BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, MAY 7, 2024 – 6:00 PM
COMMISSION CHAMBERS, 10451 GULF BLVD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

E. PRESENTATIONS

E.1 Presentation by HCA Florida Pasadena Hospital Informational

E.2 State Legislative Update Presentation by Shumaker Advisors

E.3 Federal Legislative Update Presentation by Alcalde & Fay

F. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

G. COMMISSIONER REPORTS

Commissioner Toth
Commissioner Doctor
Commissioner Minning
Commissioner Dickey
Mayor Payne

H. APPROVAL OF MINUTES

H.1 Approval of Minutes: Commission Regular and Workshop - February 6, 2024 Workshop.
02 06 2024 board-of-commissioners_workshop minutes_summary.docx

I. CONSENT AGENDA

I.1 License Agreement with Two Mermaids Beach Resort for Parking Access

Final Agreement.pdf

I.2 Resolution 2024-03, Repeal and Replace Resolution 2023-03, to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations
Res 2023-03, Parks and Recreation Facilities Rental Policy for Not-for-Profy Volunteer Groups and Organizations.pdf
Resolution 2024-03.pdf

J. ITEMS OF BUSINESS

J.1 Second reading and public hearing for Ordinance 2024-01, which recommends readopting the prior Comprehensive Plan text and map amendments. No changes to the previously approved plan are proposed.
Ordinance 2024-01 Readoption of Comprehensive Plan Amendments (02658345).pdf
1- Elements 1-9 Combined.pdf
2 - Maps 1 - LU-1 - LU-5 Combined.pdf
4- Maps - CM-1- and PROS-1 Combined.pdf
3 - Maps T-1 -T-10 Combined.pdf
Proof of Publication Ordinance No. 2024-01 First Reading.pdf
Proof of publication Ordinance No. 2024-01 Second Reading.pdf

J.2 Motion to Accept Donation from the American Legion John G. Doran Memorial Post 158 to the Parks and Recreation Department
American Legion Donation.pdf

J.3 Motion to Accept Donation from the American Legion Auxiliary Unit 158 to the Parks and Recreation Department
American Legion Auxiliary Donation.pdf

J.4 Motion to Accept Donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 to the Parks and Recreation Department
SAL Donation.pdf

J.5 Motion to Accept Contract and General Conditions for the Annual Run for the Beaches 5K Run/Walk Agreement Addendum Providing for Assignment and Assumption of the Agreement by Run for the Beaches, Inc. and Amendment
Assignment of 5K fun run-walk agreement (02687468) SIGNED.pdf
Run for the Beaches Email.pdf

J.6 Approve and Authorize City Manager to Enter into the Contract with Alpha Fireworks Displays for the 2024, 2025, and 2026 Fourth of July, Sanding Ovations and New Year's Eve Displays and Authorize the City Manager's Purchase Authority in an amount of not to exceed $30,000 for the 2024 Fourth of July fireworks display.
Bid Schedule_2024_2025_2026.pdf
Contract - final.pdf

J.7 Authorization to Purchase Playground Equipment and Shade Structure for Sunset Beach Pavilion and Swing Set Shade Structure for Isle of Palms Park
EXHIBIT_A__21-0053-MRR1-PROJECT_INNOVATION-_FS_SIGNED PIGGYBACK

CONTRACT.pdf
EXHIBIT B_Sunset Playground Quote 2024.pdf
EXHIBIT C_Sunset Shade 2024.pdf
EXHIBIT D_PRO SHADE Quote IOP.pdf

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

AGENDA ITEM NO. E.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Celine Kidwell, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	Presentation by HCA Florida Pasadena Hospital Informational
BACKGROUND:	.
POLICY/PURPOSE:	Chief Executive Officer, Brent Burish, to provide an understanding of HCA Florida Pasadena Hospital's mission, services, and community impact.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	Informational presentation only
FUNDING:	.
MOTION:	.

ATTACHMENTS:

AGENDA ITEM NO. E.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Garry Brumback, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	State Legislative Update Presentation by Shumaker Advisors
BACKGROUND:	.
POLICY/PURPOSE:	The City has contracted with Shumaker Advisors, a government relations and public affairs consulting firm, to provide state legislative updates. RJ Myers, Principal at Shumaker Advisors, will deliver the update.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	.

ATTACHMENTS:

AGENDA ITEM NO. E.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Garry Brumback, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	PRESENTATIONS
SUBJECT:	Federal Legislative Update Presentation by Alcalde & Fay
BACKGROUND:	.
POLICY/PURPOSE:	The City has contracted with Alcalde & Fay, a government relations and public affairs consulting firm, to provide state legislative updates. Perrin Badini, Partner at Alcalde & Fay, will deliver an update on legislative and regulatory developments relevant to the city.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	.

ATTACHMENTS:

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Celine Kidwell, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of Minutes: Commission Regular and Workshop - February 6, 2024 Workshop.
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	To seek approval for the minutes of the Commission Workshop held on February 6, 2024 Workshop.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	I move to approve the minutes of the Commission Regular Meeting held on February 6, 2024 Workshop, as written.

ATTACHMENTS:
02 06 2024 board-of-commissioners_workshop minutes_summary.docx

CITY OF TREASURE ISLAND
BOARD OF COMMISSIONERS
REGULAR WORKSHOP

TUESDAY FEBRUARY 6, 2024 – 6:00 PM

CITY HALL AUDITORIUM
120 108TH AVENUE, TREASURE ISLAND, FL 33706

MINUTES

- THIS MEETING WILL IMMEDIATELY FOLLOW THE 6 PM CITY COMMISSION MEETING -

Reconvening at 7:19 p.m.

A. CITY MANAGER AND CITY ATTORNEY REPORT

City Attorney Jennifer Cowan had no report.

City Manager Gary Brumback has indicated that there may be a Special Commission Meeting scheduled for Friday, February 9, 2024, to address the final amendment to the agreement concerning the new city center. He mentioned that he will update the commission regarding the scheduling of this meeting.

B. DISCUSSION

B.1 Draft Treasure Island Downtown Mobility Plan

Stacy Boyles, Public Works Director, and Sustainability Coordinator introduced the agenda item alongside Joel Mann, Principal Consultant from Stantec, who presented via online.

The Draft Treasure Island Downtown Mobility Plan, launched in November 2022 through a Commission-approved work authorization with Stantec, aims to enhance safety and connectivity in the downtown area. Community feedback has been integrated into the plan, which is part of a broader series of citywide connectivity studies aligned with the Infrastructure Road Map.

Initially presented at a Commission workshop in November 2023, this plan is poised to become a policy document governing downtown developments, emphasizing the creation of a safer, more walkable environment with improved multimodal connectivity. Further clarification was sought on specific plan recommendations.

Mr. Mann outlined the Draft Treasure Island Downtown Mobility Plan, which centers around four main goals aimed at transforming downtown into a more vibrant and resilient area:

- Enhancing multimodal aspects for walking, biking, and active transportation.
- Increasing resilience to natural and climate-related impacts.
- Improving connectivity with numerous pathways to downtown destinations.
- Providing clear guidance for development-based contributions and strategies.

No immediate funding requests are being made. The Commission seeks final comments before finalizing and adopting the plan.

Public Comment:
The following residents were opposed to the adoption of this Draft Treasure Island Master Plan as proposed.

- Carlos Miro
- Ryan Chewning
- Jennifer Bonvouloir
- Mark Barnett
- Richard Harris
- Chris Hawkings
- Diane Hawkings
- Paige Clay
- Stuart Simm
- Mark Hohe
- Jane McKinney
- Jeff Bannon
- Kim Matthews
- Stephanie Fischer
- Christy Wood
- Jason Wood
- Anita Fanelli
- Scott McKinney
- Andrew Vasey
- Ron DeBaise
- Eric Olsen
- Don Taylor

- Maryellen Heuer asked the city to address safety concerns regarding speeding vehicles along 108th Avenue.

Commissioner Minning stated that the Commission and residents have posed questions to the Consultant and requested feedback to be relayed back and requested this item be tabled for a future date.

Commissioner Doctor suggested eliminating the single lane in each direction from the plan, with consensus on this change.

Vice Mayor Wetzel was okay with not moving forward with the single lane but expressed concern about the lack of progress in developing a 20-year roadmap for the city's future transportation needs.

Commissioner Toth proposed addressing setbacks, sidewalks, and mitigation measures, recommending reevaluation of city setbacks to enhance safety.

After carefully considering residents' feedback, the Commission decided against reducing 104th Avenue from two lanes to one lane in each direction. Furthermore, The Commission has tasked staff with evaluating the 15 separate projects for potential elimination. These projects will be addressed in segments during an upcoming workshop, with staff tasked to develop a comprehensive plan and schedule for their implementation.

Mayor Payne called for a break at 10:35 p.m. The Commission reconvened at 10:40 p.m.

B.2 Public Suncoast Transit Authority (PSTA) Central Avenue Trolley (CAT) Discussion

City Manager Garry Brumback addressed the Commission to determine their interest in further discussing this proposal with PSTA.

The potential reinstatement of the Public Suncoast Transit Authority (PSTA) Central Avenue Trolley (CAT) service, which was previously reduced due to budget cuts. PSTA is willing to engage in a discussion with the Commission regarding the possibility of extending the CAT service down Central Avenue to Treasure Island and ultimately to John's Pass in Madeira Beach. Before committing to funding scenarios, it is important to gauge Treasure Island's interest in this proposal. The estimated annual cost for Treasure Island's portion of the CAT service is approximately $290,000, with the potential for PSTA to secure a grant covering 50% of this cost initially. The agenda item also suggests a trial period of 2 to 3 years, with the option to reevaluate the program thereafter.

Mayor Payne provided detailed information about the history, budget, and route options for the Freebee and CAT service, distinguishing between routes heading East and those covering North & South directions. He emphasized the benefits for residents, visitors, and potential users, including service workers commuting to and from work. Additionally, PSTA's interest in enhancing connectivity to Treasure Island, Johns Pass, and St. Petersburg Downtown was highlighted. The Commission considered potential beneficiaries of these proposed routes.

Public Comment:
The following residents expressed their disapproval of this proposal with PSTA.

- Mark Hohe
- Andrew Vasey
- West Evans
- Rick Matthew
- Sarah Pennington
- Stephanie Fischer

After discussing the matter, the commission decided not to pursue reinstating the PSTA Central Avenue Trolley (CAT) or initiating FreeBee services within Treasure Island.

C. PUBLIC COMMENT

There was no public comment.

D. ADJOURNMENT – Meeting adjourned at 11:15 p.m.

AGENDA ITEM NO. I.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: May 7, 2024

SUBMITTED BY: Mike Munger, Finance

ITEM TYPE: Contracts

AGENDA SECTION: CONSENT AGENDA

SUBJECT: License Agreement with Two Mermaids Beach Resort for Parking Access

BACKGROUND: In April 2015 the City executed an agreement with the previous owner of the resort at 10200 Gulf Blvd. for the licensing of 8 parking spaces within the City's right-of-way on 102nd Ave. While the agreement had an assignment clause allowing any successive owners the right to inherit the same terms and conditions, such a right was contingent upon the City agreeing to the change. Staff made contact with the current owners in September-November 2020 and worked out language for a new agreement. Despite numerous overtures the agreement was never returned to the City for City Commission action.

The property changed ownership in May 2022 and the successive owner continued to make the required payments. These payments stopped around October 2023 and went 5+ months unpaid, causing the City to invoke its right to cancellation. Unfortunately--or fortunately in the case of the property owner--the existing agreement had a 12-month cancelation provision, requiring a full year before access could officially be revoked. After submitting this contract cancellation notice, the property owner seemed to have realized the importance of this agreement on their business and decided to reach out to the City to see if a new agreement could be reached.

POLICY/PURPOSE: The licensing of any City property for non-exclusive use requires the review and approval of the City Commission prior to execution.

STRATEGIC PLAN RELEVANCE:

This item would serve Goal 2 (Maximize the utilization of the City's resources) by ensuring the City is providing this vital service to a lodging establishment within the City at a fair rate.

ANALYSIS/DISCUSSION:

Because this agreement is based upon providing access, rather than actual utilization, the licensee is required to make their payments regardless of actual space utilization. The prior and proposed agreements are for the licensing of eight (8) parking spaces on the west side of 102nd Avenue to meet the requirements for the current land use at the property at 10200 Gulf Blvd. The previous agreement licensed each space at $500, or $4,000 annually for all eight spaces, with a maximum 5% yearly inflator. The new agreement resets the rate to $775 per space for an annual total of $6,200. While this is an increase, it is based on the original rate with the annual 5% inflator compounded annually. Staff believes the new initial rate with the same 5% annual inflator as previously implemented is a fair option for both the City and the licensee.

The City has also enhanced the agreement to provide more protections. Rather than monthly payments, the Finance Department will invoice the licensee quarterly to reduce the opportunities for missed payments. Additionally, the termination clause of the agreement has been modified to provide a 30-day--rather than a 12-month--cancellation period.

FUNDING:

The revenues generated from these monthly billings are deposited into the Contractual Parking revenue in the General Fund (001-344530).

MOTION:

I move to approve the 3-year license agreement with up to two automatic 1-year renewals between the City of Treasure Island and Two Mermaids Beach Resort, located as 10200 Gulf Blvd., for the use of up to eight (8) parking spots in the City's right of way at 102nd Avenue West.

ATTACHMENTS:

Final Agreement.pdf

DocuSign Envelope ID: 3EEB3C97-4C3F-4332-B484-576F7CF7AE9E

Non-Exclusive License Agreement
Between
City of Treasure Island, FL and Zhukovskyi USA LLC

This Non-Exclusive License Agreement ("License") by and between the City of Treasure Island, Florida, a municipal corporation ("City"), and Zhukovksyi USA LLC, a Florida limited liability company with its principal address at 902 W. Robertson St. Brandon, FL 33511 ("Licensee")(collectively, the "Parties"), is made and entered into on the _____ day of _____ 20____("Effective Date").

WITNESSETH

WHEREAS, 102nd Avenue West is a City-owned right-of-way used for parking and public access of ingress and egress to the public beach ("Right-of-Way"); and

WHEREAS, the Licensee is the owner of certain real property adjacent to the Right-of-Way at 10200 Gulf Boulevard and legally described on Exhibit A attached to and incorporated in this License that is operated by Licensee as a beach resort; and

WHEREAS, Licensee does not have any parking for its guests and members of the public visiting its property; and

WHEREAS, the previous owner of the parcel at 10200 Gulf Boulevard had executed a license agreement with the City, dated April 21, 2015, for the use of a portion of the Right-of-Way as eight (8) parking spaces for its guests, and that portion is designated on Exhibit B attached to and incorporated herein ("Permitted Use Area"); and

WHEREAS, the Permitted Use Area was historically used by the public and the guests of the Licensee's property as a parking area; and

WHEREAS, the City has determined that the Licensee's use of the Permitted Use Area will not unreasonably interfere with pedestrian access to the beach, public parking, or the public's general use of the Right-of-Way; and

WHEREAS, the City desires to provide safe parking for all of its residents and visitors; and

WHEREAS, there is a need for limitations and standards regarding the use of the Permitted Use Area to ensure the safety and welfare of the general public on the Right-of-Way; and

WHEREAS, the Parties desire to enter into a license agreement for the use of the Permitted Use Area for guest parking, subject to all of the requirements set forth in this License; and

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WHEREAS, the Licensee, by executing this License, consents to and does hereby agree to be bound by all conditions of the granting of this License.

NOW THEREFORE, for and in consideration of the Licensee's agreement to be bound by all of the terms and conditions for the granting of this License, the City does hereby grant unto the Licensee a License to use the Permitted Use Area conditioned on the Licensee's compliance with limitations as set forth herein:

1. **Recitals Acknowledged**. The foregoing recitals are true and correct and are incorporated in this License by reference.

2. **License Components**. This License, including any attached endorsements and exhibit(s), constitutes the entire License granted by the City to the Licensee, on the subject matter described in this License, and may not be changed, modified, discharged or extended except by written endorsement duly executed on behalf of the City and Licensee. The Licensee agrees that no representations or warranties are binding on the City unless expressed in writing and included in this License.

3. **Endorsement Obligations**. The Licensee agrees to be bound by and to comply with the provisions of all endorsements enumerated in and attached to this License, as may be from time to time included, amended or modified by the City.

4. **Purpose, Scope, Uses**. The principal purpose of the City granting the privileges under this License is to accommodate the Licensee with parking for its guests and to generate revenue for the City. The Licensee is strictly limited to the following conditions:

   a. **Permitted Use Area and Permitted Uses.** The Licensee is permitted to utilize up to the eight (8) parking spaces, shown in Exhibit B for the sole purpose of guest parking. The parking spaces will be used to park vehicles in accordance with the City's Code of Ordinances, and state and federal laws. Licensee agrees it will not allow any parking or other activities in the Permitted Use Area that obstructs the public's use of the remaining Right-of-Way.

   b. **Litter and Debris.** The Licensee shall not litter and shall, at all times, keep the Permitted Use Area free and clean of trash and debris, and the Licensee shall not allow any trash or debris generated from the Permitted Use Area to cause litter upon any of the adjacent public beach of the City.

   c. **Tropical Storm or Hurricane Warning.** In the event of a tropical storm or hurricane warning issued for Pinellas County, the City may require the Licensee to remove any vehicles parked in the Permitted Use Area and

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cease any further parking of vehicles in the Permitted Use Area until the threat has passed.

d. **Damage to Vehicles.** The City is not responsible for any damage to any vehicle parked in the Permitted Use Area, whether such damage is caused by other vehicles or persons utilizing the Permitted Use Area or surrounding areas.

e. **Items Left in Vehicles.** The City is not responsible for damage or loss to possessions or items left in vehicles parked on the Permitted Use Area or in surrounding areas.

f. **Improvements.** Any improvement to the Permitted Use Area is strictly prohibited unless written permission for such an improvement has been provided by the City Manager.

g. **No Unlawful Use.** The Licensee shall use the Permitted Use Area described in this License only for the purpose stated in this License and for no unlawful purposes whatsoever.

h. **Noise.** The Licensee is responsible for ensuring that any users of the Permitted Use Area are in full compliance with all applicable City, County, or State laws, ordinances, and regulations.

i. **Signage.** The Licensee shall not erect, construct or maintain any signage on the Permitted Use Area or other City-owned properties unless written approval for such signage has been given by the City Manager.

j. **Lighting.** The Licensee must not construct, erect or maintain, or allow any user in the Permitted Used Area to construct, erect or maintain any lighting in violation of the City's lighting standards concerning the preservation and protection of marine life and sea turtles.

5. **Fees, Payments and Term**. Licensee will pay to the City the sum of $775.00 per space per year. As stated above, the Permitted Use Area consists of up to eight (8) parking spaces identified in Exhibit B. The total compensation owed to the City is $6,200.00 per year. This license fee may be adjusted by the City from time to time not to exceed more than one increase per year with a maximum increase of 5% annually. The City will invoice the Licensee quarterly, on or about the beginning 1st of the months of November, February, May, and August. The Licensee must pay the City's invoices within 30 days. Late payment may result in reasonable late fees being charged or termination of this License.

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The term of the License is for a period of three (3) years, beginning on the Effective Date, with an automatic renewal of up to two additional one (1) two-year period, subject to the Parties' rights to terminate. The Licensee must obtain and keep current a Business License with the City.

6. No Waiver of Applicable Regulations. Nothing in this License will be construed to exempt the Licensee from full compliance with all applicable laws and regulations. Prior to using the Permitted Use Area and throughout the term of this License, the Licensee agrees to obtain all necessary permits and to otherwise fully comply with all requirements of the City, Pinellas County and the State of Florida as may be required by law pertaining to the Licensee's use of the Permitted Use Area.

7. Limitations of Interest. The Licensee further agrees that the Licensee will not obtain any prescriptive rights, easements, or other legal or equitable interest in the Permitted Use Area by reason of the execution of this License, or by compliance with the terms of this License by the Licensee. Ownership of the Permitted Use Area, as defined in this License, will at all times remain with the City in the public domain, held in trust by the City, and the Licensee must not do anything inconsistent with such City ownership.

8. Encumbrances. The granting of this License does not vest in the Licensee any interest in the Permitted Use Area. The Licensee must not mortgage, encumber or lien the Permitted Use Area, and the Licensee must not cause or create any interests in real estate or any encumbrances upon the Permitted Use Area. Licensee shall not suffer any liens to be filed against any City property by reason of any work, labor, services, or materials performed at or furnished to City property, to Licensee, or to anyone using City property through or under Licensee. Nothing contained in this License shall be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any applicable laws.

9. Hold Harmless and Indemnity. The Parties recognize that Licensee is an independent contractor. Licensee acknowledges and agrees that its personnel shall not (i) be considered City employees; (ii) have any authority to act as the City's agent; or (iii) receive any payment or benefit directly from the City. Licensee agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance, and nonperformance of the duties of the Licensee under this License, the enforcement of this License, or resulting from the activities of the Licensee in any way connected to this License, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Licensee's liability hereunder shall include all attorneys' fees and costs incurred by the City, in the enforcement of this indemnification provision. This indemnification provision includes

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claims made by any employees of Licensee against the City, and Licensee hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Licensee to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by City beyond the City's expressed written contractual obligations contained within this License, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this License, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this License. Subject to the limitations set forth in this section, Licensee shall assume control of the defense of any claim asserted by a third party against the City for which Licensee is obligated to indemnify, defend, and hold harmless the City under this section and, in connection of such defense, shall appoint lead counsel in each case at Licensee's expense. The City shall have the right, at its option, to participate in the defense of any third-party claim, without relieving Licensee of any of its obligations hereunder. If Licensee assumes control of the defense of any third-party claim in accordance with this section, Licensee shall obtain the prior written consent of the City before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, Licensee shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the City and all expenses, including experts' fees, if (a) an adverse determination with respect to the third party claim would, in the good faith judgment of the City, be detrimental in any material respect to the City's reputation; (b) the third party claim seeks an injunction or equitable relief against the City; or (c) Licensee has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection with such claim.

10. Insurance. Licensee agrees to maintain the insurance coverages defined below in accordance with the laws of the State of Florida. The amount of insurance required in this License may be amended from time to time by the City, upon reasonable notice to the Licensee. The City must be named as an additional insured in any comprehensive liability insurance policy required below, and those policies must contain a provision waiving all subrogation rights against the City. Licensee shall deliver to the City, upon execution of this License and prior to beginning use of the Permitted Use Area, for each year thereafter during the term of this License, certified copies of the below policies or a certificate evidencing their existence. In the event a binder is delivered, it must be replaced within ten days by a certified copy of the policy. Each such copy or certificate must contain a valid provision or endorsement that the policy may not be canceled, terminated, changed or modified without giving ten (10) days' written notice thereof to the City. Licensee shall deliver to the City, at least fifteen (15) calendar days prior to a policy's

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expiration date, a renewal policy, except for any policy expiring on the expiration date of this License.

a. **Commercial General Liability Insurance.** Licensee further agrees to execute and deliver to the City at the time of acceptance and execution of this License a commercial liability insurance policy, including public liability and property damage, acceptable to and approved by the City, covering the Permitted Use Area and the operations to be conducted on the Permitted Use Area including but not limited to, premises operations, products/completed operations, products liability, contractual liability, independent contractors, personal injury and advertising injury and $1,000,000 per occurrence and $1,000,000 general aggregate and $1,000,000 products/completed operation aggregate.

b. **Workers' Compensation Insurance.** Licensee shall maintain adequate worker's compensation insurance if required by the State of Florida. The limits will be statutory for Worker's Compensation and $1,000,000.00 for Employer's Liability. If the Licensee is not required to carry worker's compensation, then a waiver of worker's compensation insurance must be completed by the Licensee at the time this agreement is executed.

c. **Business Automobile Liability Insurance.** Licensee shall provide coverage for all owned, hired, and non-owned vehicles with the following minimum limits: $1,000,000 combined single limit per accident.

d. **Excess or Umbrella Liability Insurance.** Licensee shall provide excess of the primary coverage required in paragraphs a., b., and c. above with limits of at least $1,000,000 per occurrence and $1,000,000 general aggregate.

e. **Property Insurance.** Licensee will be responsible for all damage to its own property, equipment, and/or materials.

The City of Treasure Island must be included on all Releases of Liability and Acknowledgements of Assumption of Risk.

11. TERMINATION. **THIS LICENSE IS SUBJECT TO, AND THE LICENSEE ACKNOWLEDGES THAT THIS LICENSE IS REVOCABLE AT WILL BY EITHER PARTY, THAT IT IS SUBJECT TO BEING WITHDRAWN AND TERMINATED BY EITHER PARTY AT ANY TIME, FOR ANY REASON, UPON THIRTY (30) CALENDAR DAYS' WRITTEN NOTICE AS PROVIDED FOR IN THIS LICENSE. THE LICENSEE AGREES THAT THE CITY'S DISCRETION IN ANY TERMINATION OF THIS LICENSE WILL NOT BE SUBJECT TO JUDICIAL REVIEW OR CHALLENGE, BUT WILL BE FINAL.**

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12. NON-RELIANCE. LICENSEE UNDERSTANDS AND AGREES THAT IT HAS NOT AND WILL NOT RELY UPON ANY GRANT OR PROMISE OF GRANT OF THIS LICENSE IN ANY MANNER WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, THE EXPENDITURE OR INVESTMENT OF FUNDS.

13. Suspension of Activities. This License is subject to immediate suspension for an indefinite period of time in the event of injury or accident related to allowable parking operations. The City, in its sole discretion, will have the authority to review such injury or accident incident and determine whether to remove the suspension or move to terminate the License.

14. Notices. Any notice or communication which the City may desire to give the Licensee is agreed to as sufficiently rendered or given if the notice is in writing and sent by personal delivery, or via certified mail, return receipt requested, addressed to: the Manager or Managing Member of Zhukovksyi USA LLC; or any agent or employee at 902 W. Robertson St. Brandon, FL 33511; or delivered to a Licensee's representative or a Registered Agent. The time of rendition of such notice or communication is the time when the notice is mailed, or personally delivered. Any notice or communication which Licensee may desire to give the City is agreed to as rendered or given if the notice is in writing and sent by certified mail, return receipt requested, addressed to: **City Manager, City of Treasure Island, 10451 Gulf Blvd. Avenue, Treasure Island, FL 33706**, and the time of rendition of such notice or communication is the time when the notice is mailed. Either party may provide notice of a change of address to the other party and the change of address notice is effective upon receipt.

15. Public Records. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Licensee on behalf of the City, Licensee shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the City to perform the work contemplated by this Agreement; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this License and following completion or termination of this License, if Licensee does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this License, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Licensee be transferred to the City, Licensee shall transfer, at no cost, to the City, all Public Records in possession of Licensee within thirty (30) days of such request or (ii) if no such request is made by the City, Licensee shall keep and maintain the Public Records required by the City to perform the work contemplated by this License. If Licensee transfers all Public Records to the City pursuant to (d)(i) above, Licensee shall destroy any duplicate

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Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Licensee keeps and maintains Public Records pursuant to (d)(ii) above, Licensee shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. If Licensee does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the City may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Licensee is acting on behalf of the City.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS LICENSE, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY CLERK, CITY OF TREASURE ISLAND, 120 108TH AVENUE, TREASURE ISLAND, FL 33706, TEL: (727) 547-4575, FAX: (727) 547-4582, EMAIL: CITYCLERK@MYTREASUREISLAND.ORG

16. Miscellaneous Provisions. Licensee further agrees to comply with and be bound by the following provisions:

a. Successive Interest. The rights and obligations of the Licensee pursuant to this License will inure to and are binding upon the Licensee, its successors, assigns, and legal representatives. The Licensee shall not assign or sublet the License, in whole or part, without the express prior written permission of the City.

b. Construction of License. The Licensee agrees that in the event of any litigation concerning the construction of this License or the interpretation of any language used in this License, that this License and any of its provisions must be interpreted in favor of the City. No provisions in this License will be construed against the City by virtue of this License having been drafted by the City.

c. Taxes. In the event that as a result of this License the parcel, as shown on Exhibit B, is found to be subject to ad valorem or other tax assessment, then in such event the Licensee agrees to promptly pay when due, taking advantage of all early payment discounts, any and all taxes that shall be assessed, imposed, charged or collected.

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d. **Entire Agreement**. The License embodies the entire agreement of the City and the Licensee. There are no promises, terms, conditions, or allegations other than those contained in this License, and this License supersedes all previous communications, representations and agreements, whether written or verbal, between the Parties. This License may be modified or revoked at any time, for any reason, by the City, by delivering a copy of any modifications or superseding agreement to the Licensee, at the Licensee's address provided in this License.

e. **Mutual Drafting**. This License is the product of mutual drafting, each party having been represented by or having the opportunity to be represented by counsel, and therefore shall not be construed against either party.

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

g. **Relationship of Parties**. Nothing contained in this License shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained in this License, not any act of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.

h. **Electronic Signatures**. This License may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this License and shall be treated in all respects as an original handwritten signature.

i. **Headings and Sections**. The headings and section references in this License are inserted only for the purpose of convenience and shall not be construed to expand or limit the provisions contained in such sections.

j. **Counterparts**. This License may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

k. **Authorization**. The Parties represent and warrant that each is authorized to enter into this License without the consent and joinder of any other party and

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that the individuals executing this License have full power and authority to bind their respective party to the terms of this License.

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

m. Severability. If, for any reason, any part, term or provision of this License is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the License did not contain the particular provision held to be invalid.

n. Compliance with Laws. Licensee agrees to comply with all applicable federal, state and local laws and regulations. Licensee will not discriminate on the basis of race, religion, age, sex, color, disability, sexual orientation, political affiliation, national or ethnic origin, or veteran status.

The remainder of this page is intentionally left blank.

IN WITNESS WHEREOF, the City Commission of the City of Treasure Island, Florida, has executed this License effective the date first written above.

CITY OF TREASURE ISLAND, FLORIDA Attest:

By:_____ _____

Garry Brumback, Interim City Manager Celine Kidwell, City Clerk

ACKNOWLEDGEMENT OF CONDITIONS

Licensee accepts the grant of the License contained in this License, and agrees to be bound by all terms, conditions and limitations imposed upon the Licensee pursuant to the License.

Zhukovksyi USA LLC

By: _____

Printed Name: SARANNA MATHURA

Title: AUTHORIZED SIGNOR.

Ashley Ramos

Notary Public State of Florida
Ashley Ramos
My Commission HH 053426
Expires 10/14/2024

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EXHIBIT A
Legal Description of Beach Side Palms

SAWYER & HARRELL'S ADDITION BLOCK 2, LOT 12 & LAND TO WATER & RIPARIAN RIGHTS LESS ROAD & 30FT VACATED STREET ON WEST

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Exhibit B
Survey of 102nd Avenue dated 3-4-2008

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ABBREVIATIONS

(P) = PLAT
(F) = FIELD
(L) = LEGAL
(M) = MEASURED
(D) = DEEDED
(C) = CALCULATED
(P.O.L.) = POINT ON LINE
(FDOT) = FLORIDA DOT

S.N &D. = SET NAIL AND DISC #6539
S.I.R. = SET IRON ROD #6539
S.C.M. = SET CONCRETE MONUMENT
FD I.R. = FOUND IRON ROD
FD.O.P. = FOUND OPEN PIPE
FD P.P. = FOUND PINCH PIPE
WM = WATER METER
SAN = SANITARY SEWER
MH = MANHOLE
PP = POWER POLE
LP = LIGHT POLE
CONC = CONCRETE

FD. PK. N. = FOUND PK NAIL
FD.C.M. = FOUND CONCRETE MONUMENT
FD. N &D = FOUND NAIL & DISK
B.M. = BENCHMARK
L.F.L.E.L. = LOWEST FLOOR ELEVATION
GAR. FL.EL. = GARAGE FLOOR ELEVATION
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE
PLA = PLANTER
COV. = COVERED
TYP = TYPICAL

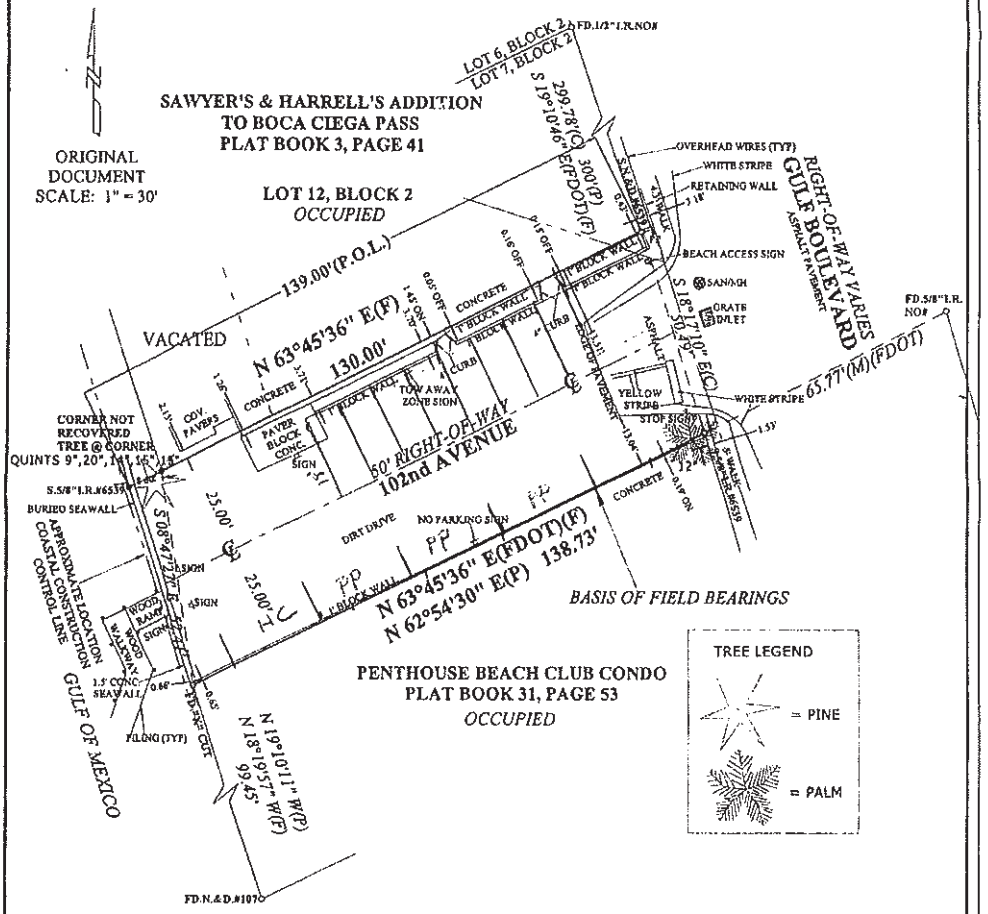
SEC. 26 , TWP 31 S., RGE 15 E.

BEARINGS BASED ON
FDOT RIGHT-OF-WAY SURVEY

ADDRESS
102nd AVENUE RIGHT-OF-WAY
WEST OF GULF BOULEVARED
TREASURE ISLAND, FLORIDA

LEGAL DESCRIPTION: 102nd AVENUE WEST OF GULF BOULEVARD
CITY OF TREASURE ISLAND

BASIS OF FIELD BEARINGS:
SOUTHERY LOT LINE
102nd AVENUE
BEING: N 63°45'36" E



PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT POLICY

TYPE OF SURVEY: *LAND OR BOUNDARY* **USE:** *SPECIAL PURPOSE*

JOB NO. 08-54

CERTIFY TO: CITY OF TREASURE ISLAND

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP
WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED AND/OR SHOWN.

SIGNATURE: Lauren R. Penny
LAUREN R. PENNY R.L.S.#4931

DATE: 03/04/2008
DRAWN BY: LP/HW

NOT VALID UNLESS SIGNED & SEALED

L.R. PENNY AND ASSOCIATES, INC.
10730 102nd AVENUE NORTH
SEMINOLE, FLORIDA 33778
PHONE: (727) 398-4360
FAX: (727) 319-6051
LICENSED BUSINESS # 6539

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EXHIBIT C
Parking Layout

DocuSign Envelope ID: 3EEB3C97-4C3F-4332-B484-576F7CF7AE9E

ABBREVIATIONS

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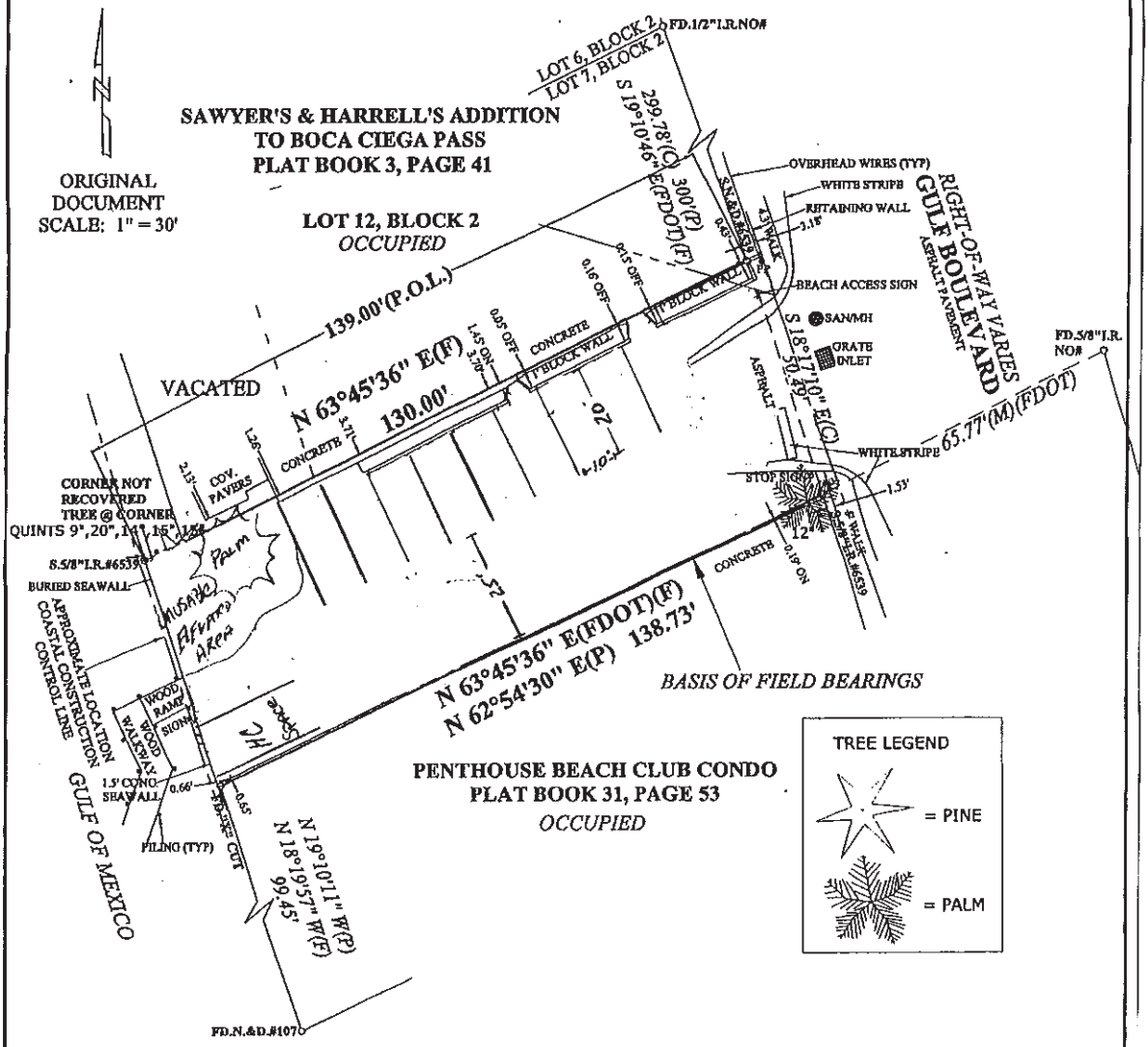
SEC. 26 , TWP 31 S., RGE 15 E.

BEARINGS BASED ON FDOT RIGHT-OF-WAY SURVEY

ADDRESS
102nd AVENUE RIGHT-OF-WAY WEST OF GULF BOULEVARED TREASURE ISLAND, FLORIDA

LEGAL DESCRIPTION: 102nd AVENUE WEST OF GULF BOULEVARD
CITY OF TREASURE ISLAND

BASIS OF FIELD BEARINGS:
SOUTHERY LOT LINE
102nd AVENUE
BEING: N 63°45'36" E



PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT POLICY

TYPE OF SURVEY: *LAND OR BOUNDARY* **USE:** *SPECIAL PURPOSE*

JOB NO. 08-54

CERTIFY TO: CITY OF TREASURE ISLAND

AGENDA ITEM NO. I.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Request to Commission
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution 2024-03, Repeal and Replace Resolution 2023-03, to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations
BACKGROUND:	On March 22, 2022, Resolution 2022-01 was approved updating the Parks and Recreation facilities rental policy for historically recognized non-profit, volunteer groups and organizations. On April 18, 2023, Resolution 2023-03 was approved replacing Resolution 2022-01 updating the Parks and Recreation facilities rental policy for historically recognized non-profit, volunteer groups and organizations.
POLICY/PURPOSE:	Repeal and replace Resolution 2023-03 to update and address free utilization of the Parks and Recreation Facilities Rental Policy for City of Treasure Island Recognized Non-Profit Groups and Organizations.
STRATEGIC PLAN RELEVANCE:	Community Road Map, GOAL 1 Promote a socially connected community through the implementation of the Master Park Plan; OBJECTIVE 3, Expand programming opportunities and unique community events. Financial and Economic Development Road Map, GOAL 1 Foster a vibrant business community; OBJECTIVE 1, Identify opportunities to cultivate an environment to help local businesses thrive. GOAL 2 Maximize the utilization of City resources, OBJECTIVE 1, gain an understanding of how resources/assets are valued by the community.

ANALYSIS/DISCUSSION: Pursuant to the City's Fee Schedule, the City Commission designates free use of certain City-owned facilities to any City of Treasure Island nonprofit, volunteer group that serve for the betterment of the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners.

Staff recommends repealing Resolution 2023-03 and replacing it with Resolution 2024-03 updating the following City of Treasure Island nonprofit and volunteer organizations and updates.

- Run for the Beaches, Inc.- add to include free use of the city hall boardroom for monthly meetings and free use of the community center for the Annual Meeting and one annual fundraising event at the discretion and approval of the City Manager
- Delete the Treasure Island Focus Group
- Update names of new City Hall rooms and facilities

Run for the Beaches, Inc. is now a Florida Not-For-Profit Corporation (501(c)4) that's purpose is to promote, educate and support sustainability and environmental initiatives, marine and wildlife rescues and organizations that focus on the betterment of the community.

FUNDING: Estimated revenues reflecting any policy changes will be incorporated in the FY25 proposed budget.

MOTION: I move to adopt Resolution 2024-03, which supersedes Resolution 2023-03 Parks and Recreation Facilities Rental Policy for Historically Recognized Not-For-Profit Groups and Organizations.

ATTACHMENTS:
Res 2023-03, Parks and Recreation Facilities Rental Policy for Not-for-Profy Volunteer Groups and Organizations.pdf
Resolution 2024-03.pdf

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND AMENDING RESOLUTION 2022-01 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2022-01 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non-profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first

come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public property, the City-based non-profits or governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non-profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

Section 1. Pursuant to the City's Fee Schedule the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any group or organization that is a 501(c)3 non-profit corporation, recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest, whose mission is specific to the betterment of the City of Treasure Island, who has an active registration with the State of Florida with a business address of the corporation listed as being within the City boundaries, and who is comprised of City residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager and be in accordance with the chart of historically recognized groups below.

The City designated the following historically recognized groups are permitted free use of certain city facilities as specified below:

Historically Recognized Group	Frequency/Type of Use
Treasure lslettes	Monthly board and general meeting/function; Weekly Bingo Games
Civic Associations (Isle of Capri, Isle of Palms, Paradise Island and Sunset Beach)	Monthly board and general meeting/function
Treasure Island Art Guild	Monthly board and general meeting Monthly Painting Exchanges during (September-May)
Gulf Beaches Rotary Club	Annual Golf and Tennis Challenge Annual Easter Egg Hunt
John G. Doran American Legion Post 158	Two free uses of city facilities per calendar year
Tl Historical Society	Free use of facilities for monthly meetings and up to two free uses of city facilities per calendar year; Storage and office space in the City Center
Treasure Island and Madeira Beach Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
Keep Pinellas Beautiful/Adopt-A-Beach	Free use of facilities for meetings at the discretion and approval of the City Manager not to exceed two free uses per calendar year
Treasure Island Focus Group	Free use of Garden Room for monthly general meetings
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and fundraising events at the discretion and approval of the City Manager
City of Treasure Island	Free use of facilities for city events

Section 2. Pursuant to the City's Fee Schedule the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule

Section 3. The City Commission recognizes that certain City facilities are considered premium rental space and will not be reserved for free use. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room; Treasure Bay Clubhouse; City Center Board Room; Beach Pavilion (weekdays only); Park Gazebos	Small venue use such as board meetings or small-scale meetings
Community Center; Treasure Bay or City Parks	Large venues use such as weekly Bingo games, car shows, markets, general meetings or large social function

The assignment of the venue shall be at the City Manager's or designee's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must apply with Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule

Section 4. Additionally, the City Commission designates that the City Center Banquet Room may be rented by the volunteer and non-profit groups designated in this Resolution for the established Non-Profit Rate of one-third off the rental rate.

Section 5. Resolutions 2022-01 is hereby repealed and replaced with this Resolution.

Section 6. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the _____ day of _____ 2023 by Commissioner _____ who moved its adoption, was seconded by Commissioner _____upon roll call, the vote was:

YEAS:

NAYS:-

ABSENT OR ABSTAINING: -

_____
J. Tyler Payne, Mayor

_____
Celine Kidwell, City Clerk

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND REPEALING RESOLUTION 2023-03 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2023-03 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non-profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first

come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public property, the City-based non-profits or governmental organizations, the Treasure Island and Madeira Beach Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non-profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

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Treasure Island and Madeira Beach Chamber of Commerce	Free use of facilities for board or general meetings at the discretion and approval of the City Manager not to exceed one meeting per month
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Keep Pinellas Beautiful/Adopt-A-Beach	Free use of facilities for meetings at the discretion and approval of the City Manager not to exceed two free uses per calendar year
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and fundraising events at the discretion and approval of the City Manager
Run for the Beaches, Inc.	Free use of facilities for monthly meetings and one Annual Meeting and one fundraising event at the discretion and approval of the City Manager
City of Treasure Island	Free use of facilities for city events

Section 2. Pursuant to the City's Fee Schedule, the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule

Section 3. The City Commission recognizes that certain City facilities are considered premium rental space and will not be reserved for free use. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room; Treasure Bay Clubhouse; City Hall Crow's Nest Board Room; Beach Pavilion (weekdays only); Park Gazebos	Small venue use such as board meetings or small-scale meetings
Community Center; Treasure Bay or City Parks	Large venues use such as weekly Bingo games, car shows, markets, general meetings or large social function

The assignment of the venue shall be at the City Manager's or designee's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must apply with Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule

Section 4. Additionally, the City Commission designates that the City Hall Promenade Deck (banquet room); Flybridge and Quarterdeck Multipurpose rooms may be rented by the volunteer and non-profit groups designated in this Resolution for the established Non-Profit Rate of one-third off the rental rate.

Section 5. Resolutions 2023-03 is hereby repealed and replaced with this Resolution.

Section 6. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the _____ day of _____ 2024 by Commissioner _____ who moved its adoption, was seconded by Commissioner _____upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING: -

_____
J. Tyler Payne, Mayor

_____
Celine Kidwell, City Clerk

AGENDA ITEM NO. J.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: May 7, 2024

SUBMITTED BY: Maryellen Edwards, Community Development

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Second reading and public hearing for Ordinance 2024-01, which recommends readopting the prior Comprehensive Plan text and map amendments. No changes to the previously approved plan are proposed.

BACKGROUND:

Comprehensive Plans and Land Development Regulations are the fundamental policy tools of municipalities. The current Comprehensive Plan was primarily adopted in 1999, some changes to the Plan have occurred to implement other specific strategies, such as to incorporate the Downtown Special Area Plan into the Future Land Use Element in 2012.

The City notified the state that we would be updating our Comprehensive Plan through an Evaluation and Appraisal (EAR) letter on 10/15/2019. The city subsequently notified the state of the intent to change our Comprehensive Plan through our EAR letter and report, recommended by the LPA on 7/8/21, approved by the City Commission on 8/17/21 and transmitted to the State on 8/18/21.

On 6/16/2022, the LPA held a public hearing on Ordinance 2022-07, the proposed Comprehensive Plan text and map amendments, and found the Comprehensive Plan amendments to be appropriate.

On 8/16/2022, the City Commission held a public hearing on Ordinance 2022-07, and recommended transmittal of the Comprehensive Plan text and map amendments to the state. The City transmitted the Comprehensive Plan to the State on 8/24/2022.

The City Commission held a second public hearing and adopted Ordinance 2022-07 on 4/18/2023.

The State Land Planning Agency posted a copy of the Notice of Intent to find the Amendment to the Comprehensive Plan for the City of Treasure Island IN COMPLIANCE on the Agency's internet website and no petitions or appeals were filed. Ordinance 2022-07, Amendments to the Comprehensive Plan became effective on 6/8/2023.

Subsequently, the legislature passed Senate Bill 250 ("SB 250"), an Act Relating to Natural Emergencies, effective July 1, 2023 which provided that any county or municipality located entirely or partially within 100 miles of where either Hurricane Ian or Hurricane Nicole made landfall was prohibited from proposing or adopting any moratorium on construction, reconstruction, or redevelopment; proposing or adopting more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or proposing or adopting more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, before October 1, 2024, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure will be null and void ab initio. This subsection applied retroactively to September 28, 2022.

Later in 2023 during a special session, the legislature adopted House Bill 1C ("HB 1C"), Disaster Relief effective November 13, 2023, which removed Pinellas County from the prohibited area in SB 250.

As outlined in Ordinance 2024-01, there is some uncertainty as to the effect Senate Bill 250 may have had on the amendments to the Comprehensive Plan adopted through Ordinance 2022-

07. Therefore, to remove any uncertainty, the City is formally readopting the amendments to the Comprehensive Plan previously adopted through Ordinance 2022-07 to ensure that all of the provisions of the Amendments to the Comprehensive Plan and in full effect.

On 1/18/2024, the Treasure Island Planning and Zoning Board, sitting as the Local Planning Agency held a public hearing with due public notice on Ordinance 2024-01 readopting the Comprehensive Plan text and map amendments, considered the information received at the public hearing and found the Comprehensive Plan text and map amendments to be appropriate and recommended that the City Commission approve Ordinance 2024-01.

On 2/6/2024, the City Commission held a first reading and public hearing with due public notice and approved Ordinance 2024-01. The Ordinance was transmitted to the Florida Department of Commerce (formerly Florida Department of Economic Opportunity) and other statewide agencies for review on 2/8/2024.

On 4/9/2024, the City received the Objections, Recommendations and Comments Report from the Florida Department of Commerce (FDC). No objections or recommendations were noted. One comment was provided; “Chapter 2023-31, Laws of Florida, requires local governments to modify their comprehensive planning periods. Local government comprehensive plans are now required to include two planning periods, one covering at least the first 10-year period occurring after the plan’s adoption and one covering at least a 20-year period. The City should amend the comprehensive plan to reflect the new statutorily required planning periods pursuant to Sections 163.3177(5)(a) and 163.3191, F.S. as applicable.” Revisions to Sections 163.3177(5)(a) and 163.3191, F.S. became effective on 7/1/2023, after the Comprehensive Plan had been approved and during the time of uncertainty addressed on Ordinance 2024-01. The comment provided by FDC will be addressed by the City during the next Evaluation and Appraisal Report.

POLICY/PURPOSE: To bring the Comprehensive Plan into compliance with State Laws (legally required minimum) and to amend the Comprehensive Plan Goals, Objectives and Policies based on

changes to local conditions and the City's vision for the future.

STRATEGIC PLAN RELEVANCE:

Environmental Sustainability Road Map
Goal 1: Become and environmentally sustainable and resilient community.

Objective 2: Rise above sea-level challenges

Bold Action 1: update seawall and shoreline development codes

Objective 4: Encourage the use of alternative transportation.

Bold Action 5: Assess the feasibility of a bike/scooter share program in conjunction with downtown redevelopment.

Financial and Economic Development Road Map

Goal 1: Foster a vibrant business community
Objective 2: Implement the Economic Development Vision

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

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

ANALYSIS/DISCUSSION:

The elements are in the strike-through/underline format required by the State. The nine elements and the highlights of the changes are shown below, Also included are maps as required for each element. For all elements, where no changes were needed from a technical standpoint, the goals, objectives and policies were reviewed for simplicity and clarity.

Future Land Use Element

The Future Land Use Element was revised based on an understanding of existing designations, population growth data, and knowledge of historical needs of the city. Clarity of 30 language in the goals, objectives, and policies, as well as revising language to ensure consistency with state statutes and Pinellas County plan updates (PlanPinellas) were needed. Considerations of perils of flood policies, generally relating to resiliency under current best practices, included to advance the needs of the City in meeting regulatory standards on perils of flood matters stemming from legislation at the state level from 2015 onwards. Objective 1.15 is a new section with policies on resiliency planning. Review of existing goals, objectives, and policy language also revealed outdated references to state statutes which no longer existed; the same applies to certain

regional plans. Where needed, the original policy intent of these policies was utilized as the core basis for the revised policy's wording. Completed policies were also removed. Policy was added to address resiliency and low impact development when updating the land development regulations.

Future Land Use Maps

Five future land use maps have been updated. No changes have been made to the Future Land Use designations in Map LU-4. These five maps include Land Use categories: LU-1 - Existing Land Uses; LU-2 - Flood Zones, Floodplains, & CHHA; LU-3 - Soil Associations; LU-4 - Future Land Use Map; LU-5 - Historic Resources.

Two maps have been removed from the Future Land Use series, B-1 Business District and B-2 John's Pass Redevelopment Area. The study area for B-1 has been addressed with the adoption of 2011 Future Land Use Planned Redevelopment Mixed-Use Category, 2014 Zoning changes and the 2014 Special Area Plan. The revised Comprehensive Plan instructs staff to create a new study area for B-2 for approval.

Multimodal Transportation Element

Revisions to this element include renaming the element, drafting a new background and introduction and an entire new Goal to address a multimodal transportation network. The city may seek to partner with other agencies to set multimodal LOS standards. Multimodal impact fees will be utilized to fund improvements and impacts to development will be managed through the site plan review process. The city will coordinate construction projects to avoid impacts to new roads to the greatest extent possible. The County-wide Multimodal Impact Fee Ordinance is incorporated and includes improvements to mid-County Beaches Area District 13. Pedestrian and non-motorized vehicle facilities are addressed, without being specific to the types of vehicles for future flexibility. Provisions 31 for parking alternatives, such as shared parking and "Smart Parking" are included. Safety is encouraged, through supporting Vision Zero and through improving design for pedestrians, especially through improvement for ADA compliance. Intergovernmental coordination with the State and Forward Pinellas and neighboring jurisdictions is addressed. A new objective with policies were included to support the new Connectivity Master Plan, including seeking funding sources through partner agencies. As noted at visioning meetings, connectivity is a priority, and those policies are shown under Objective 1.7. Policies were revised to support multimodal

transportation throughout the element.

Multimodal Transportation Maps

The following maps have been updated, T-1 - Existing Roadway Classifications & Number of Lanes; T-2 - Existing & Future Public Transit & Truck Routes; T-3 - Existing Bicycle & Sidewalk Facilities; T-4 - Existing & Future Hurricane Evacuation Routes, T-5 - Existing Traffic Volumes; T-6 - Existing Roadway Levels Of Service; T-9 - Future Traffic Volumes; T-10 - Future Roadway Level Of Service.

Housing Element

Revisions include a new background and introduction and an update to the Goal. While the City has always had policies to support affordable housing, the proposed amendments have added additional policies, including fostering public/private partnerships, seeking grants and encouraging developers to provide flexible housing types. This element also addresses ADA compliance and equality as well as opportunities to assist the homeless population with housing and support services. Policies on displacement due to natural disasters were included. In relation to historic preservation, additional policies were added to address structures in addition to houses, and to provide further coordination efforts with partner agencies. A new objective with policies is proposed to address energy savings and design with residential construction. This could include green building regulation or incentives, education and addressing sea level rise scenarios and flooding potential.

Infrastructure Element

The Infrastructure Element was revised to enhance clarity, remove language inconsistent with evolving practices, and to ensure consistency with both statutory updates under state law as well as provide for consistency with plan updates for Pinellas County (PlanPinellas). Additionally, based on historical data on usage, the level of service criteria for potable water, 32 stormwater, and waste generation were updated to reflect the City’s needs. The goals and objectives were reviewed and, where needed, adjusted to reflect the City’s evolving needs. Policies include implementing a water conservation program and the creation of water efficient design regulations. Solid waste and stormwater policies were updated to enhance resiliency. Completed policies were also removed.

Coastal Management, Conservation, and Resiliency Element

The Coastal Management, Conservation and Resiliency

Element was revised, renamed and expanded to include subjects related to conservation and resiliency, these changes affect numerous policies. Review of existing goals, objectives, and policy language also revealed outdated references to state statutes which no longer existed; the same applies to certain regional plans. Where needed, the original policy intent of these policies was utilized as the core basis for the revised policy's wording. Goal 4 and the following objectives implement sustainability and resiliency policies in accordance with the City's visioning exercise and prior adopted plans. Completed policies were also removed.

Coastal Management, Conservation, and Resiliency Maps

Map CM-1 - Vegetative Cover & Marine Resources has been updated with current data.

Parks, Recreation and Open Space Element

The Parks, Recreation and Open Space Element was revised to enhance clarity, remove language inconsistent with evolving practices, and to ensure consistency with statutory updates under state law and industry accepted standards. Level of service standards were removed, and the element now references the Master Park Plan. New policies were added to enhance connectivity, encourage public art, address sea level rise through adaptation strategies and enhance accessibility. New policies also encourage renewable energy, integrate green design strategies, and encourage Florida Friendly landscaping.

Parks, Recreation and Open Space Element

Map PROS-1 Public and Recreational Facilities has been updated with current data.

Intergovernmental Coordination Element

Revisions to this element include updates to include partner agencies and governments that the City has ongoing interlocal 33 and other contractual agreements covering an array of services across all departments. Agency names were updated, such as the re-branded "Forward Pinellas". Policies on coordinating regional resiliency planning were added, as well a new objective on coordinating regionally to support the homeless population, with supporting policies. Objectives and policies to address water supply and resiliency planning were added.

Capital Improvement Element

Most of the suggested changes remove language that would be found in the annual Capital Budget and now references the budget. Level of Service numbers are part of an on-going discussion as we move through the other elements and were deleted from this element. The schedule of capital projects (CIP) is now referenced, as it is updated on an annual basis, like the annual budget. New objectives and policies were added related to asset management programs. Some redundancies on concurrency policies were cleaned-up and deleted. Objectives and policies to address water supply planning and multi-modal transportation were added.

Property Rights Element

In 2021, the State required a Property Rights Element be a component of each comprehensive plan. This new property rights element is to incorporate a set of model private property rights statements that are provided for in the state law.

The data and analysis is not adopted by ordinance and is not included in this package but is available upon request in the Community Development. Department.

FUNDING: No funding is requested at this time.

MOTION: I move to (approve/deny) Ordinance 2024-01, readopting the Comprehensive Plan for the City of Treasure Island, including elements and maps, transmitting to the Department of Economic Opportunity in accordance with Sections 163.3191 and 163.3184, Fla. Stat. and providing for an effective date.

ATTACHMENTS:

Ordinance 2024-01 Readoption of Comprehensive Plan Amendments (02658345).pdf
1- Elements 1-9 Combined.pdf
2 - Maps 1 - LU-1 - LU-5 Combined.pdf
4- Maps - CM-1- and PROS-1 Combined.pdf
3 - Maps T-1 -T-10 Combined.pdf
Proof of Publication Ordinance No. 2024-01 First Reading.pdf
Proof of publication Ordinance No. 2024-01 Second Reading.pdf

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA READOPTING THE PRIOR COMPREHENSIVE PLAN TEXT AND MAPS AMENDMENT WHICH REFLECTED CHANGES IN THE STATE REQUIREMENTS CONSISTENT WITH SEC. 163.3191 FLORIDA STATUTES AND THE CHANGES IN CURRENT CONDITIONS AND COMMUNITY VISION; AMENDED EIGHT EXISTING ELEMENTS INCLUDING FUTURE LAND USE, TRANSPORTATION; HOUSING; INFRASTRUCTURE; COASTAL MANAGEMENT, CONSERVATION AND RESILIENCY; PARKS, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; ADDED ONE NEW ELEMENT, PROPERTY RIGHTS; AMENDED OR UPDATED FOURTEEN MAPS INCLUDING LU-1 - EXISTING LAND USES; LU-2 - FLOOD ZONES, FLOODPLAINS, & CHHA; LU-3 - SOIL ASSOCIATIONS; LU-4 - FUTURE LAND USE MAP; LU-5 - HISTORIC RESOURCES; CM-1 - VEGETATIVE COVER & MARINE RESOURCES; T-1 - EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-2 - EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES; T-3 - EXISTING BICYCLE & SIDEWALK FACILITIES; T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES, T-5 - EXISTING TRAFFIC VOLUMES; T-6 - EXISTING ROADWAY LEVELS OF SERVICE; T-9 - FUTURE TRAFFIC VOLUMES; T-10 - FUTURE ROADWAY LEVELS OF SERVICE; REVISED AND RENAMED ONE MAP, PROS-1 PUBLIC AND RECREATIONAL FACILITIES; REMOVED FOUR MAPS INCLUDING B-1 – BUSINESS DISTRICT; B-2 – JOHN'S PASS REDEVELOPMENT AREA; T-7 – FUTURE ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-8 - FUTURE BICYCLE & SIDEWALK FACILITIES; REMOVED THE DATA AND ANALYSIS FROM THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; the "Act", and

WHEREAS, the City of Treasure Island ("City") has previously enacted its Comprehensive Plan pursuant to the Act, and

WHEREAS, the City completed its Evaluation and Appraisal of its Comprehensive Plan and notified the State that amendments are necessary to reflect changes in state regulations; and

WHEREAS, the Comprehensive Plan text and maps have been amended to reflect the changes in state regulations, and

WHEREAS, the City participated in a visioning process in two meetings with the public in December of 2021 and a joint visioning process between the Local Planning Agency and the City Commission in two public meetings in January of 2022, and

WHEREAS, the Comprehensive Plan text and maps have been updated to reflect this visioning process and the change in local conditions, and

WHEREAS, the City analyzed the relevant and appropriate data and updated its Comprehensive Plan based on such relevant and appropriate data and analysis, and

WHEREAS, the City's Comprehensive Plan is required by law to be consistent with the Countywide Plan Rules; and

WHEREAS, on May 12, 2022, May 19, 2022, June 9, 2022, and June 16, 2022 the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the Comprehensive Plan text and map Amendments; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency found Ordinance 2022-07, the Comprehensive Plan text and map Amendments; consistent with the corresponding Countywide Rules and in character and scale with the Treasure Island community; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, evaluated Ordinance 2022-07, the Comprehensive Plan text and map Amendments; using the following criteria:

a. Evaluating whether the proposed amendments meet the acceptable level of service standards established in the Treasure Island Comprehensive Plan.

b. Determining whether the proposed amendments are in harmony with the general intent of the Treasure Island Comprehensive Plan; and

WHEREAS, on June 16, 2022, the Planning and Zoning Board, sitting as the Local Planning Agency held a public hearing on Ordinance 2022-07, the proposed Comprehensive Plan text and map amendments, considered the information received at that public hearing, reviewed Ordinance 2022-07, and found the Comprehensive Plan text and map amendments to be appropriate, and

WHEREAS, on August 16, 2022, the City Commission held a first reading and public hearing on Ordinance 2022-07, the proposed Comprehensive Plan text and map amendments, considered the information received at the public hearing, reviewed Ordinance 2022-07, and recommended transmittal of the Comprehensive Plan text and map amendments to the State, and

WHEREAS, the City of Treasure Island submitted its proposed Comprehensive Plan text and map amendments for the state's review and consideration on August 24, 2022; and

WHEREAS, the City received its amended ORC report on October 24, 2022, with the only comment being a request from the Southwest Florida Water Management District to update the Ten-Year Water Supply Facility Work Plan; and

WHEREAS, on April 18, 2023, the City Commission held a second reading and public hearing and adopted Ordinance 2022-07, the Comprehensive Plan text and map amendments; and

WHEREAS, on June 8, 2023, the State Land Planning Agency posted a copy of the Notice of Intent to find the Amendment to the Comprehensive Plan for the City of Treasure Island, IN COMPLIANCE on the Agency's internet website and no petitions or appeals were filed; and

WHEREAS, the Ordinance 2022-07, Amendments to the Comprehensive Plan became effective on June 8, 2023; and

WHEREAS, the legislature passed Senate Bill 250 ("SB 250"), an Act Relating to Natural Emergencies, effective July 1, 2023; and

WHEREAS, Section 14(1) of SB 250 provided that any county or municipality located entirely or partially within 100 miles of where either Hurricane Ian or Hurricane Nicole made landfall was prohibited from proposing or adopting any moratorium on construction, reconstruction, or redevelopment; proposing or adopting more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or proposing or adopting more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, before October 1, 2024, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure will be null and void ab initio. This subsection applies retroactively to September 28, 2022; and

WHEREAS, it is believed that the City of Treasure Island is located entirely or partially within 100 miles of where either Hurricane Ian or Hurricane Nicole made landfall and adopted its Amendments to the Comprehensive Plan through Ordinance 2022-07 after September 28, 2022; and

WHEREAS, there has been no determination as to whether the Amendments to the Comprehensive Plan adopted through Ordinance 2022-07 were more restrictive or burdensome; and

WHEREAS, later in 2023 during a special session, the legislature adopted House Bill 1C ("HB 1C"), Disaster Relief effective November 13, 2023, which removed Pinellas County from the prohibited area in SB 250; and

WHEREAS, there is some uncertainty as to the effect SB 250 may have had on the Amendments to the Comprehensive Plan adopted through Ordinance 2022-07; and

WHEREAS, to remove any uncertainty, the City of Treasure Island is formally readopting the Amendments to the Comprehensive Plan previously adopted through Ordinance 2022-07 to ensure that all the provisions of the Amendments to the Comprehensive Plan are in full effect; and

WHEREAS, on January 18, 2024, the Treasure Island Planning and Zoning Board, sitting as the Local Planning Agency held a public hearing with due public notice on Ordinance 2024-01 readopting the Comprehensive Plan text and map amendments, considered the information received at the public hearing and found the Comprehensive text and map amendments to be appropriate; and

WHEREAS, on February 6, 2024 and May 7, 2024 the City Commission held public hearings on Ordinance 2024-01, readopting the Comprehensive Plan text and map amendments, and has considered the information received at those public hearings and reviewed Ordinance 2024-01, the proposed Comprehensive Plan text and map amendments, and

WHEREAS, the City Commission concurs with the findings and recommendations of the Planning and Zoning Board, sitting as the Local Planning Agency regarding Ordinance 2024-01, the proposed text and map amendments to the Comprehensive Plan, as provided herein and desires to adopt the Comprehensive Plan text and map amendments.

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

SECTION 1. The above recitals are true, correct, and incorporated by reference as the finding of the City.

SECTION 2. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the text and maps of the City of Treasure Island's Comprehensive Plan is amended, as found in Exhibit A.

SECTION 3. This amendment shall be transmitted to reviewing agencies in accordance with Sec. 163.3184, Florida Statutes.

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

SECTION 5: EFFECTIVE DATE. That the effective date of these amendments shall be 45 days after the State Land Planning Agency determines the amendment package is complete and no timely petition is filed by an affected party. If an affected party petition is filed timely, then these amendments shall become effective on the date the state land planning agency or the Administrative Commissioner enters a final order determining the adopted amendments to be in compliance. No development orders, development plans, or land uses dependent on this plan amendment may be issued or commenced before it has become effective.

LOCAL PLANNING AGENCY PUBLIC HEARING: January 18, 2024, PUBLISHED: January 3, 2024, in the Tampa Bay Times

FIRST READING AND PUBLIC HEARING: February 6, 2024, PUBLISHED: January 24, 2024, in the Tampa Bay Times

SECOND READING AND PUBLIC HEARING: May 7, 2024, PUBLISHED: April 24, 2024, in the Tampa Bay Times

_____

Tyler Payne, Mayor

ATTEST:

_____

Celine Kidwell , City Clerk

Approved as to form:

_____

Jennifer R. Cowan, City Attorney

FUTURE LAND USE ~~ELEMENT~~

~~The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.~~

~~Rule 9J-5.006, Florida Administrative Code~~

~~I. INTRODUCTION~~

~~In the last twenty years, the population of Florida has almost doubled. This dramatic population growth has placed tremendous pressure on the infrastructure of most cities and counties. Roads have become crowded, natural resources have been threatened, and water and sewer facilities have required increased capacity to keep up with demand. To address these problems, the State of Florida has adopted several growth management policies requiring local governments to establish comprehensive planning programs designed to control and guide future development.~~

~~In 1975, the Florida Legislature adopted the *Local Government Comprehensive Planning Act.* With passage of this act, local governments were expected to begin the growth management process and systematically plan for the needs of future residents. The 1975 legislation strengthened local governments' ability to establish and implement comprehensive planning programs. The Florida Legislature required each local government to document these programs in a comprehensive plan. Once adopted by a local government, all future public and private development was required to be consistent with the adopted plan.~~

~~In 1985, the Florida Legislature reinforced the *Local Government Comprehensive Planning Act* with the adoption of the *Growth Management Act*. To ensure that local governments adhered to the previous requirements set forth in 1975, the Legislature designated the state as the overseer of the process. All comprehensive plans are now required to follow rules established by the Florida Department of Community Affairs and are subject to a compliance review by that department. This element of the comprehensive plan provides the framework of growth management in the City of Treasure Island.~~

~~In May, 1955, the towns of Boca Ciega, Sunset, and Sunshine Beach and the City of Treasure Island, all located on the same land mass, merged to become one local government, the City of Treasure Island. The merger resulted in a population increase from 75 to 6,316 residents.~~

~~Treasure Island is located on a barrier island on the western coast of Pinellas County. Being a barrier island community, the municipality is surrounded by obstacles to territorial expansion. The city is bordered to the north by John's Pass Village and the City of Madeira Beach; on the south by Blind Pass and the City of St. Pete Beach; on the east by Boca Ciega Bay and the City of St. Petersburg; and on the west by the Gulf of Mexico. As a nearly built-out community, Treasure Island has less opportunity for short-range benefit from land use planning than does a younger, growing suburb or municipality. Effective land use planning has its greatest importance in shaping redevelopment and protecting valuable natural resources. Without judicious planning and enforceable constraints, urbanization and development will continue to place excessive stresses on the natural and man-made elements of the city's environment.~~

To create a comprehensive plan that reflects the needs of the city, the social characteristics that define the community must be considered. Using information obtained from the 1980 and 1990 U.S. Census, the following section lists several socio-economic facts regarding Treasure Island. A more detailed comparison between the city's socio-economic characteristics and those of Pinellas County and the State of Florida can be found in Appendix A.

- The population increased during the 1980s to total 7,266 in 1990. Thirty-five percent of the population was between the ages of 15 and 44, as compared to 31.8 percent in 1980. The under 15 age group continued to be the smallest (6 percent) as it was in previous years. Residents age 45 and over increased by 9 percent in the 1980s to total 4,279 in 1990. The population in 1990 was composed of 52 percent female and 48 percent male. The median age increased from 50.8 in 1970 to 52.5 in 1980, but returned to 50.8 in 1990. In 1990, the city remained predominantly white (99 percent).
- The city had a higher percentage of residents over the age of 25 with a high school diploma (85.5 percent) or four or more years of college (27 percent) than the county (78.1 percent and 18.5 percent respectively).
- In 1980, 83 percent of the city's population was born out-of-state and increased to 86 percent by 1990.
- In 1980, 52.3 percent of the number of households earned between $10,000 and $34,999 annually, but this number had decreased to 30 percent by 1990. Forty-seven percent of the population earns $35,000 or more per year. It is important to note that in 1980, 29.1 percent earned less than $9,999 annually, but that statistic was reduced to 14 percent by 1990.
- In 1990, Treasure Island had a per capita income of $26,856, and the median income of $32,051 was greater then that of the county ($26,296) or state ($27,483).
- In 1990, the city had a lower percentage of persons living below the poverty level (4.6 percent) than either the county (6.2 percent) or state (9.1 percent).

II. EXISTING LAND USES

Excluding public rights-of way, Treasure Island encompasses 744 upland acres, as shown in Table 1. The majority of the city is dominated by residential uses, primarily single-family homes. Large- scale multifamily development and commercial uses are found primarily along Gulf Boulevard. These uses, as well as the other types of land use classifications located within the city, are described in the following section. There are no industrial or agricultural uses.

As required by Rule 9J-5.006(1)(a), F.A.C., a map of existing land uses was prepared for Treasure Island by the Pinellas County Property Appraiser's Office (PAO), in cooperation with the Pinellas Planning Council. The basis for *Map LU-2: Existing Land Use Map* is the property use/land type codes used by the PAO, grouped according to the existing land use categories identified in Rule 9J-5.006(1)(a), F.A.C. The information contained on the map is from the most current computer records maintained by the county, supplemented by field inspections. The color code for the map is located in Appendix B.

Table 1
Existing Land Use Acreage, 1996*

Land Use	Acreage	% of
Single-Family	303 acres	41%
Duplex-Triplex/Multifamily	171 acres	23%
Commercial-Office	86 acres	12%
Vacant	15 acres	2%
Public/Semi-Public	10 acres	1%
Recreation/Open Space	33 acres	4%
Conservation/Preservatio	126 acres	17%
Total	**744 acres**	**100%**

* Excludes right-of-way acreage
Source: Pinellas County Property Appraiser's Office, 1996

A. Residential Land Use

The character of the city is residential. Single-family detached housing constitutes the predominant residential type by acreage while multifamily residences are the most predominant residential type by number. Of the 744 acres that comprise the upland portion of the city (excluding rights-of-way), 474 acres or 64 percent are devoted to residential land uses. Single-family homes account for 303 acres while duplex and multifamily units account for 171 acres. As reported by the U.S. Census, Treasure Island contained 5,525 housing units in 1990. Single-family homes accounted for 38 percent, while multifamily homes comprised 62 percent. The existing residential uses in the Treasure Island are concentrated in the following six distinct neighborhoods:

Sunshine Beach (Coney Island): This is an older section of the city located at the northern end of the island adjacent to John's Pass. The area contains a mixture of land uses. The area west of Gulf Boulevard has undergone some redevelopment, with older single-family detached houses, duplex dwellings, and small "mom and pop" motels replaced by multifamily developments and commercial tourist accommodations developed at upwards of 52 dwelling units per acre. Only isolated single-family detached and duplex dwelling units can still be found here. East of Gulf Boulevard is a mixture of single-family detached, duplex, and multifamily dwellings, and commercial tourist accommodations which developed at upwards of 32 dwelling units per acre, the latter located primarily along Gulf Boulevard.

Isle of Capri: This is an exclusively residential area. The eastern portion is an established single- family area with only two vacant lots remaining for development. The western portion is primarily a multifamily area.

Isle of Palms: This area is developed with residential uses and the character of the entire neighborhood is well established. As with Isle of Capri, two distinct development areas exist here. The eastern portion is totally developed in single-family residential uses on finger canals. The western portion is developed with a mixture of single-family, duplex, and multifamily dwellings.

Central Gulf Area: Although this area represents the commercial and tourist center of the city, there are several areas of multifamily residential development located south of the Treasure Island Causeway and east of Gulf Boulevard adjacent to Boca Ciega Bay. The area south of 103rd Avenue to the Blind Pass Bridge contains a mixture of residential types, tourist accommodations, and commercial uses of a varying nature. This southern portion, has, because of its age and density, been subject to recent redevelopment. This redevelopment has been of a commercial nature along Gulf Boulevard and residential in other areas.

Paradise Island: This area is similar to both Isle of Capri and the Isle of Palms, in that it contains two distinct residential areas. The area adjacent to the Treasure Island Causeway contains multifamily development with a few single-family detached dwellings scattered along the Causeway. South of this area are finger fills developed with single-family residential houses. This area also contains public/semi-public and recreation/open space uses.

Sunset Beach: Sunset Beach can be characterized as representing the old Florida beach community. Here can be found undersized lots, beach bungalows, single-family detached houses, duplexes, and multifamily dwellings, containing a mixture of old and new development, interspersed with commercial retail and tourist accommodation establishments. Small lot sizes and intense development have resulted in medium to high density development in most of Sunset Beach. Within Treasure Island, Sunset Beach contains the most significant land use conflicts and redevelopment pressures. These conflicts, found between 97th Avenue and Blind Pass, are the result of the unique character of the area. Because of the age and condition of the existing structures and the small size of residential lots, the trend in this area has been toward wholesale redevelopment, rather than revitalization of the existing land uses.

B. Commercial Land Use

Eighty-six acres, or 12 percent of the city, have a commercial land use designation. As a tourist-oriented community, most commercial activity within Treasure Island is geared towards providing services to visitors. The majority of commercial tourist facilities can be found along Gulf Boulevard, from Blind Pass to John's Pass. The more intense commercial tourist development has taken place west of Gulf Boulevard. Moderate commercial tourist development has been concentrated east of Gulf Boulevard.

The primary commercial "downtown" for the city can be found around the intersection of the Treasure Island Causeway and Gulf Boulevard. Most of the commercial establishments found in this area are aimed at satisfying the needs of the tourist economy. The largest non-tourist commercial center is a strip shopping center located at Gulf Boulevard and 107th Avenue. A small neighborhood commercial area can be found on Gulf Boulevard near the Blind Pass Bridge. The most intense commercial center in the city is a small area located east of Gulf Boulevard at John's Pass which contains a marina, restaurant, and seafood packing plant.

C. Public/Semi-Public Land Use

Ten acres, or one percent of the land area, have been identified as containing public or semi-public uses. The majority of this land is devoted to City Hall, the Public Works Complex, a church, and a fraternal club.

D. Recreation/Open Space Land Use

Treasure Island has designated 33 acres of land as recreation/open space, accounting for 4 percent of all upland area, excluding rights-of-way. The largest facilities include: the Treasure Island Golf, Tennis, and Recreation Center; Treasure Island Park and Community Center; Roselli Park; seven mini-parks; a municipal marina; John's Pass Bridge Catwalk; Treasure Island Beach Facility; and 28 beach access points and parking facilities. In addition to these facilities, Pinellas County and the City of St. Petersburg maintain two recreation areas along Gulf Boulevard, totaling 3.97 acres.

E. Conservation Land Use

As a result of extensive urbanization, much of the natural vegetation on the island has been replaced by ornamental vegetation. Consequently, the natural habitat for avian and terrestrial species has been destroyed. Only scattered, isolated areas of marine vegetation can be found on the upland areas of the community. Due to their small size and location on private property, no attempt was made at calculating their acreage.

The most significant undisturbed habitat is found on two mangrove islands located north of Isle of Capri in Boca Ciega Bay, between the cities of Treasure Island and Madeira Beach. These islands, Elnor Island and Bird Key, total 10.5 acres and represent 1.41 percent of city land area. The islands are owned by the city, and are being preserved due to the ecological assets afforded by such natural systems.

Finally, the largest conservation/preservation areas within Treasure Island are the approximately 115.5 acres of public beaches lining the Gulf of Mexico. These beaches provide passive recreation for thousands of residents, seasonal visitors, and tourists each year, and are a significant economic asset to the city.

F. Vacant/Undeveloped Land

Only fifteen acres of vacant/undeveloped land remain in Treasure Island, accounting for two percent of the total land area. Approximately 6.3 acres are designated as residential, 6.6 acres as mixed use, 1.8 acres as commercial, and 0.18 acres as preservation (see Section VI.).

G. Historic Resources

The Florida Department of State has indicated that a prehistoric archaeological site is listed in the *Florida Master Site File* as being within Treasure Island. As described by the Department, "The site is 8PI4 (John's Pass Mound) which is listed as a Safety Harbor period burial mound now covered with fill." The site is located in a cul-de-sac at the south end of 6th Street East on Isle of Capri.

III. NATURAL RESOURCES

According to Rule 9J-5.006(b), F.A.C., land use maps must illustrate any natural resources that are located within Treasure Island. The following section lists each required natural resource, describes the status and importance of each feature, and identifies on which map the resource is illustrated.

Beginning around 1920, dredge-and-fill development began to permanently alter the coastline of Pinellas County, in order to provide additional waterfront land for commercial and residential real estate. Approximately 25 percent of Boca Ciega Bay has been filled in this manner.

The city is comprised primarily of Made Land soil, and only scattered, isolated remanent marine wetland systems remain in the community. A number of mangroves have reestablished themselves in the rubble and rip-rap fronting the seawalls along Boca Ciega Bay. The urbanized character of the community has displaced most of the indigenous species of wildlife through either direct habitat destruction or ecosystem alteration. The only true natural areas remaining in the city are Elnor Island and Bird Key, which are protected by way of the *Future Land Use Map* (Map LU-4). On other vacant parcels available for future uses, development will occur in accordance with designated uses and in areas which are already ecologically disturbed. Therefore, it is anticipated that future uses will not adversely impact natural resources.

A. Existing and Planned Public Potable Water Wells and Wellhead Protection Areas

Because of the proximity of large bodies of salt water, fresh water storage in the deep aquifer is relatively insignificant in this area. Some shallow wells may supply water for secondary purposes such as irrigation. The sources of potable water for the city are located in northeast Pinellas County, Pasco County, and Hillsborough County. Tampa Bay Water and the Southwest Florida Water Management District have determined the area around Treasure Island has very low to no recharge to the Floridian Aquifer, and therefore no wellhead protection areas are located within the city's jurisdictional boundaries.

B. Beaches and Shores

Treasure Island is a long, narrow, low island, bounded on the north by John's Pass and on the south by Blind Pass, which is about 3.5 miles in length and averages 1,500 feet in width. Natural elevations along the island are generally below eight feet. As a result of several renourishment projects conducted by the Army Corps of Engineers, and the installation of protective structures such as seawalls, Treasure Island and other areas of the Sand Key barrier island have remained relatively intact against erosion.

Boca Ciega Bay lies adjacent to the city on the east. The shoreline is quite extensive due to the number of fill areas and inlets lining the Bay. Generally, the properties abutting Boca Ciega Bay have a residential land use designation and are separated from the water by concrete seawalls.

~~C. Topography~~

~~The city is located on the Treasure Island barrier island, which runs from John's Pass to Blind Pass. Being located on a barrier island, the city falls entirely within the 100-year floodplain and within the Coastal High Hazard Area, as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*. Areas within these designations are typically subject to hurricane flood surge. The elevation of the city varies between sea level and 7.5 feet above mean sea level. At the southern end of the city is an area with an average elevation of 5.5 feet, which frequently experiences flooding during heavy storms and rains. In addition, Flood Insurance Rate Maps have identified a hurricane velocity zone along the west side of Gulf Boulevard. The base flood elevation for the 100-year flood zone was determined to be 12 feet, while the velocity zone was 16 feet. In accordance with the National Flood Insurance Program, all new construction is required to meet minimum floor elevations above the base flood level.~~

~~D. Wetlands~~

~~No expansive wetlands are located within the upland portions of Treasure Island and only scattered, isolated pockets are found on properties that line Boca Ciega Bay. Two islands in the Bay comprise the ten acres of wetland area listed in Table 8. These islands are described in the *Coastal Management and Conservation Element*, and are illustrated on *Map CM-1: Vegetative Cover and Marine Resources*.~~

~~E. Soils~~

~~As shown on *Map LU-3: Soils Associations*, the United States Soil Conservation Service (SCS) has identified the Made Land - Palm Beach as the primary soil type found within Treasure Island. Typically, this association is characterized by nearly level land extensively altered by man created through diking, dredging, and transporting of fill material. The association is found mostly on keys and in coastal areas, and lacks any surface drainage pattern.~~

~~Table 2 identifies all five of the individual soil types within the Made Land-Palm Beach Association that are found in the city. With the exception of coastal beach, these soil types generally do not present a significant limitation on future development and the use of vacant land.~~

~~Table 2~~
~~Soil Types~~

~~Type~~	~~Characteristics~~	~~Location~~	~~Ability to support low buildings*~~
~~Coastal beach~~	~~· Consists of narrow strips of tidewashed sand bordering islands and parts of the mainland · Areas are covered during storms and daily at high tide.~~	~~Along 50 feet of coastline~~	~~Severe~~

	· Beaches range from a few feet to 500 feet in width · Long stretches without vegetation, but sparse salt-tolerant grasses and other plants grow in places. Depth to the water table varies with the tide · Sand is light gray to white and consists of fine quartz particles		
Made land	· Consists of mixed sand, clay, hard rock, shells, and shell fragments that have been transported, reworked, and leveled by earth-moving equipment or of material that has been dredged from the bay and used to fill diked areas	Most vacant land within the city	Varies with soil composition
Palm beach	· Consists nearly level, well-drained shelly sands that have undergone little or no weathering		Slight limitations
St. Lucie, fine sand, shell sub-stratum	· Nearly level soil on low ridges on barrier islands in the western part of the county · Water table at a depth of 40 to 60 inches for six months or more in most years. Within 40 inches for less than 60 days	Much of the vacant land within the city	Varies with soil composition
Tidal swamp	· Water is several inches deep at low tide and one or two feet deep at high tide · Has a thick growth of mangrove trees and a few small patches of salt-tolerant plants. Subject to wave action.	Elnor Island and Bird Key	Very severe limitations

Source: United States Soil Conservation Service (SCS), 1972

* The SCS classifies the ability of a soil type to support the development of foundations of low buildings as follows:

Slight: Limitations are so minor that they can be overcome easily. The soil properties generally are favorable for the specified use, and good performance and low maintenance cost can be expected.

Moderate: Limitations can be overcome by careful planning and design or by special maintenance. The soil properties are moderately favorable for the specified use.

Severe: Limitations are difficult and costly to over-come. They require major soil reclamation, special design, or intensive maintenance because the soils have one or more properties unfavorable for the specified use.

IV. PROJECTED POPULATION

Treasure Island is virtually built-out, with only small parcels of vacant residential land currently available. As such, population projections will remain fairly consistent with the size of the

existing population. Additionally, due to the numerous seasonal residents Treasure Island continues to attract, seasonal projections will be forecasted in the following analysis.

"The success of local government comprehensive planning depends to a great extent on the accuracy of population estimates and projections. The rate of population growth within a community will determine future requirements for housing, transportation, recreation, schools, and other public and private facilities. Local planning agencies, therefore, should attempt to forecast as accurately as possible their projected growth by using the most appropriate techniques and methodologies and by applying their best professional judgement to the analysis of prevailing local conditions."

Department of Community Affairs

Resident Population (otherwise referred to as the permanent population) - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

A. Historical Population Trends

The May, 1955, merger between the towns of Boca Ciega, Sunset, and Sunshine Beach and the city of Treasure Island brought the combined city population from 75 residents to over 3,500. The city experienced rapid growth through the 1960s, which tapered of at the end of the decade. Once again, the city experienced a moderate increase in population during the 1980s, with the completion of several multifamily developments located on the last large vacant sites within the community.

