BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, NOVEMBER 18, 2025 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. CITY MANAGER AND CITY ATTORNEY REPORT

C. DISCUSSION

C.1 Grants Update

C.2 Ordinance 2025-33, Mandatory Lot Mowing Program (Commissioner Clark)
Ordinance 2025-33 Lawn Maintenance.docx

D. PUBLIC COMMENT

E. ADJOURNMENT

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

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, 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. C.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	November 18, 2025
SUBMITTED BY:	Jessica Modrak, Finance
ITEM TYPE:	Presentations
AGENDA SECTION:	DISCUSSION
SUBJECT:	Grants Update
BACKGROUND:	Public requested update after hiring new Grants Manager in July 2025
POLICY/PURPOSE:	Presentation on current, submitted and future grants and role of Grants Manager.
STRATEGIC PLAN RELEVANCE:	Financial and Economic Development Goal 2: Maximize the utilization of the City's resources
ANALYSIS/DISCUSSION:	Presentation will discuss current, submitted and future grants and role of Grants Manager.
FUNDING:	No funding is being requested. Presentation will discuss current, submitted and future grants and role of Grants Manager.
MOTION:	

ATTACHMENTS:

AGENDA ITEM NO. C.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Lisa-Marie Kennedy, Administration

ITEM TYPE: Ordinances

AGENDA SECTION: DISCUSSION

SUBJECT: Ordinance 2025-33, Mandatory Lot Mowing Program (Commissioner Clark)

BACKGROUND:

Chapter 18, Section 18-37 of the Code of Ordinances of the City of Treasure Island currently prohibits unhealthful accumulations as public nuisances. The City Commission wishes to clarify and strengthen these provisions by explicitly specifying that grass growth in excess of ten (10) inches shall be deemed a public nuisance and/or a threat to health and/or public safety.

In addition, revisions to Section 18-38 establish detailed procedures for abatement, cost recovery, and appeal rights consistent with Chapter 162, Florida Statutes. The updates include:

- A defined grass height threshold of 10 inches.
- Clarified notice and compliance timeframes for property owners.
- Authorization for the City to abate violations after notice and to recover associated costs, administrative fees, and lien preparation expenses.
- Procedures for property owners to appeal violations or abatement costs to the City's Code Enforcement Board/Special Magistrate.
- Establishes an appeals process

These amendments improve enforceability, transparency, and alignment with state law, ensuring fair due process and effective nuisance abatement.

Ordinance 2025-33 is schedule for a second and final reading on December 2, 2025.

POLICY/PURPOSE:

To promote public health, safety, and welfare by specifying conditions constituting a nuisance and establishing clear procedures for enforcement, abatement, and cost recovery in accordance with Florida Statutes.

STRATEGIC PLAN RELEVANCE:

Goal 2: Maintain a safe community.

ANALYSIS/DISCUSSION:

Revisions to Section 18-38 establish detailed procedures for abatement, cost recovery, and appeal rights consistent with Chapter 162, Florida Statutes. The updates include:

- A defined grass height threshold of 10 inches.
- Clarified notice and compliance timeframes for property owners.
- Authorization for the City to abate violations after notice and to recover associated costs, administrative fees, and lien preparation expenses.
- Procedures for property owners to appeal violations or abatement costs to the City's Code Enforcement Board/Special Magistrate.

These amendments improve enforceability, transparency, and alignment with state law, ensuring fair due process and effective nuisance abatement.

FUNDING:

Administrative fees and cost recovery mechanisms will offset City expenses incurred for nuisance abatement and lien processing. No additional budget impact is anticipated.

MOTION:

ATTACHMENTS:
Ordinance 2025-33 Lawn Maintenance.docx

ORDINANCE 2025-33

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 18, ARTICLE II OF THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO ABATEMENT OF NUISANCES; ADDING GRASS IN EXCESS OF TEN (10) INCHES AS A NUISANCE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 18, Section 18-37 of the Code of Ordinances of the City of Treasure Island ("Code"), Florida, prohibits unhealthful accumulations as public nuisances; and

WHEREAS, the City Commission of the City of Treasure Island wishes to specify that growth of grass in excess of ten (10) inches shall be deemed a public nuisance; and

WHEREAS, the City Commission finds that this Ordinance is in the best interests of the citizens of the City of Treasure Island, Florida.

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

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

Section 2. Chapter 18, Article II of the Code of Ordinances of the City of Treasure Island, Florida, relating to Nuisances, is hereby amended and shall read as follows:

(Underlined terms are additions; ~~stricken~~ terms are deletions from the original text)

Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or grass in excess of ten (10) inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes,

dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 18-38. – Abatement.

(a) Whenever the city manager, his designee or any city code inspector shall find that any of the enumerated matters and things, conditions, nuisances or similar unsanitary conditions exist or have arisen or are being perpetrated, created, permitted, tolerated, maintained or allowed to arise, accumulate or exist in or upon any property or within any premises or the streets and public rights-of-way, easements and ways adjacent thereto within the city, he shall order that condition or nuisance immediately be abated by the owner or occupant of the property or premises. He shall give written notice to the owner and/or occupant of the premises or to such owner's and/or occupant's agent, at his last address as shown on the assessment roll or tax records or the voting records briefly stating the nature of the unsanitary condition, nuisance or violation of the terms and provisions of this article and requesting that they be remedied.

(b) If the written request required in subsection (a) of this section is not complied with within fourteen days from the date of notice, or within such additional time as may be specified in the notice, the city manager or other authorized official of the city shall cause the necessary work to be done to abate, remove or remedy such condition or nuisance or violation and to put such property or premises and the streets or public ways, rights-of-way or easements adjacent thereto in good sanitary condition and in compliance with the terms and provisions of this article and shall send to the owner or occupant, or to his agent a statement of the cost of the work; and if the cost is not paid to the city within ten days after mailing of such statement to the owner or occupant, or his agent, the cost of abating or remedying the condition or nuisance or violation, including the cost of mailing, clerical and filing or recording expenses, shall become a lien on such property or premises. The city clerk shall file notice of lien in the office of the clerk of the circuit court of the county. The lien shall continue in full force and effect until paid, and shall draw interest at the legal rate from the time of filing in the office of the clerk of the circuit court until paid in full; and the lien may be foreclosed and the property sold to satisfy the lien in

the same manner as other municipal liens against real property are enforced, foreclosed and collected according to law or as provided by law in suits to foreclose mortgages.

(c) If the City abates a public nuisance in accordance with Paragraph (b) above, in addition to the costs of such abatement, the owner shall pay the City an administrative fee in the amount of one hundred dollars ($100.00) and shall reimburse the City for the cost of preparing and recording a lien against the owner's property. An owner's failure to pay the invoiced costs incurred by the City, including the administrative fee and the cost of preparing and recording a lien against the owner's property, shall constitute a violation of this Article.

(d) The notice to the owner provided for in Paragraph (a) above shall advise the owner of the specific violations with which the owner is charged, setting out the location of the property on which the violation occurs, describing the nature of the violation and identifying the provisions of the City code violated; advise the owner that, within fourteen days from the date of notice, or within such additional time as may be specified in the notice, the owner must remedy the violation or authorize the City to remedy at the owner's expense; advise the owner what the estimated direct costs shall be for the City to remedy the violation; advise the owner that the charge to the owner for the City to remedy the violation shall include an administrative fee in the amount of one hundred dollars ($100.00); advise the owner that, if the owner takes no action and the City remedies the violation or if the owner authorizes the City to remedy the violation and fails to pay the charges within ten (10) days after the date of the billing invoice, such charges, along with the cost of preparing and recording a lien, shall become a lien against the property; and advise the owner that such failure to pay shall be deemed a violation of this Article.

(e) Any record owner may appeal to the City's Code Enforcement Board/Special Magistrate ("Code Board") under Ch. 162, F.S., by submitting a request in writing to the City Clerk identifying the property address, parcel ID, contact information, and issues. Pre-abatement: Within 10 days after notice under Sec. 18-38(a), the owner may appeal the existence of a violation under Sec. 18-37; a timely appeal stays the City's abatement under Sec. 18-38(b) pending the Code Board or Special Magistrate's order, except the City Manager may authorize summary abatement upon a written finding of an imminent threat to health, safety, or welfare. Post-abatement: Within 15 days after an invoice under Sec. 18-38(b) The owner may appeal the existence of the violation (if no pre-abatement appeal occurred) and/or the necessity, scope, accuracy, or reasonableness of abatement costs or the administrative fee; a timely appeal stays lien recordation, and interest accrues as provided by law. The City shall provide at least 10 days' hearing notice by first-class mail to the owner's address on the property appraiser's roll and by posting, consistent with s. 162.12, F.S. Hearings are conducted pursuant to Ch. 162, F.S.

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

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

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

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

INTRODUCED AND PASSED on first reading at the regular meeting of the City Commission of the City of Treasure Island, Florida, held this ____ day of _____ 2025.

PASSED AND ADOPTED on second reading at the regular meeting of the City Commission of the City of Treasure Island, Florida, held this ____ day of _____ 2025.

CITY OF TREASURE ISLAND, FLORIDA

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

_____
Gavin Rollins, City Attorney