00
b. Helper/Assistant | After-Hours Labor, per hour	$ 142.50

(4) Part Markup, if applicable	
a. Markup on parts, % over cost	15%

(5) Annual Service Charge *(OPTIONAL)*	
a. Cost to perform annual maintenance as indicated in the RFP for the HVAC units provided; annual lump sum price	$ 6,353.00

REQUIRED INFORMATION:	**Yes / No**
Can your company maintain a four-hour (4-hour) response time when called for service?	Yes

COMPANY NAME:

ABM Building Services, LLC

AGENDA ITEM NO. I.10

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 19, 2022
SUBMITTED BY:	Mike Munger, Finance
ITEM TYPE:	Contracts
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Approval of Rankings for RFQ 22-003 - Design Services for City Facilities
BACKGROUND:	The solicitation for the Facilities Engineering & Architectural Services (RFQ 22-003) was advertised on December 28, 2021 with a due date of February 11, 2022. This solicitation seeks to procure design services for the proposed projects in our Downtown area: Public Safety Building, Public Works Garage & Yard, Master Pump Station, and a Marina Park. The Evaluation Committee for this RFQ met on February 24 to rank and score the submitted statements of qualification (SOQ) from the three firms submitting a response. The Evaluation Committee decided to hear presentations from all three firms as a result of this ranking. Those presentations were held the morning April 12th with a final ranking meeting among the Evaluation Committee immediately afterwards.
POLICY/PURPOSE:	The procurement of services covered by the Consultants' Competitive Negotiation Act (CCNA) requires the City to rank at least the top three respondents to a covered solicitation. This item, if approved, would fulfil this requirement and allow City staff to begin negotiations.
STRATEGIC PLAN RELEVANCE:	This procurement furthers the Community Road Map Goal #3 (Cultivate a unified sense Community Pride and Identity) by ensuring the future planned redevelopment of City facilities in the downtown area are designed to be cohesive and responsive to our unique community.
ANALYSIS/DISCUSSION:	The ranking below and respective SOQ and Presentation scores are the final results of the staff evaluation process:

1. Wannemacher Jensen Architects
2. Associated Space Design
3. RGA Design

The next step in the process is for the City Commission to give staff permission to negotiate with the firms, in the ranked order. Staff would seek to obtain a signed contract with the top ranked firm with an associated fee for services. If the negotiation is unsuccessful, staff will negotiate with the 2nd ranked firm, with the knowledge that the City cannot return to the top-ranked firm. This process would continue until a successful negotiation is completed.

FUNDING: While the City has anticipated these projects in the FY22 Capital Improvement Plan, the majority of the allocated funding is in FY23-26 and as such have not yet been approved by the City Commission. As these projects progress, funding will be included within the individual project budgets for design and construction.

MOTION: I move to approve the ranking for RFQ 22-003 for Design Services for City Facilities, and authorize the City Manager to enter into negotiations with the firms in ranked order.

ATTACHMENTS:
Notice of Ranking Memo.pdf

City of

Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
C: (727) 212-1347 | mmunger@mytreasureisland.org
www.mytreasureisland.org

12 April 2022

NOTICE OF RANKING

Solicitation Title: **Design Services for City Facilities**

Solicitation Number: **RFQ 22-003**

Please be advised that the City of Treasure Island Procurement Coordinator and evaluation committee are satisfied that the above-referenced solicitation has gone through the required ranking process. The committee recommends entering into negotiations with the firms in the order below:

1. **Wannemacher Jensen Architects**
2. **Associated Space Design**
3. **RGA Design**

The submittals and presentations from the vendors listed here have been deemed to meet all the demands stated in the given solicitation. This notice is not to be considered the final award of the contract. The City Commission must still agenda and approve this ranking—allowing staff to enter into negotiations—and the final award of the contract at future meetings. Please contact the City's Procurement Coordinator for any other questions.

Sincerely,

Mike Munger
Assistant Finance Director | Procurement Coordinator

AGENDA ITEM NO. I.11

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 19, 2022

SUBMITTED BY: Ruth Nickerson, Administration

ITEM TYPE: Appointments

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Appoint Members to 2022 Commission Boards & Committees

BACKGROUND: 2021 Appointments:

- Suncoast League of Cities - John Doctor & Saleene Partridge (alternate)
- Gulf Beaches Library - Deb Toth
- Tampa Bay Regional Planning Council - Beth Wetzel & Deb Toth (alternate)
- Big-C - Tyler Payne & Saleene Partridge (alternate) & John Doctor (alternate)

POLICY/PURPOSE: Being active participants on these boards, provides our elected leaders the opportunity to participate with, be known among and provide input on a variety of ideas and topics on our beaches, our surrounding cities, county and state.

STRATEGIC PLAN RELEVANCE: Being a part of these Boards supports our City Values listed in the Strategic Plan.

ANALYSIS/DISCUSSION:

City Commissioners are appointed annually to represent the Commission on various local Boards after the new Commissioners are sworn in.

- Suncoast League of Cities
- Gulf Beach Library
- Tampa Bay Regional Planning Council
- Barrier Island Government Council

Please consider appointing or re-appointing members to these four boards for 2022.

FUNDING: N/A

MOTION: I move to appoint, _____ to the Suncoast League of Cities; _____ to the Gulf Beach Library; _____to the Tampa Bay Regional Planning Council, and _____to the Big-C.

ATTACHMENTS: