



**BOARD OF COMMISSIONERS SPECIAL MEETING
MONDAY, JUNE 8, 2026 – 10:00 AM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706
MEETING NOTICE AND AGENDA**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ITEMS OF BUSINESS

- C.1 Second and Final Reading and Public Hearing, Ordinance 2026-12 - Unsafe Structures

[Ordinance 2026-12 Attorney Reviewed.pdf](#)

[Business Impact Estimate - Ordinance 2026-12.pdf](#)

[CITY-OF-TREASURE-ISLAND-90491-1-SIGNED-AFFIDAVIT.pdf](#)

- C.2 Second and Final Reading and Public Hearing, Ordinance 2026-13 Amendments to Chapter 2 Administration (Code Enforcement)

[Ordinance 2026-13 Attorney Reviewed.docx](#)

[Business Impact Estimate - Ordinance 2026-13.docx](#)

[CITY-OF-TREASURE-ISLAND-90494-SIGNED-AFFIDAVIT.pdf](#)

- C.3 Second and Final Reading and Public Hearing, Ordinance 2026-14 Amendments to Chapter 18 (Abatement of Nuisances)

[Ordinance 2026-14 Chapter 18 Lawn Maintenance.pdf](#)

[Business Impact Estimate - Ordinance 2026-14.pdf](#)

[CITY-OF-TREASURE-ISLAND-90496-1-SIGNED-AFFIDAVIT.pdf](#)

D. 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.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: June 8, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Second and Final Reading and Public Hearing, Ordinance 2026-12 - Unsafe Structures

BACKGROUND:

The City of Treasure Island experienced significant impacts from two consecutive hurricane events, resulting in widespread damage to residential and non-residential structures throughout the city. These storm events may have exacerbated existing structural vulnerabilities and/or created new hazards, including compromised building systems, flood damage, structural instability, and unsafe living conditions.

Within the City, certain properties, buildings, and structures may contain defects that increase the risk of fire, accident or collapse. In some cases, these conditions render structures unsafe, unsanitary, dangerous, or otherwise detrimental to the health, safety, and general welfare of residents.

POLICY/PURPOSE:

The purpose of the proposed ordinance is to protect the public health, safety and welfare by identifying, regulating and when necessary, condemning and removing unsafe structures.

STRATEGIC PLAN RELEVANCE:

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

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

ANALYSIS/DISCUSSION: Establishing an unsafe structures/condemnation ordinance provides the City with the necessary authority and procedures to identify, evaluate, and remediate structures that pose a threat to public health and safety. This includes the ability to require repair or demolition, as appropriate.

The adoption of this ordinance is in the public interest and is necessary to eliminate dangerous conditions, prevent blight, and promote the health, safety, and general welfare of the residents of the City of Treasure Island. This action will support the City's ongoing recovery efforts while ensuring that redevelopment and rebuilding occur in a safe, orderly, and resilient manner.

FUNDING: No funding is requested at this time.

MOTION: I move to approve Ordinance 2026-12 at the second and final public hearing.

ATTACHMENTS:

[Ordinance 2026-12 Attorney Reviewed.pdf](#)

[Business Impact Estimate - Ordinance 2026-12.pdf](#)

[CITY-OF-TREASURE-ISLAND-90491-1-SIGNED-AFFIDAVIT.pdf](#)

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITY OF TREASURE ISLAND, FLORIDA; AMENDING THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, BY AMENDING CHAPTER 8 "BUILDING REGULATIONS AND FIRE CODE" BY ESTABLISHING ARTICLE V "DANGEROUS OR UNSAFE STRUCTURES" WHICH INCLUDES DIVISION 1 "GENERALLY", SECTION 8-91 "DEFINITIONS", SECTION 8-92 "CERTAIN STRUCTURES DECLARED TO BE A NUISANCE; COSTS TO BE ASSESSED AS A LIEN", SECTION 8-93 "PERIODIC INSPECTION OF BUILDINGS; NOTICE OF CONDEMNATION; HEARING", SECTION 8-94 "APPEARANCE OF INTERESTED PARTIES BEFORE CITY COMMISSION", SECTION 8-95 "ALTERNATIVE PROCEDURE FOR ABATING NUISANCE", SECTION 8-96 "IMPLEMENTING ADMINISTRATIVE ACTIONS", DIVISION 2 "EMERGENCY PROCEDURES", SECTION 8-97 "PURPOSE", SECTION 8-98 "AUTHORITY TO CONDEMN HAZARDOUS STRUCTURES IN EMERGENCY CONDITIONS; REPORTING; REFERRAL TO SPECIAL MAGISTRATE; NOTICE", SECTION 8-99 "EMERGENCY HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-100 "MANNER OF ABATEMENT", DIVISION 3 "NONEMERGENCY PROCEDURE", SECTION 8-101 "PURPOSE", SECTION 8-102 "DETERMINATION OF UNFIT OR UNSAFE STRUCTURE; NOTICE TO PARTIES IN INTEREST", SECTION 8-103 "HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-104 "EXTENSION OF TIME TO COMPLY", SECTION 8-105 "MANNER OF ABATEMENT; ACTION BY CITY ON FAILURE TO COMPLY", DIVISION 4 "ASSESSMENT OF COSTS; IMPOSITION OF LIEN ON PROPERTY", SECTION 8-106 "HEARING ON COSTS; NOTICE OF HEARING", SECTION 8-107 "HEARING PROCEDURE; IMPOSITION OF LIEN", SECTION 8-108 "SATISFACTION OF ASSESSMENT, PROVIDING FOR SEVERABILITY; CONFLICT; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the authority of the City's Charter and its home rule powers, the City Commission of the City of Treasure Island, Florida possesses the power to amend the Code of Ordinances for the City of Treasure Island, Florida; and

WHEREAS, within the City boundaries, property, buildings and structures may contain defects which increase the hazards of fire, accident or other calamities, or other conditions which render such property, buildings, and structures unsafe, unsanitary, dangerous or detrimental to the health, safety and general welfare of the residents of the City of Treasure Island, Florida; and

WHEREAS, the City finds that these defects or other conditions can be relieved, prevented or eliminated through the regulation of dangerous or unsafe structures to which is of preeminent importance for the overall enhancement of the health, safety and general welfare of the citizens of the City of Treasure Island, Florida; and

WHEREAS, the City has determined that it is in the public interest to eliminate dangerous or unsafe structures as public nuisances and to protect City neighborhoods from decline and devaluation; and

WHEREAS, the City has determined that it is necessary to preserve and promote the health, safety and general welfare of the residents of the City by eliminating the dangers, blight and unsafe conditions caused by dangerous or unsafe structures; and

WHEREAS, after careful consideration, the City has determined that in order to preserve and promote the health, safety and general welfare of the citizens of the City of Treasure Island, Florida, it is necessary to amend Chapter 8 "Building Regulations and Fire Code" by establishing a new Article V "Dangerous or Unsafe Structures" in the Code of Ordinances of the City of Treasure Island, Florida; and

WHEREAS, adoption of a new Article V "Dangerous or Unsafe Structures" in the Code of Ordinances of the City of Treasure Island, Florida is in the best interest of the residents of the City of Treasure Island, Florida.

NOW, THEREFORE, THE CITY OF TREASURE ISLAND DOES ORDAIN

SECTION 1. That 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 for the adoption of this Ordinance.

SECTION 2. That Chapter 8 "BUILDING REGULATIONS AND FIRE CODE" of the Code of Ordinances of the City of Treasure Island, Florida is hereby amended by adding an Article to be numbered V and titled "DANGEROUS OR UNSAFE STRUCTURES, which said Article reads as follows:

CHAPTER 8 – BUILDING REGULATIONS AND FIRE CODE

ARTICLE V. – Dangerous or Unsafe Structures

DIVISION 1. - GENERALLY

Sec. 8-91. - Definitions.

The following definitions will apply throughout this article:

Abandoned refers to any structure left vacant and unsecured by the owner of such structure with no overt indication of intent of the owner to resume the intended use of such structure.

Abate means to take any or all measures necessary to remedy any condition(s) that exists which renders a structure unfit or unsafe as defined by this section.

Administrative Fee means a fee established by the City Commission by Resolution reflecting a reasonable estimate of the value of the expenditure of the City's staff's time and other resources.

Costs shall include any and all costs and expenses to abate the nuisance, including but not limited to the collection of demolition or repair expenses, recording fees, title work etc., which requires the expenditure of City funds as well as an administrative fee.

Dilapidated, deteriorated or decayed structure refers to any structure which, by reason of inadequate maintenance, obsolescence or abandonment, is unfit or unsafe, constitutes a fire hazard or other danger to life or property, or is inadequate for the purpose for which such structure was intended.

Emergency Conditions refers to a clear, present and immediate hazard to the safety of people or property.

Parties in Interest refers to any individual(s) who has a property right in the property where the public nuisance is located, as well as adjacent neighbors and others who may be affected parties as defined by Florida law.

Structure includes any dwelling, edifice, building, dock, deck or other improvement which is intended or used for habitation, recreation, storage, or occupation.

Substantial structural deterioration means substantial structural distress or substantial structural weakness that negatively affects a structure's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the building official, licensed engineer or architect performing an inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Unfit or unsafe refers to any structure that is:

- a. Determined by the building official to have substantial structural deterioration or otherwise be structurally unsound, uninhabitable or unstable; or

- b. A structure, or a portion thereof, that has been extensively damaged by fire, flood, wind, or other natural phenomena such that the structure is substantially destroyed or poses an immediate and manifest danger to the life, health, or safety of the general public or any occupant; or
- c. The remains, debris, wall, chimney, or floors of a building or structure that has partially or completely collapsed, fallen, significantly damaged, or torn down; or
- d. Has inadequate exits or entrance facilities, or lacks a permanent means of securing all openings against the weather or unauthorized entry; or
- e. A fire hazard or otherwise hazardous to health or safety of the public because of inadequate maintenance, dilapidation, obsolescence or abandonment.

Sec. 8-92. - Certain structures declared to be a nuisance; costs to be assessed as a lien.

Unfit or unsafe structures as defined in Section 8-91 are declared a public nuisance and unlawful. In those instances where the City is authorized and proceeds with abatement or the demolition of a public nuisance, the associated costs may be assessed as a lien on the property following notice to the property owner, a hearing and order by a special magistrate. The City may collect the lien by foreclosure, the uniform method of collection of non-ad valorem special assessments, or other collection methods authorized by Florida law.

Sec. 8-93. Periodic inspection of structures.

The building official, the fire chief, or their designees are authorized to periodically inspect or have inspected structures within the City, with the consent of the owner of the property where the structures are located, and if such official finds any structure to be in a dilapidated, unsanitary, unsafe or uninhabitable condition, the City may seek a determination by a special magistrate that a public nuisance exists and authorization for abatement or demolition of the structure consistent with the provisions herein. The building official, the fire chief, and their designees are authorized to request an administrative search or inspection warrant from the special magistrate if denied access to the property where the nuisance exists.

The authority granted herein is supplementary to all powers and authority granted the building official, the fire chief, and their designees under the building code, fire code, and any additional statutory authority.

Sec. 8-94. - Appearance of interested parties before special magistrate.

Any parties in interest may appear before the special magistrate in person, by counsel or by an agent. A party in interest shall be allotted time to present

evidence regarding the matter after announcing for the record the reason for their status as a party in interest.

Sec. 8-95. - Alternative procedure for abating nuisance.

Nothing contained in this division shall prohibit the City Commission from authorizing, at any time, the filing of a circuit court action in the circuit court pursuant to F.S. § 823.05 or F.S. § 60.05 for the abatement of a nuisance as defined therein, or injunctive relief.

Sec. 8-96. Implementing administrative actions.

The City Manager or designee is hereby authorized to take any or all necessary administrative actions to implement this Article, including but not limited to, the adoption of administrative rules.

DIVISION 2. - EMERGENCY PROCEDURES

Sec. 8-97. - Purpose.

This division provides procedures for the expedited abatement of certain nuisances, comprised of unfit or unsafe structures, which are found to constitute nuisances, which require emergency action due to the presence of unfit or unsafe conditions.

Sec. 8-98. - Authority to condemn hazardous structures in emergency conditions; reporting; referral to special magistrate; vacation; notice.

Whenever the building official, the fire chief, or their designees, determines that a nuisance exists which creates emergency conditions due to an unfit or unsafe structures constituting a hazard to the safety of persons or property, the building official, the fire chief, or their designees may issue an order of condemnation prohibiting habitation or occupation of the structure, which order will be conspicuously posted on the structure or property. It will be unlawful to alter, deface, or remove any such order during the pendency thereof. Such order will require the structure or portion thereof to be vacated forthwith and not be reoccupied until the specified repairs and improvements are completed, inspected, and approved by the building official.

Any occupied structure condemned by the building official shall be vacated as ordered by the building official's order of condemnation. When a structure is condemned as a result of the negligent or intentional act or failure to act by the owner, the owner shall, within eight hours from the time of the order to vacate, make, or cause to be made, all necessary arrangements to relocate the displaced residents into housing that is safe, sanitary, and secure until such time that the building, unit, or units are made safe for re-occupation, or for at least a three-month period, and the owner shall pay or cause to be paid all of the reasonable expenses involved in such relocation. Any person who owns a condemned structure and fails

to have the structure vacated in accordance with this paragraph shall be in violation of this section.

The building official, the fire chief, or their designees will prepare a report specifying in detail the condition of the unfit or unsafe structure, why an emergency condition(s) exists, and the actions necessary to abate or remedy the emergency condition(s).

The City Manager or designee will schedule a hearing at the earliest possible time before the special magistrate seeking a declaration that the structure is a public nuisance, that emergency conditions exist, and ordering the immediate abatement or demolition of the structure as necessary. The City Manager shall cause to be placed upon such structure or property a notice of the hearing. The City Manager will direct to be delivered to the owner or owners, either in person or by certified or registered mail to the last known address as shown by the tax assessment rolls of Pinellas County, a notice to the owner of the property involved, that the building or structure thereon has been found by officials of the City to be unfit or unsafe, and that the City intends to conduct a hearing before the special magistrate. Such notice shall further provide information to the owner of his or her rights to attend the hearing and present any and all relevant information to the special magistrate.

At the time, date, and place scheduled for the hearing, the special magistrate shall hear evidence pertaining to whether the structure is unfit or unsafe and whether emergency conditions exist upon the property, including any testimony or evidence which the owner of the property or any interested person may desire to tender. Upon a proper showing and considering of all the evidence, if a determination is made by the special magistrate that the condition of the structure at issue presents a clear, present and immediate hazard to the safety of persons or property, the special magistrate will issue an emergency order declaring the same to be a nuisance and authorizing the immediate abatement or demolition of such nuisance.

Sec. 8-99. – Emergency hearing procedure; contents of order; notice to parties in interest.

The emergency order authorizing the abatement of any building declared a nuisance shall set forth a description of the property, the name and the address of the owner thereof as listed on the most recent tax roll, a recitation of facts in support of the order and the method and the manner and by whom the abatement measure is to be performed. The City shall give notice to the owner and any parties in of the order issued by the special magistrate. Notice of the order shall be served upon the owner of record and all other persons having a legal interest in the property, by certified or registered mail to the last known address as shown by the

tax assessment rolls of Pinellas County, and shall be posted on the property and at city hall.

If the owner can make arrangements for the abatement of such nuisance within the same time period as contemplated by the special magistrate, the order shall be issued but shall be held in abeyance for a stated time in order to allow the owner to proceed with the abatement or removal of the nuisance; provided, however, that if the owner does not proceed with the abatement in such manner, the nuisance shall be abated or removed in accordance with the provisions of the order without further hearing.

Sec. 8-100. - Manner of abatement.

The abatement or demolition of any structure declared a nuisance may be performed by city employees or by an independent contractor who shall dismantle, demolish, abate or remove such a nuisance as ordered. If an independent contractor is employed for such purpose, in the interest of expediting such abatement for the protection and security of the public welfare and safety, unless otherwise prohibited by Florida law, it shall not be necessary to invite bids for the performance of such abatement work but instead the City Manager shall secure price quotations with all due dispatch and award the abatement job to the most qualified independent contractor who is capable of performing such work on an emergency basis; provided, however, that the abatement job shall be awarded to the contractor making the lowest price quotation so long as such independent contractor is certified and licensed to perform such an abatement job in accordance with the method of abatement or removal as ordered.

DIVISION 3. - NONEMERGENCY PROCEDURE

Sec. 8-101. - Purpose.

This division provides procedures for the abatement of certain nuisances, comprised of unfit structures which are not found to constitute emergency conditions.

Sec. 8-102. - Determination of unfit or unsafe structure; notice to parties in interest.

Whenever the building official, the fire chief, or their designees, determines a property contains unfit or unsafe structures, they may prepare a report to the city manager specifying in detail the condition of the building or structure and the actions necessary to abate or remedy the condition.

When the building official, the fire chief, or their designees verifies the existence of an unfit or unsafe structure, a hearing before the special magistrate shall be scheduled. Notice of the hearing shall be posted at the property and at city hall and served upon the owner of record and all other persons having a known

legal interest in the property, by certified or registered mail to the last known address as shown by the tax assessment rolls of Pinellas County. If the owner cannot be located for personal delivery or receipt of certified or registered mail of the notice, after reasonable inquiry, then the notice shall be published once a week for four (4) consecutive weeks in a newspaper of general circulation within the County, and such service shall be deemed sufficient to show that the notice requirements of this Section have been met without regard to whether or not the property owner actually received such notice.

The notice to the owner of the property involved must state that the building or structure thereon has been found by officials of the City to be in unfit or unsafe condition, and that the City intends to conduct a hearing before the special magistrate seeking a declaration that the structure is a public nuisance and ordering the abatement or demolition of the structure as necessary. Such notice must further provide information to the owner of their rights to attend the hearing and present any and all relevant information to the special magistrate. The notice must also state that the decision of the special magistrate may be appealed to the Circuit Court within 30 days following the execution of the special magistrate's order.

The hearing pursuant to the notice must be held no less than thirty (30) days nor more than sixty (60) days following the date of the issuance of the notice.

Sec. 8-103. - Hearing procedure; contents of order; notice to parties in interest.

At the time, date and place scheduled for the hearing, the special magistrate will hear evidence pertaining to whether the structure is unfit or unsafe, including any testimony or evidence which the owner of the property or any interested person may desire to tender. Upon a proper showing and considering of all the evidence, the special magistrate may enter an order to declare the structure to be a nuisance and authorize the building official to take appropriate, specific action at a time certain but in no case sooner than thirty (30) days from the date of such order. If the owner or a party in interest can make arrangements for the abatement of the nuisance within the same time period as contemplated by the special magistrate, the order shall be issued but shall be suspended for a stated time in order to allow the owner or such party in interest, forthwith, to proceed with the abatement or removal of the nuisance; provided, however, that if the owner or any party in interest does not proceed with the abatement in such manner, the nuisance shall be abated or removed in accordance with the provisions of the order without further hearing.

Sec. 8-104. - Extension of time to comply.

If the owner or any parties in interest shall have obtained a building or demolition permit within the specified period and in good faith promptly begin work

to comply and/or abate the nuisance but it appears that they will not be able to complete the work by the date specified, they may file a written request to the city manager or his designee stating the reasons they have been unable to fully comply. If reasonable grounds are shown therefore, the city manager is authorized to issue extensions not to exceed sixty (60) days in which to fully complete the abatement.

Sec. 8-105. – Manner of abatement; action by city on failure to comply.

If the owner shall fail to comply with any order within the time set by the order, the City may abate or remove the nuisance using city employees or an independent contractor who shall dismantle, demolish, abate, or remove such nuisance as ordered. If an independent contractor is employed for such purpose, in the interest of expediting such abatement for the protection and security of the public welfare and safety, unless otherwise prohibited by Florida law, it shall not be necessary to invite bids for the performance of such abatement work but instead the City Manager shall secure price quotations with all due dispatch and award the abatement job to the most qualified independent contractor who is capable of performing such work on an emergency basis; provided, however, that the abatement job shall be awarded to the contractor making the lowest price quotation so long as such independent contractor is certified and licensed to perform such an abatement job in accordance with the method of removal and abatement thereof as prescribed by city council.

DIVISION 4. – ASSESSMENT OF COSTS, IMPOSITION OF LIEN ON PROPERTY

Sec. 8-106. - Hearing on costs; notice of hearing.

When any structure declared a nuisance has been abated or removed by the City pursuant to an order of the special magistrate and upon the owner's failure to demolish or abate as directed, the City Manager shall schedule a hearing before the special magistrate for the purpose of assessing the costs of the abatement or demolition. Notice of the hearing shall be provided to the owner of the property, as verified by an ownership and encumbrance report from a licensed title company doing business within the county. Notice shall be served upon the owner of record and all other persons having a legal interest in the property, by certified or registered mail to the last known address as shown by the tax assessment rolls of Pinellas County. The hearing pursuant to the notice shall be held no less than thirty (30) days nor more than sixty (60) days following the date of the issuance of the notice. The notice shall be set forth on a form addressed to the party in interest, setting forth the legal description of the real property, reciting the reasons and purposes of the hearing and stating that the special magistrate will at such hearing determine the costs and expenses that were incurred by the City in the abatement or demolition of the structure. The notice shall advise the party in interest that they

have the right to attend the hearing, to be represented by counsel at the hearing and to present evidence or to show cause why such costs should not be imposed or assessed against the subject real property. The notice shall further state that if the special magistrate shall determine that such costs should be imposed and assessed against the subject real property, then the special magistrate will issue an order to that effect which will be recorded on the public records of the county for the purpose of imposing a lien or encumbrance against the real property for the full amount of the abatement or demolition costs. In addition, a copy of the notice shall be posted at the property and in city hall at least ten (10) days prior to the hearing.

Sec. 8-107. - Hearing procedure; imposition of lien.

At the time, date, and place scheduled for the hearing, the special magistrate shall hear evidence pertaining to the costs incurred by the City for the abatement or demolition of the structure declared a nuisance, shall hear any testimony or evidence which the owner of the subject property or any person interested therein may desire to tender as to the costs incurred, and after hearing all of the facts and evidence, the special magistrate shall decide whether or not the cost of the abatement or demolition should be assessed against the subject real property and, if so, the amount of such costs. Should the special magistrate decide that such costs should be assessed against the subject real property, the special magistrate shall issue an order setting forth its findings of facts and specifying the amount that it finds to be properly imposed and assessed against the subject real property. Such amount may include the entire cost of abatement or demolition, including all administrative costs to enforce the abatement or demolition. When assessed by the special magistrate, such amount shall constitute a lien upon such property superior to all others except taxes. The city shall file such lien in the county's official record book showing the nature of such lien, the amount thereof, the legal description of the property and the name of the owner of the property. The lien shall date from the date of filing and shall accrue interest at the rate then prescribed for judgments in accordance with F.S. chapter 55. The city commission may authorize the city attorney to enforce any such lien in the manner prescribed by Florida law.

Sec. 8-108. - Satisfaction of assessment.

Whenever the assessment lien levied pursuant to this division is paid in full, the city commission shall adopt a resolution or declaration in recordable form for the purpose of declaring that the assessment has been satisfied and is discharged as a lien against the subject real property.

SECTION 3. SEVERABILITY. It is declared to be the intent of the City Commission that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such

portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. CONFLICT. This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 5. CODIFICATION. That 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 provisions 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 to accomplish such intention.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING AND PUBLIC HEARING on ____ day of _____ 2026.

SECOND READING AND PUBLIC HEARING on ____ day of _____ 2026.

PUBLISHED in the Tampa Bay Times on ____ day of _____ 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the ____ day of _____, 2026 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS: ____

NAYS: ____

ABSENT OR ABSTAINING: ____

John Doctor, Mayor

ATTEST:

Lisa-Marie V. Kennedy, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Vose Law Firm, City Attorney



City of Treasure Island **Business Impact Estimate**

Proposed ordinance's title/reference:

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITY OF TREASURE ISLAND, FLORIDA; AMENDING THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, BY AMENDING CHAPTER 8 "BUILDING REGULATIONS AND FIRE CODE" BY ESTABLISHING ARTICLE V "DANGEROUS OR UNSAFE STRUCTURES" WHICH INCLUDES DIVISION 1 "GENERALLY", SECTION 8-91 "DEFINITIONS", SECTION 8-92 "CERTAIN STRUCTURES DECLARED TO BE A NUISANCE; COSTS TO BE ASSESSED AS A LIEN", SECTION 8-93 "PERIODIC INSPECTION OF BUILDINGS; NOTICE OF CONDEMNATION; HEARING", SECTION 8-94 "APPEARANCE OF INTERESTED PARTIES BEFORE CITY COMMISSION", SECTION 8-95 "ALTERNATIVE PROCEDURE FOR ABATING NUISANCE", SECTION 8-96 "IMPLEMENTING ADMINISTRATIVE ACTIONS", DIVISION 2 "EMERGENCY PROCEDURES", SECTION 8-97 "PURPOSE", SECTION 8-98 "AUTHORITY TO CONDEMN HAZARDOUS STRUCTURES IN EMERGENCY CONDITIONS; REPORTING; REFERRAL TO SPECIAL MAGISTRATE; NOTICE", SECTION 8-99 "EMERGENCY HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-100 "MANNER OF ABATEMENT", DIVISION 3 "NONEMERGENCY PROCEDURE", SECTION 8-101 "PURPOSE", SECTION 8-102 "DETERMINATION OF UNFIT OR UNSAFE STRUCTURE; NOTICE TO PARTIES IN INTEREST", SECTION 8-103 "HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-104 "EXTENSION OF TIME TO COMPLY", SECTION 8-105 "MANNER OF ABATEMENT; ACTION BY CITY ON FAILURE TO COMPLY", DIVISION 4 "ASSESSMENT OF COSTS; IMPOSITION OF LIEN ON PROPERTY", SECTION 8-106 "HEARING ON COSTS; NOTICE OF HEARING", SECTION 8-107 "HEARING PROCEDURE; IMPOSITION OF LIEN", SECTION 8-108 "SATISFACTION OF ASSESSMENT, PROVIDING FOR SEVERABILITY; CONFLICT; CODIFICATION; AND AN EFFECTIVE DATE.

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

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or

more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

A. Summary of the proposed ordinance:

Following two major storm events, property, buildings and structures across the island may contain defects which increase the hazards of fire, accident, or other conditions which may render such property, buildings, and structures unsafe, unsanitary, dangerous or detrimental to the health, safety and general welfare of the residents of the City of Treasure Island. The city has determined that these defects or other conditions can be prevented or eliminated through the regulation of dangerous or unsafe structures.

Therefore, this ordinance is necessary to preserve and promote the health, safety and general welfare of the residents of the City by eliminating the dangers, blight and unsafe conditions caused by dangerous or unsafe structures.

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

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; The ordinance is intended to address structures that are unsafe or hazardous to the public. Most businesses will not be affected. However, if a business property is determined to be unsafe under the ordinance, the property owner may incur costs associated with repairing, securing, or demolishing the structure to correct the unsafe condition.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; The ordinance does not create any new business tax or recurring fee. However, property owners may be responsible for costs incurred by the City if the City must take action to repair, secure, or demolish an unsafe structure after the owner fails to do so.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs. The ordinance is expected to be administered using existing City staff and procedures. Any costs to the City would primarily relate to inspections, notices, hearings, and enforcement activities involving unsafe structures.

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

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: At this time, many businesses have begun to repair or reconstruct. It is estimated that less than 10 businesses could be directly impacted by this ordinance. The ordinance may have a positive impact by helping address unsafe and deteriorated structures, improving public safety, reducing blight, and supporting continued recovery and redevelopment within the City. No other direct economic impacts to businesses have been identified at this time.

D. Additional information the governing body deems useful (if any): N/A

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

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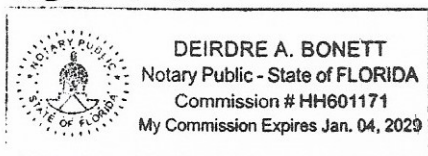
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE NO. 2026-12 was published in said newspaper by print in the issues of 05/27/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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 of Affiant Jill Harrison
Sworn to and subscribed before me this **05/27/2026**

Signature of Notary of Public
Personally known ☒ or produced identification.
Type of identification produced _____

Deirdre Bonett



THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second reading and public hearing on the following ordinance:

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, RELATING TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITY OF TREASURE ISLAND, FLORIDA; AMENDING THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, BY AMENDING CHAPTER 8 "BUILDING REGULATIONS AND FIRE CODE" BY ESTABLISHING ARTICLE V "DANGEROUS OR UNSAFE STRUCTURES" WHICH INCLUDES DIVISION 1 "GENERALLY", SECTION 8-91 "DEFINITIONS", SECTION 8-92 "CERTAIN STRUCTURES DECLARED TO BE A NUISANCE; COSTS TO BE ASSESSED AS A LIEN", SECTION 8-93 "PERIODIC INSPECTION OF CONDEMNATION; BUILDINGS; HEARING", NOTICE SECTION OF 8-94 "APPEARANCE OF INTERESTED PARTIES BEFORE CITY COMMISSION", SECTION 8-95 "ALTERNATIVE PROCEDURE FOR ABATING NUISANCE", SECTION 8-96 "IMPLEMENTING ADMINISTRATIVE ACTIONS", DIVISION 2 "EMERGENCY PROCEDURES", SECTION 8-97 "PURPOSE", SECTION 8-98 "AUTHORITY TO CONDEMN HAZARDOUS STRUCTURES IN EMERGENCY CONDITIONS; REPORTING; REFERRAL TO SPECIAL MAGISTRATE; NOTICE", SECTION 8-99 "EMERGENCY HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-100 "MANNER OF ABATEMENT", DIVISION 3 "NONEMERGENCY PROCEDURE", SECTION 8-101 "PURPOSE", SECTION 8 102 "DETERMINATION OF UNFIT OR UNSAFE STRUCTURE; NOTICE TO PARTIES IN INTEREST", SECTION 8-103 "HEARING PROCEDURE; CONTENTS OF ORDER; NOTICE TO PARTIES IN INTEREST", SECTION 8-104 "EXTENSION OF TIME TO COMPLY", SECTION 8 105 "MANNER OF ABATEMENT; ACTION BY CITY ON FAILURE TO COMPLY", DIVISION 4 "ASSESSMENT OF COSTS; IMPOSITION OF LIEN ON PROPERTY", SECTION 8-106 "HEARING ON COSTS; NOTICE OF HEARING", SECTION 8-107 "HEARING PROCEDURE; IMPOSITION OF LIEN", SECTION 8-108 "SATISFACTION OF ASSESSMENT, PROVIDING FOR SEVERABILITY; CONFLICT; CODIFICATION; AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Monday, June 8, 2026, at 10:00 AM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City **20**rk



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	June 8, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Community Development
ITEM TYPE:	Ordinances
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Second and Final Reading and Public Hearing, Ordinance 2026-13 Amendments to Chapter 2 Administration (Code Enforcement)
BACKGROUND:	In 2024, Hurricanes Helene and Milton caused widespread damage to residences and businesses throughout Treasure Island, resulting in a significant increase in code enforcement complaints—particularly regarding unpermitted construction and repairs performed during the recovery period. Recognizing the need to update and strengthen its existing code enforcement framework, the City Commission directed a comprehensive review of Chapter 2, Article III. Ordinance 2026-13 delivers a full modernization of the article, including: • A new definition of “irreparable and irreversible” violations to allow faster action on serious safety or structural issues; • Clarified membership, qualifications, ex parte disclosure requirements, and conflict-of-interest rules for Code Enforcement Board members; • Updated qualifications and procedures for the Special Magistrate; • Clearer enforcement and hearing procedures;

- Authorization for legal counsel to the Board;
- Administrative fee authority and criteria for reduction or elimination of fines;
- A provision that each party pays its own costs and attorney fees in lien foreclosure actions; and
- Correct of outdated or ambiguous language throughout the article.

These changes are designed to make code enforcement more efficient, equitable, and legally robust while supporting the City's post-hurricane recovery efforts.

POLICY/PURPOSE:

Ordinance 2026-13 updates the City's code enforcement procedures in Chapter 2, Article III in response to the surge in complaints following Hurricanes Helene and Milton.

The ordinance establishes clear policy to protect public health and safety by defining "irreparable and irreversible" violations, ensuring fairness and transparency through updated board and special magistrate qualifications and conflict rules, improving cost recovery, and correcting outdated language.

STRATEGIC PLAN RELEVANCE:

This ordinance strongly supports the City's 2020–2025 Strategic Plan and core values. It advances Goal 2: Maintain a safe community by modernizing enforcement procedures to address the surge in unpermitted construction and repairs following Hurricanes Helene and Milton, protecting residents from safety hazards during recovery.

ANALYSIS/DISCUSSION:

Ordinance 2026-13 represents a comprehensive, long-overdue update to the City's code enforcement article. The changes respond directly to the operational challenges exposed by the 2024 hurricane recovery, when staff experienced a sharp rise in complaints about unpermitted work.

Key benefits include:

- Faster, clearer handling of serious ("irreparable and irreversible") violations that pose immediate safety risks.
- Greater transparency and impartiality through strengthened conflict-of-interest and ex parte rules for the

Code Enforcement Board and Special Magistrate.

- Improved cost recovery for the City via administrative fees, refined fine-reduction criteria, and clarification that parties bear their own attorney fees in lien foreclosure actions.
- Modernized procedures and corrected language that reduce ambiguity, minimize legal risk, and improve readability for staff, board members, and the public.
- Alignment with current Florida Statutes and best practices for local code enforcement.

Potential impacts: It maintains strong due-process protections while giving the City better tools to protect public safety and neighborhood standards during recovery and beyond.

FUNDING:

No funding is requested at this time.

MOTION:

I move to approve Ordinance 2026-13 at the second and final public hearing.

ATTACHMENTS:

[Ordinance 2026-13 Attorney Reviewed.docx](#)

[Business Impact Estimate - Ordinance 2026-13.docx](#)

[CITY-OF-TREASURE-ISLAND-90494-SIGNED-AFFIDAVIT.pdf](#)

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, UPDATING AND AMENDING ARTICLE III ENTITLED “CODE ENFORCEMENT” IN CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF “IRREPARABLE AND IRREVERSIBLE” VIOLATIONS; PROVIDING FOR CLARIFYING LANGUAGE REGARDING MEMBERSHIP, QUALIFICATIONS, EX PARTE DISCLOSURES AND CONFLICTS OF INTEREST OF CODE ENFORCEMENT BOARD MEMBERS, QUALIFICATIONS OF A SPECIAL MAGISTRATE, ENFORCEMENT AND HEARING PROCEDURES, LEGAL COUNCIL TO THE CODE ENFORCEMENT BOARD, AUTHORIZATION FOR ADMINISTRATIVE FEES, CRITERIA FOR REDUCTION AND ELIMINATION OF FINES, EACH PARTY TO PAY FOR THEIR OWN COSTS AND ATTORNEY FEES IN AN ACTION TO FORECLOSE A LIEN; CORRECTING SCRIVENOR ERRORS AND AMBIGUOUS AND OUTDATED LANGUAGE THROUGHOUT THE ARTICLE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2024, Hurricanes Helene and Milton caused damage to residences and businesses throughout the City of Treasure Island; and

WHEREAS, in view of the increase in code enforcement complaints and resulting cases, the City Commission recognized the need to update and amend its existing code enforcement procedures in order to more efficiently address uncorrected violations endangering the health, safety and welfare of its residents.

WHEREAS, the City Commission has reviewed the proposed changes and based on input from the public and City staff has determined that adoption is in the best interest of the City and its residents.

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

SECTION 1. That the above “WHEREAS” clauses are incorporated herein by reference as legislative findings and that Article III – Code Enforcement is amended to read as follows:

DIVISION 1. – GENERALLY

Sec. 2-106. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code enforcement board means the City of Treasure Island Municipal Code Enforcement Board.

Code inspector means any employee or authorized agent of the city whose assigned responsibilities include inspecting for or enforcing, or both, violations of this Code, including but not limited to occupational license, fire, building, land development and sign codes of the city.

Irreparable and Irreversible shall mean violations that constitute a threat to the public health, safety, and welfare or cause or threaten irreparable harm to the public or to protected resources, including but not limited to alteration, or neglect of a designated historic resource, the unauthorized removal of protected or mature canopy trees, destruction or alteration of wetlands, native habitat, or environmentally sensitive lands, because such harm cannot be adequately compensated through monetary damages.

Repeat violation means a violation of a provision of this Code by a person who has previously been found to have violated the same provision within five years prior to the violation.

Sec. 2-107. - Intent.

The intent of this article is to create a local government code enforcement board in order to promote, protect and improve the health, safety and welfare of the citizens of the city by providing for an equitable, expeditious, effective and inexpensive method of enforcing the codes, including but not limited to occupational licenses, fire, building, land development and sign codes in force in the city.

Sec. 2-108. - Optional enforcement.

The provisions of this article shall in no way be construed to limit the power of the city to proceed in any other civil or criminal proceeding or in any other forum to obtain enforcement of its code provisions. The city may, by ordinance, adopt an alternate code enforcement system which gives special masters designated by the city commission the authority to hold hearings and assess fines against violations in addition to or in lieu of the code enforcement board.

Sec. 2-109. - Conflict of interest and Ex Parte Communications.

(a) No person who is or may become a party or a witness to a hearing before the code enforcement board shall communicate with any member of the code enforcement board concerning that violation except at the hearings provided for in this article. This restriction shall extend to any person appearing or interceding on

behalf of a party, whether or not such person may have a direct, personal or financial interest in the property that is the subject of the alleged violation.

(b) No member of the code enforcement board shall communicate with any party, witness, representative of a party, or interceding person concerning any alleged violation except at the hearings provided for in this article.

(c) Any member of the code enforcement board that has a prohibited conflict of interest in the matter before the board shall make that disclosure at the beginning of the hearing, refrain from participation in that case, and file a Form 8b as required by Florida law.

(d) Failure on the part of a member of the code enforcement board to comply with the provisions of this section shall constitute grounds for removal of such member from the code enforcement board by the City Commission.

Sec. 2-110. - Public records searches relating to code enforcement board liens.

(a) The city manager or his designee is authorized to pay for and obtain a public records search for the purpose of determining whether to request authorization to institute a lien foreclosure proceeding without the necessity of any action by the city commission whenever the unpaid amount of a lien assessed by the code enforcement board exceeds \$100.00.

(b) No public records search for the purpose of determining whether to request authorization to institute a lien foreclosure proceeding shall be obtained where the unpaid amount of the lien is less than \$100.00.

DIVISION 2. - CODE ENFORCEMENT BOARD; SPECIAL MAGISTRATES

Sec. 2-131. - Membership.

(a) The code enforcement board shall consist of seven members, each to be appointed by a majority of the city commission by resolution for a term of three years.

(b) Any code enforcement board member may be reappointed upon approval by a majority of the city commission, except that no appointed member shall serve longer than six consecutive years, unless, upon the sixth year of expiration there is no available and qualified candidate to replace said expiring member, in which case, the appointment may be renewed beyond six consecutive years for an additional term. Partial terms shall not be counted toward the six-year term limitation.

(c) Appointments to fill vacancies shall be for the unexpired term of office.

(d) Members of the code enforcement board shall be residents of the city at the time of their appointment and throughout the term of office. Any member who is no longer a resident of the city shall be automatically removed, and that vacancy filled as provided in

this section. Residency shall be determined by the City Commission at the time of appointment or removal.

(e) The city commission may appoint up to two alternate members to the code enforcement board to serve on the board in the absence of board members.

(f) In the event vacancies occur by virtue of the term limits imposed herein, and no replacement candidates are available and qualified to fill said vacancies, then, and in that event, the Commission may allow the expired Board or Committee member to serve an additional term beyond the six (6) year term limit. The purpose of this Section is to preserve the continued viability of all Boards and Committees.

Sec. 2-132. - Removal of members.

(a) If any member of the code enforcement board fails to attend two of three successive hearings, without cause and without prior approval of the chairman

of the code enforcement board, the board shall declare the member's office vacant, and the vacancy shall be filled as provided in [section 2-131](#).

(b) Board members may be removed with or without ~~for~~ cause by the city commission after discussion at a public meeting hearing. Vacancies by such removal shall be filled as provided in [section 2-131](#).

Sec. 2-133. - Categories of members.

Appointments to the code enforcement board shall be made, consistent with the Charter, on the basis of demonstrated experience or interest in the subject matter jurisdiction of the board in the sole discretion of the city commission. The membership of the board shall, whenever possible, consist of an architect, business person, engineer, general contractor, subcontractor and a realtor.

Sec. 2-134. - Oath of office.

Upon appointment, each member of the code enforcement board shall, before entering upon discharge of his duties of office, take an oath of office.

Sec. 2-135. - Organization.

(a) The members of the code enforcement board shall elect a chairman from among its members, who shall be a voting member.

(b) The presence of four or more members shall constitute a quorum. A simple majority vote of members present and voting is required for official action by the code enforcement board.

(c) Board members shall serve without compensation but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the city commission or as otherwise provided by law.

Sec. 2-136. - Powers.

The code enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
- (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the police department or by other individuals authorized to serve process.
- (3) Subpoena evidence to a hearing.
- (4) Take testimony under oath.
- (5) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance as provided in this Article.
- (6) Authorize the abatement of first time violations or repeat violations as provided herein.

Sec. 2-137. - Special magistrate.

In addition to the code enforcement board established hereunder, ~~all~~ code enforcement violations, at the option of the city manager or designee attorney, may be prosecuted before a special magistrate, appointed by the city commission. The special magistrate shall be a licensed Florida attorney in good standing ~~serve in addition to the code enforcement board~~, or individuals who have sufficient knowledge, training, experience or education to perform the duties and responsibilities as provided herein, and upon appointment shall be vested with all of the duties, authorities and obligations imposed upon the code enforcement board herein or as otherwise provided in the Code of Ordinances.

DIVISION 3. - ENFORCEMENT PROCEDURE

Sec. 2-161. - Hearings.

- (a) The code enforcement board shall adopt rules for governing the conduct of its affairs not inconsistent with the provisions of this section.
- (b) The chairman may call hearings of the code enforcement board. ~~Hearings may also be called by written notice signed by at least three members of the code enforcement board.~~ The code enforcement board may, at any properly noticed hearing, set a future hearing date.

(c) Minutes shall be kept of all hearings, specifically including the vote of each member upon each question, by the code enforcement board. All hearings and proceedings shall be open to the public. All testimony shall be under oath and mechanically recorded.

(d) The city shall provide a hearing room and such clerical and administrative personnel as may be reasonably required by the code enforcement board for the proper performance of its duties.

(e) Each case before the code enforcement board shall be presented by one or more code inspectors who are charged with the responsibility for inspection and/or enforcement of the specific code section alleged to have been violated.

(f) The code enforcement board shall proceed to hear the cases on the agenda for that day; however, the code enforcement board may, in its discretion, continue any case until the next agenda upon a showing of good cause at the time of or prior to the scheduled hearing. The code enforcement board shall take the testimony from the code inspector, the alleged violator, and any other witnesses. Both sides shall have a right to give testimony, present witnesses and to cross examine adverse witnesses, in person or through their attorney. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(g) After conclusion of the hearing, the code enforcement board shall issue findings of fact based upon the evidence or record, and conclusions of law. The board shall issue an order affording the proper relief consistent with the powers granted in this division. The finding shall be by motion approved by a majority of those present and voting, except that at least four of those members of the code enforcement board must vote for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and administrative fee may be imposed, under the conditions specified in [section 2-164](#), the cost of repairs may be included along with the fine, if the order is not complied with by that date. The Order shall advise any aggrieved party, including the city of the right to appeal an order of the special magistrate or code enforcement board to the circuit court. An appeal shall be filed within 30 days of the execution of the order to be appealed. Possibly include in notice section A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest or assigns if the violation concerns real property; and the findings in the order shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns. If an order is recorded in the public records pursuant to this subsection and the order is complied with by the date specified in the order, the code enforcement board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required for the issuance of an order acknowledging compliance.

(h) All hearings and deliberations before the code enforcement board shall be open to the public.

(i) If the owner of property which is subject to a code enforcement proceeding transfers ownership of such property between the time the notice of violation was served and the time of the hearing, such owner shall:

a. Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.

b. Deliver to the prospective transferee a copy of the notices and other materials relating to the code enforcement proceeding received by the transferor.

c. Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.

d. File a notice with the special magistrate administrative division of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within five days after the date of the transfer.

A failure to make the disclosures described in subsections a., b. and c. before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the hearing shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

Sec. 2-162. - Legal counsel to the code enforcement board.

~~The City attorney shall provide legal counsel to the code enforcement board as needed. The city manager is authorized to retain legal counsel to~~ The city attorney shall assist code officers in their preparation of cases and serve as prosecutor for those cases deemed appropriate.

Sec. 2-163. - Enforcement procedure.

(a) It shall be the duty of the code inspectors to initiate enforcement proceedings of the city's Code of Ordinances. No member of the code enforcement board shall have the power to initiate such enforcement proceedings.

(b) Except as provided in subsections (c) and (d) of this section, if a violation of the Code of Ordinances is found, except in the case of a repeat violation, the code inspector shall provide a Notice of Violation to ~~notify~~ the violator and give him a reasonable time to correct the violation. The Notice of Violation shall include:

(c) Should the violation continue beyond the time specified for correction in the Notice of Violation, the code inspector shall ~~notify the code enforcement board and request schedule a hearing before the code enforcement board or special magistrate.~~ The code enforcement board, through its clerical staff, shall provide public notice of the schedule a hearing, and ~~written~~ notice of such hearing shall be ~~hand delivered or mailed~~

as provided in accordance with [section 2-161](#) to the violator by the code enforcement officer. ~~At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in [section 2-161](#).~~ If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector in the Notice of Violation, the case may be presented to the code enforcement board even if the violation has been corrected prior to the hearing; and the notice shall so state. The notice shall also state that if the alleged violator fails to appear, that the hearing will still take place. ~~in his absence.~~

(d) If an alleged repeat violation is found, the code inspector shall notify the violator of same, but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify the code enforcement board and request schedule a hearing. The code enforcement board, through its clerical staff, shall ~~schedule a~~ notice the public hearing and the code enforcement officer shall provide notice pursuant to [section 2-161](#). The case may be presented to the code enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the alleged violator has been properly noticed and fails to appear before the code enforcement board, the code enforcement board may proceed with the hearing.

(e) If the code inspector has reason to believe that a violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the alleged violator of the violation and of the hearing and may immediately schedule a hearing with notice to ~~notify~~ the code enforcement board and request a hearing. The code enforcement board shall conduct a hearing to determine if a violation exists and may enter appropriate orders.

Sec. 2-164. - Administrative fines; costs of repair; liens.

(a) The code enforcement board and special magistrate, upon notification by the code inspector that an order of the code enforcement board has not been complied with by the set time or, upon finding that a repeat violation has been committed, may order the violator to (1) pay a fine in an amount specified in this section for each day the violation continues past the date set by the code enforcement board or special magistrate for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector; and (2) an administrative fee to be established by the City Commission to defray the costs of prosecution before the code enforcement board or special magistrate. Any order imposing a fine or administrative fee shall include notice to the violator that the fine or administrative fee may be reduced or eliminated in accordance with Section 2-166.

In addition, if the violation is a violation described in [section 2-163](#)~~(d)(e)~~ or appeal of a nuisance as provided in [Section 18-38](#), ~~the code enforcement board or special magistrate~~

shall notify the city commission, which shall be authorized to may abate the violation by making make all reasonable repairs or actions required to mitigate bring the property into compliance or safe for the public and charge the violator with the reasonable cost of the repairs along with the fine and administrative fee imposed pursuant to this Section. If a finding of a violation or a repeat violation has been made as provided in this section, a hearing shall be necessary for issuance of the order imposing the fine and administrative fee. If after due notice and hearing the code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine and administrative fee as specified in this section. ~~subsection (b) of this section.~~

(b) A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a) and administrative fees. ~~However, if~~ If the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000.00 per violation.

Sec. 2-165. - Factors determining amount of fine.

In determining the amount of fine authorized by section 2-164, if any, the code enforcement board shall consider the following factors:

- (1) The gravity of the violation;
- (2) Any actions taken by the violator to correct the violation; and
- (3) Any previous violations committed by the violator.

Sec. 2-166. - Reduction, elimination of fine.

(a) The code enforcement board may reduce or eliminate a fine and administrative fees imposed by it pursuant to section 2-164. based on the factors set forth in subsection (b). The request to reduce or eliminate a fine shall be made within 60 days of correcting the violation for which the fine was assessed. ~~If the violator fails to appear before the code enforcement board because of a lack of~~ he did not receive actual notice of the hearing of the on his violation, and so long as the lack of actual notice was not the result of the violator's own act or omission, the code enforcement board may consider a request to reduce or eliminate a fine or administrative fee notwithstanding the request is untimely made. Any requests for a reduction of a lien and adminstartive fees shall be requested from the city commission after 60 days of recording of the lien.

A purchaser of the property from the violator may request a reduction or elimination of the fine from the City Commission within 60 days of acquiring title to the property encumbered by the lien.

(b) Factors for consideration for reduction or elimination of a fine or administrative costs shall include following:

(1) The gravity of the violation.

(2) Any actions taken by the violator to correct the violation, including the responsiveness and cooperation of the violator.

(3) Any previous violations committed by the violator, or any legal entity directly or indirectly under the control of the violator.

(4) The administrative and out-of-pocket costs incurred by the city in investigating, prosecuting, and abating the violation, including but not limited to:

a. Cost of staff time associated with investigating and noticing a violation, including but not limited to site visits, office time to research case, meetings with the violator, complainants, witnesses, and others, phone calls, and preparation of all notices.

b. Cost of staff time associated with preparing a case to be presented before the code enforcement board, including but not limited to office time to research case, meetings with violators, witnesses and others, phone calls, and preparation of all notices.

c. Cost of staff time associated with presenting a case before the special magistrate, including but not limited to office time to research case, meetings with violators, witnesses, and others, phone calls, and preparation of all notices.

d. Cost of staff time associated with filing lien foreclosure or other litigation, including but not limited to office time to research case, meetings with property owners and others, phone calls, and preparation of all notices.

e. Fully loaded cost of all special magistrate time relating to the violation.

f. Costs of postage for required mailings, including but not limited to certified mailings.

g. Costs of recording.

h. All costs of abatement.

i. Attorney fees for legal services related to all of the above-listed activities, or otherwise relating to the investigation, prosecution, or abatement of the violation, the foreclosure of a lien, or other related litigation, calculated at an hourly rate specified by the city attorney.

In no event shall a reduction to an amount less than the total costs specified in factor (4) be authorized.

Sec. 2-167. - Fine constitutes lien.

A certified copy of an order imposing a fine shall be recorded in the public records of the county and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property; but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this division shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this division, whichever first occurs. A lien arising from a fine imposed pursuant to this division runs in favor of the city commission, and the city commission may execute a satisfaction or release of lien entered pursuant to this section. Upon filing and recording of such a lien, ~~the lien shall be and constitute a lien superior in dignity to all other liens and encumbrances of whatever kind and character save and except ad valorem taxes levied and assessed by the city, county or state, and shall remain a lien against each such~~ any real or personal property owned by the violator until paid.

After three months from the filing of any such lien remaining unpaid, the code enforcement board or special magistrate may authorize the city attorney to foreclose on the lien. No lien created pursuant to the provisions of this section may be foreclosed on real property which is homestead under Fla. Const., art. X, [§ 4](#).

Sec. 2-168. - Duration of lien.

No lien provided under [section 2-167](#) shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, each party shall pay for their own costs or attorney fees incurred in the litigation. ~~In the event of mediation, the parties shall divide the cost of a mediation. the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure.~~ The city commission shall be entitled to collect all costs incurred in recording and satisfying a valid lien. ~~The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice unless a notice of lis pendens is recorded.~~

Sec. 2-169. - Appeal.

An aggrieved party, including the city commission, may appeal a final administrative order of the code enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the code enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Sec. 2-170. - Notices.

(a) All notices required pursuant to this article shall be provided to the alleged violator by certified mail, return receipt requested; by hand delivery by a law enforcement officer or code inspector; or by leaving the notice at the alleged violator's usual place of residence with any person residing there who is above 15 years of age and informing such person of the contents of the notice.

(b) In addition to providing notices as set forth in subsection (a) of this section, ~~at the option of the code enforcement board~~, notice may also be served by publication as follows:

(1) Such notice shall be published once during each week for four consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county. The newspaper shall meet such requirements as are prescribed under F.S. ch. 50 for legal and official advertisements. Proof of publication shall be made as provided in F.S. §§ 50.041 and 50.051.

(2) In lieu of publication as described in subsection (b)(1) of this subsection, such notice may be posted for at least ten days in at least two locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be at city hall. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.

(c) Notice of publication may run concurrently with or may follow an attempt or attempts to provide notice by hand delivery or by mail. Evidence that an attempt has been made to hand deliver or mail notice in compliance with this section, together with proof of publication as required in this subsection, shall be sufficient to show that notice requirements of this division have been met without regard to whether or not the alleged violator actually received such notice.

SECTION 3. Conflict. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Severability. 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. Effective Date. This Ordinance shall become effective immediately upon its adoption.

FIRST READING AND PUBLIC HEARING on ____ day of _____ 2026.

SECOND READING AND PUBLIC HEARING on ____ day of _____ 2026.

PUBLISHED in the Tampa Bay Times on ____ day of _____ 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the ____ day of _____, 2026 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

John Doctor, Mayor

ATTEST:

Lisa-Marie V. Kennedy, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

Vose Law Firm, City Attorney



City of Treasure Island **Business Impact Estimate**

Proposed ordinance's title/reference:

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, UPDATING AND AMENDING ARTICLE III ENTITLED "CODE ENFORCEMENT" IN CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF "IRREPARABLE AND IRREVERSIBLE" VIOLATIONS; PROVIDING FOR CLARIFYING LANGUAGE REGARDING MEMBERSHIP, QUALIFICATIONS, EX PARTE DISCLOSURES AND CONFLICTS OF INTEREST OF CODE ENFORCEMENT BOARD MEMBERS, QUALIFICATIONS OF A SPECIAL MAGISTRATE, ENFORCEMENT AND HEARING PROCEDURES, LEGAL COUNCIL TO THE CODE ENFORCEMENT BOARD, AUTHORIZATION FOR ADMINISTRATIVE FEES, CRITERIA FOR REDUCTION AND ELIMINATION OF FINES, EACH PARTY TO PAY FOR THEIR OWN COSTS AND ATTORNEY FEES IN AN ACTION TO FORECLOSE A LIEN; CORRECTING SCRIVENOR ERRORS AND AMBIGUOUS AND OUTDATED LANGUAGE THROUGHOUT THE ARTICLE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

N/A

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

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City): The proposed ordinance updates the City's code enforcement procedures and rules. It clarifies how code enforcement cases are handled by the Code Enforcement Board and Special Magistrate, including notices, hearings, fines, liens, and repeat violations. It also provides additional procedures for serious violations that may harm public safety, property, environmental resources, or neighborhood conditions.

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

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; Businesses may incur costs only if they are found to be in violation of the City's Code of Ordinances. These costs may include correcting violations, property cleanup or maintenance, or payment of fines and administrative costs related to unresolved or repeat violations. The ordinance does not create new general requirements for businesses that are already complying with City codes.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; The ordinance allows the City to recover administrative costs, fines, recording costs, and abatement costs related to code enforcement cases. These costs would apply only to businesses or property owners found responsible for violations. No new general business fee or tax is created by the ordinance.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs. The ordinance may result in some additional administrative and legal costs for the City related to code enforcement activities and hearings. However, the ordinance also allows the City to recover many of those costs from violators through fines and administrative fees. Any revenue generated is expected to vary depending on the number of violations.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3): The ordinance may have a positive effect on the community by encouraging property maintenance, reducing nuisance conditions, and helping protect property values and neighborhood appearance.

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: The ordinance could potentially affect any business or property owner that violates the City's Code of Ordinances. However, direct impacts are expected to be limited to businesses or property owners with code violations.

D. Additional information the governing body deems useful (if any): The ordinance is mainly intended to improve and clarify the City's existing code enforcement process. It also provides clearer procedures for notices, hearings, appeals, and enforcement actions while helping the City address repeat or serious violations that may affect public safety or community conditions.

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

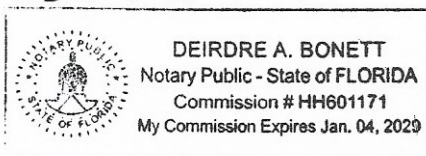
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE NO. 2026-13 was published in said newspaper by print in the issues of 05/27/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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 of Affiant Jill Harrison
Sworn to and subscribed before me this **05/27/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Deirdre Bonett



THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second reading and public hearing on the following ordinance:

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, UPDATING AND AMENDING ARTICLE III ENTITLED "CODE ENFORCEMENT" IN CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF "IRREPARABLE AND IRREVERSIBLE" VIOLATIONS; PROVIDING FOR CLARIFYING LANGUAGE REGARDING MEMBERSHIP, QUALIFICATIONS, EX PARTE DISCLOSURES AND CONFLICTS OF INTEREST OF CODE ENFORCEMENT BOARD MEMBERS, QUALIFICATIONS OF A SPECIAL MAGISTRATE, ENFORCEMENT AND HEARING PROCEDURES, LEGAL COUNCIL TO THE CODE ENFORCEMENT BOARD, AUTHORIZATION FOR ADMINISTRATIVE FEES, CRITERIA FOR REDUCTION AND ELIMINATION OF FINES, EACH PARTY TO PAY FOR THEIR OWN COSTS AND ATTORNEY FEES IN AN ACTION TO FORECLOSE A LIEN; CORRECTING SCRIVENOR ERRORS AND AMBIGUOUS AND OUTDATED LANGUAGE THROUGHOUT THE ARTICLE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Monday, June 8, 2026, at 10:00 AM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City Clerk **41**



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: June 8, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Second and Final Reading and Public Hearing, Ordinance 2026-14 Amendments to Chapter 18 (Abatement of Nuisances)

BACKGROUND:

In December 2025, the City Commission adopted Ordinance 2025-33, which added excessive vegetative growth as a public nuisance under Chapter 18 of the Code of Ordinances. City staff successfully implemented the ordinance but identified several procedural and equity improvements during the first months of enforcement. Staff recommended amendments to:

- Clarify collection methods to align with all remedies available under Florida law (including placement on the tax bill as a non-ad valorem special assessment lien and foreclosure);
- Strengthen and clearly define appeal rights to the Special Magistrate (pre- and post-abatement);
- Update notice requirements and administrative fee provisions for transparency and consistency
- Ensure the process remains fair, efficient, and fully compliant with Chapter 162, Florida Statutes.

The proposed ordinance amendment also expands the existing litter regulations for vacant lots by requiring property owners to maintain disturbed or undeveloped properties in a stabilized condition. The ordinance provides flexibility by allowing a variety of approved stabilization methods, including sod,

seeded vegetation, native landscaping, mulch in conjunction with vegetation, gravel, shell, or other approved materials. The proposed regulations are intended to improve property maintenance, reduce environmental and public health impacts, and protect adjacent properties and public infrastructure while providing clear and enforceable standards for property owners.

POLICY/PURPOSE:

To clarify the method of collection to include any means of collection available under Florida Law including but not limited to foreclosure and collection on the tax bill as a non ad valorem special assessment lien and to provide for appeals to be presented to the special magistrate.

This ordinance also protects the public health, safety, and welfare requiring vacant, cleared, graded, or otherwise disturbed lots to be properly stabilized and maintained. These requirements are intended to prevent erosion, sedimentation, nuisance dust, stagnant water, uncontrolled stormwater runoff, mosquito breeding, and other conditions that may create public nuisances or adversely impact adjacent properties, public infrastructure, waterways, and the overall appearance and environmental quality of the city. This section is further intended to promote responsible property maintenance and reduce adverse impacts associated with undeveloped or disturbed lands.

**STRATEGIC PLAN
RELEVANCE:**

This ordinance directly supports the City's 2020–2025 Strategic Plan and core values. It advances Goal 2: Maintain a safe community and the overarching Vision of a “vibrant, unique and sustainable beach community” by strengthening enforcement tools that protect neighborhood appearance, public health, and property values.

The updates promote fairness, integrity, and responsiveness by clarifying due-process rights and ensuring consistent, equitable application of nuisance standards.

Improved collection mechanisms advance fiscal stewardship and the goal to “Maximize the utilization of the City's resources,” helping protect taxpayer dollars while maintaining high-quality public services.

ANALYSIS/DISCUSSION:

Ordinance 2026-14 refines the City's nuisance abatement procedures to address practical issues identified during implementation of Ordinance 2025-33.

Key improvements include:

- Expanded and clarified collection authority (tax-bill liens, foreclosure, etc.), which protects the City's ability to recover abatement costs.
- A transparent \$250 administrative fee and detailed notice requirements that give property owners clear information and reasonable timeframes.
- Formalized appeal process to the Special Magistrate, providing robust due process both before and after any City abatement.
- Alignment with Florida Statutes and best practices for code enforcement.

Benefits:

- Increases fairness and consistency for residents.
- Reduces ambiguity for staff and property owners.
- Strengthens the City's position to recover costs without creating new financial burdens.
- Supports the Code Compliance Division's preferred approach of education and voluntary compliance while maintaining strong enforcement tools when needed.

FUNDING:

No funding is requested at this time.

MOTION:

I move to approve Ordinance 2026-14 at the second and final public hearing.

ATTACHMENTS:

[Ordinance 2026-14 Chapter 18 Lawn Maintenance.pdf](#)

[Business Impact Estimate - Ordinance 2026-14.pdf](#)

[CITY-OF-TREASURE-ISLAND-90496-1-SIGNED-AFFIDAVIT.pdf](#)

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 18, "ENVIRONMENT" OF THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, BY AMENDING SECTION 18-37 "VACANT LOTS" TO INCORPORATE STABILIZATION METHODS AND AMENDING SECTION 18-38 "ABATEMENT" RELATING TO ABATEMENT OF NUISANCES; CLARIFYING THE METHOD OF COLLECTION TO INCLUDE ANY MEANS OF COLLECTION AVAILABLE UNDER FLORIDA LAW INCLUDING BUT NOT LIMITED TO FORECLOSURE AND COLLECTION ON THE TAX BILL AS A NON AD VALOREM SPECIAL ASSESSMENT LIEN; PROVIDING FOR APPEALS TO BE PRESENTED TO THE SPECIAL MAGISTRATE; 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 adopted Ordinance 2025-33 to include excessive vegetative growth as a public nuisance in December 2025; and

WHEREAS, City staff has implemented the ordinance as adopted and has recommended additional changes to make the process more equitable and efficient; 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. 18-36. - ~~Litter on~~ Vvacant lots.

- (a) No person shall throw or deposit litter on any open or vacant private property within the city, whether owned by such person or not.
- (b) All vacant, cleared, graded, or otherwise disturbed lots shall be maintained in a stable condition so as to prevent erosion, sedimentation, nuisance dust, standing or stagnant water, uncontrolled stormwater runoff, and conditions conducive to mosquito breeding or other public health nuisances. Property owners shall be responsible for implementing and maintaining adequate stabilization measures at all times.

Stabilization of vacant or disturbed lots shall consist of one or more of the following approved ground cover methods:

Sod;

Seeded vegetation;

Native vegetation or landscaped ground cover;

Mulch used in conjunction with vegetative stabilization;

Gravel, crushed stone, shell, or similar permeable material; or

Other stabilization methods approved by the City Manager or designee.

All required stabilization measures shall be continuously maintained in good condition and shall remain effective until the property is fully developed, permanently improved, or otherwise stabilized in accordance with an approved development order or building permit.

The following conditions shall constitute a violation of this section:

Exposed soil areas causing or contributing to erosion or sediment transport onto adjacent properties, rights-of-way, drainage systems, or waterways;

Accumulation of stagnant water or conditions favorable to mosquito breeding;

Excessive dust or airborne particulates creating a nuisance to adjacent properties or public rights-of-way; or

Failure to maintain required stabilization measures in an effective condition.

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 enforced and collected as authorized by Florida law, including but not limited to foreclosure or collection as a non ad valorem special assessment lien. ~~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 two hundred and fifty dollars (\$250.00) 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 two hundred and fifty dollars (\$250.00); 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.

FIRST READING AND PUBLIC HEARING on ____ day of _____ 2026.

SECOND READING AND PUBLIC HEARING on ____ day of _____ 2026.

PUBLISHED in the Tampa Bay Times on ____ day of _____ 2026.

CITY OF TREASURE ISLAND, FLORIDA

John Doctor, Mayor

Attest:

Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

Vose Law Firm, City Attorney



City of Treasure Island **Business Impact Estimate**

Proposed ordinance's title/reference:

ORDINANCE 2026-14

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; CLARIFYING THE METHOD OF COLLECTION TO INCLUDE ANY MEANS OF COLLECTION AVAILABLE UNDER FLORIDA LAW INCLUDING BUT NOT LIMITED TO FORECLOSURE AND COLLECTION ON THE TAX BILL AS A NON AD VALOREM SPECIAL ASSESSMENT LIEN; PROVIDING FOR APPEALS TO BE PRESENTED TO THE SPECIAL MAGISTRATE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

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

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

N/A

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

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City): The purpose of the proposed Ordinance is to establish a clear process for addressing public nuisances, unsanitary conditions, and property maintenance violations within the City. The Ordinance allows the City to require property owners or occupants to correct nuisance conditions and, if the violations are not corrected within the required timeframe, authorizes the City to complete the work and recover the associated costs.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, including the following, if any: The proposed Ordinance is not expected to have a significant direct economic impact on businesses operating in the city. The ordinance mainly affects property owners who fail to correct nuisance or property maintenance violations after receiving notice from the City.

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted; Businesses that keep their properties in compliance with City codes are not expected to incur additional costs. Businesses that fail to correct violations may be responsible for the cost of corrective work performed by the city.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; If the City is required to perform nuisance abatement work, the property owner may be charged for the actual cost of the work, a \$250 administrative fee, and any costs related to preparing and recording a lien against the property.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs. The proposed Ordinance may create some additional administrative costs related to code enforcement, notices, hearings, and lien processing. The administrative fee and cost recovery provisions are intended to help offset these expenses. Because the number of future violations is unknown, the exact costs and revenues cannot be estimated at this time.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3): The proposed Ordinance may provide indirect benefits to businesses and property owners by helping maintain cleaner, safer, and more attractive properties throughout the City.

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance: The number of businesses likely to be directly impacted by the proposed Ordinance is expected to be limited and would generally involve only those businesses or property owners that fail to correct violations after receiving notice from the City. The exact number cannot be determined in advance.

D. Additional information the governing body deems useful (if any): N/A

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

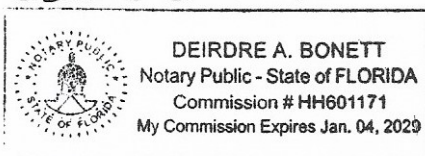
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINACE NO 2026-14 was published in said newspaper by print in the issues of 05/27/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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 of Affiant *Jill Harrison*
Sworn to and subscribed before me this **05/27/2026**

Signature of Notary of Public
Personally known ☒ or produced identification.
Type of identification produced _____

David Booth



THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second reading and public hearing on the following ordinance:

ORDINANCE 2026-14

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 18, "ENVIRONMENT" OF THE CODE OF ORDINANCES OF THE CITY OF TREASURE ISLAND, FLORIDA, BY AMENDING SECTION 18-37 "VACANT LOTS" TO INCORPORATE STABILIZATION METHODS AND AMENDING SECTION 18 38 "ABATEMENT" RELATING TO ABATEMENT OF NUISANCES; CLARIFYING THE METHOD OF COLLECTION TO INCLUDE ANY MEANS OF COLLECTION AVAILABLE UNDER FLORIDA LAW INCLUDING BUT NOT LIMITED TO FORECLOSURE AND COLLECTION ON THE TAX BILL AS A NON AD VALOREM SPECIAL ASSESSMENT LIEN; PROVIDING FOR APPEALS TO BE PRESENTED TO THE SPECIAL MAGISTRATE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Monday, June 8, 2026, at 10:00 AM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City **54**.rk