Table 3
Permanent Population Trends, 1950-1990

Year	Population	% Change
1950	75	--
1960	3,506	4,574.7%
1970	6,120	74.6%
1980	6,316	3.2%
1990	7,266	15.0%

Source: U.S. Bureau of the Census, 1950, 1960, 1970, 1980, and 1990

B. 1995 Population Estimates

The 1995 permanent population estimate was obtained from two sources: the Bureau of Economic and Business Research (BEBR) at the University of Florida and the Pinellas County

Planning Department. Historically, these population estimates have differed due to the varying population estimation techniques used by the two agencies. All seasonal population data, including tourist figures, were obtained from the *Pinellas County Population Projections, 1995-2030* report completed by the Pinellas County Planning Department.

1. 1995 Permanent Population

The resident population consists of those people living within the city who consider Treasure Island their usual place of residence. According to U.S. Census data, the permanent population was 7,266 in 1990. This number represents an increase of 950 residents, or fifteen percent, from the 1980 count. BEBR was consulted to obtain population estimates from 1991 to 1995. As shown in Table 4, the population has remained relatively stable. According to BEBR, the permanent population was estimated at 7,357 residents in 1995. Included in Table 4 is the 1995 population estimate created by the Pinellas County Planning Department. Comparatively, the two agencies' 1995 estimation differs by only three persons.

Table 4
Permanent Population Estimates, 1990-1995

Year	Population	% Change
1990	7,266*	--
1991	7,313**	0.64%
1992	7,311**	-0.02%
1993	7,327**	0.22%
1994	7,348**	0.28%
1995	7,357**	0.12%
	7,355†	--

* 1990 U.S. Census
** Estimated by the Bureau of Economic and Business Research, Univ. of Florida
† Estimated by the Pinellas County Planning Department

2. 1995 Seasonal Population

According to Rule 9J-5, F.A.C., the seasonal population includes tourists and other short-term and long-term visitors. As noted in *Pinellas County Population Projections, 1995-2030*, the number of seasonal residents living in permanent housing (excluding tourists) was based on data obtained from the U.S. Bureau of the Census. Pinellas County's tourist data was supplied by the St. Petersburg/Clearwater Area Convention and Visitors Bureau. According to the Pinellas County Planning Department, the 1995 seasonal population living in permanent housing totaled 1,489 persons, while tourists accounted for an additional 4,210 persons.

3. 1995 Total Population

Table 5 combines the estimated permanent population and seasonal population.

Table 5
Total Population, 1995

		Population
Permanent Population		7,355
Seasonal Population	Seasonal Residents	1,489
	Tourists	4,210
Total Population		**13,054**

Source:
Pinellas County Planning Department, 1995

C. Population Projections

Population projection data was obtained from *Pinellas County Population Projections, 1995-2030* report prepared by the Pinellas County Planning Department. In accordance with Rule 9J-5.005(4), F.A.C., two planning time frames are included in the population analysis, "one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period." In accordance with these requirements, the planning time frames of 2005 and 2010 were selected.

1. Permanent Population Projection

After reviewing several possible projection methods, the Pinellas County Planning Department (1995) determined that "the Double Exponential Projection Model (DEPM) would best reflect the circumstances and conditions which apply to Pinellas County." This model provides for a deceleration of the rate of growth toward a given population time and ultimate level of build-out, based on the *Countywide Future Land Use Plan*. To operate the model, a beginning point, an intermediate point, and a final maximum level or value must be known. Population counts from the 1980 and 1990 U.S. Census were used to determine the beginning and intermediate data points. The maximum level was based on the amount of vacant land available and the maximum number of units that could be constructed according to the *Countywide Future Land Use Map*.

Treasure Island is a virtually built-out community, with only 13 acres of available vacant land with a residential or mixed use land use designation. As such, Pinellas County has forecasted the population to grow less than one percent between 1995 and 2000. Thereafter, only a handful of new residents are expected to relocate into the city, as shown in Table 6.

Table 6

Permanent Population Projections

Year	Population	% Change
1995	7,355	--
2000	7,404	0.66%
2005	7,432	0.37%
2010	7,448	0.21%
2015	7,457	0.12%
2020	7,463	0.08%
2025	7,466	0.04%
2030	7,467	0.02%

Source: Pinellas County Planning Department, 1995

2. Seasonal Population Projection

Obtaining seasonal population data remains the most difficult aspect of projecting future populations. As noted by DCA (1985), "much of the difficulty lies in the lack of statistical data, by county, relating to seasonal inhabitants....Therefore, the Department will allow more latitude in judging the acceptability of whatever methodology is chosen for estimating and projecting seasonal populations."

Pinellas County also used the DEPM methodology to calculate the projected number of seasonal residents. The methodology involved calculating the number of dwelling units used seasonally and determining the average number of persons per seasonal unit for each planning horizon. First, the 1990 census was consulted to determine the number of seasonal units located within the city. Dwellings where census questionnaire respondents indicated a "usual home elsewhere" were labeled as seasonal units. From the 1990 data, the ratio of seasonal housing units to total housing units was calculated. This ratio was then applied to the total number of expected housing units for all planning time frames, as forecasted by the DEPM. Secondly, a "persons per seasonal unit rate" was applied to convert the projected number of seasonal units into the projected number of seasonal residents. Because the census does not include data on the average number of persons per seasonal unit, the county developed a countywide person per seasonal unit factor. Based on survey results, the county concluded the ratio of 1.79 persons per seasonal unit best characterized the seasonal housing size in Pinellas County. Therefore, the projected number of seasonal residents totaled the number of seasonal units in 2005 and 2010 multiplied by 1.79 persons per seasonal unit. Using this methodology, the seasonal population is expected to remain stable at approximately 1,500 persons between 1995 and 2010 (see Table 7).

Tourist data was supplied by the St. Petersburg/Clearwater Area Convention and Visitors Bureau. It was assumed that the number of hotel, motel, and timeshare units would remain constant throughout the planning time frames, and that the number of visitors using these facilities would remain similar to current counts. However, because the

number of dwelling units occupied by permanent residents is expected to increase, it was assumed that the number of visitors staying with friends or relatives would increase at a corresponding rate. In 1995, the number of tourists visiting Treasure Island was estimated at 4,210 persons, one of the highest rates in Pinellas County. The size of this population is expected to remain virtually unchanged during the next 35 years.

Table 7
Permanent and Seasonal Population Estimates and Projections, 1995-2030

Year	Permanent Population	Seasonal Population		Total Population
		Permanent Housing	Tourist	
1990*	7,266	1,471	---	8,737
1995	7,355	1,489	4,210	13,054
2000	7,404	1,497	4,212	13,114
2005	7,432	1,503	4,214	13,149
2010	7,448	1,506	4,215	13,169
2015	7,457	1,508	4,216	13,181
2020	7,463	1,508	4,216	13,187
2025	7,466	1,510	4,216	13,191
2030	7,467	1,510	4,216	13,193

* U.S. Bureau of the Census, 1990. Tourist figures were unavailable for this year.
Source: Pinellas County Planning Department, 1995

V. PUBLIC FACILITY AND SERVICE ANALYSIS

As outlined in Chapter 163, F.S., adequate public facilities and services must be in place to serve new development concurrent with the impacts of development. In 1993, the *Environmental Land Management Study III Act* revamped concurrency requirements for the State of Florida. The Act mandated that specific facilities and services are subject to concurrency requirements, including transportation, sanitary sewer, potable water, solid waste, and stormwater management. However, before providing public facilities and services for new development, a city must prove that these mechanisms are available for existing land uses. The following section addresses the availability of facilities and services within Treasure Island.

A. Traffic Circulation

There are three minor arterial facilities which serve Treasure Island, including state-controlled Gulf Boulevard and Blind Pass Bridge, and locally-controlled Treasure Island Causeway. In addition, major local roads include West Gulf Boulevard, Capri Boulevard, Paradise Boulevard, 115th Avenue, and Bayshore Drive. In 1995, all roadway segments were operating at the level-

~~of-service standard (LOS) "D" or better, with the exception of the Blind Pass Bridge, which was operating at LOS "F." This bridge recently underwent reconstruction from a two-lane undivided to a four-lane divided facility. It is anticipated that with the improvements resulting from the reconstruction, Blind Pass Bridge will operate at or better than the LOS "D" standard.~~

~~B. Sanitary Sewer~~

~~The City of Treasure Island owns and maintains 25 miles of sanitary sewer lines and 11 lift stations located within its municipal boundaries. There are no septic tanks in Treasure Island. All sewage is treated at the Northwest Wastewater Reclamation Facility, which is owned and operated by the City of St. Petersburg Utilities Department. Currently, the Northwest Facility serves 84,725 people, is operating at an average of 64.5 percent of capacity, and maintains a level of service of 152 gallons per capita a day (gpcd). Based on these data, the plant is operating at an acceptable level of service and the facility continues to serve the demand of existing land uses.~~

~~C. Solid Waste~~

~~The City of Treasure Island collects all refuse generated within its boundaries, with the exception of items left to be recycled. All solid waste is sent to the Pinellas County Refuse-to-Energy Plant, the Bridgeway Acres Sanitary Landfill, or is recycled. According to city collection figures, Treasure Island produced 8,869 tons of solid waste in Fiscal Year 1994/95. Of this amount, 10 percent was recycled and 90 percent was delivered to the Refuse-to-Energy Plant and landfill. With a total population of 13,054, the city generates an estimated 3.72 pound per capita a day (ppcd) of solid waste, with 3.3 ppcd sent to the incinerator or buried in the landfill. Due to the high proportion of seasonal residents included within these estimations, the average generation rate is approximately 50 percent lower than the countywide average. For the last six-year period, the Refuse-to-Energy Plant has been incinerating solid waste at 71 percent of capacity, and the landfill is not expected to reach capacity until 2025. Based on these data, the plant and landfill are operating at an acceptable level of service, and the facilities continue to serve the demands of existing land uses.~~

~~D. Storm-water Management~~

~~As part of the Pinellas County barrier island system, Treasure Island is subject to the effects of heavy rains, storm surges, and high tides. Currently, the city requires that stormwater management systems be designed to accommodate a 25-year, 24-hour storm event. Until recently, the city has relied heavily on new development and redevelopment to improve existing conditions. Realizing the difficulty in adhering to these requirements and continued flooding problems, the city commissioned Tampa Bay Engineering, Inc. to develop the 1996 *Treasure Island Master Drainage Plan*. The plan brought forth several recommendations to improve the storm-water management system and recommended a series of modifications to existing design requirements. For a further discussion of the storm-water management system, see the *Infrastructure Element*.~~

~~E. Potable Water~~

~~Pinellas County Utilities System (PCUS) provides potable water to Treasure Island residents and maintains the water distribution system up to individual property lines. Property owners are responsible for lines located on their land. Currently serving 62 percent of the county's population, the PCUS estimates current potable water demand at 125 gallons per capita a day~~

(gpcd). In 1995, Pinellas County recorded the average daily water demand at 78.9 mgd. Operating at 86 percent of average daily capacity, the PCUS adequately serves existing land uses within the service area with potable water.

F. Natural Groundwater Aquifer Recharge

As explained in the *Infrastructure Element*, the land beneath coastal communities and adjacent mainland areas in southern Pinellas County yields groundwater that is highly mineralized and saline. Therefore, in the area surrounding Treasure Island, groundwater recharge rates are negligible and have very low to no effect on the Floridan Aquifer.

VI. VACANT LAND ANALYSIS

As shown on *Map LU-1: Existing Land Use Map*, Treasure Island offers little area for future growth. Of the 744 developable acres, only 15 acres or 2 percent is vacant/undeveloped. Table 8 lists the number of vacant acres available in the various land use categories. As required by Rule 9J-5, F.A.C., these remaining vacant parcels have been analyzed to determine suitability for development. The analysis indicates that the vacant land exhibits the same natural resources, soils, topography, and historic resources as the remainder of the city.

Table 8
Vacant Land by Future Land Use, 1996

Future Land Use Category	Acreage
Residential Urban	1.13
Residential Medium	5.22
Resort Facilities Medium	2.26
Resort Facilities High	4.43
Commercial General	1.80
Preservation	0.18
Total	**15.02**

Source: Pinellas County Property Appraiser, 1996

VII. LAND NEEDED TO SUPPORT PROJECTED POPULATION

A. Land Required for Total Housing Need

To accommodate the expected amount of future residents, the city must ensure that land is available for future development. The permanent population in 2005 is estimated to be 7,432. According to the Shimberg Center for Affordable Housing, 4,766 units will be needed to accommodate this population, requiring an increase of 280 units from the 1995 inventory. By the year 2010 an additional 70 units will be needed, resulting in a total of 350 units needed within 15 years.

As shown in Table 8, approximately 7.8 acres are available for development within the vacant residential land use categories. In accounting for the development potential associated with these remaining vacant parcels, a maximum of 192 units could be developed based on the allowable density as illustrated on *Map LU-4: Future Land Use Map*. Although such factors as environmental constraints, infrastructure limitations, or changes to land development regulations were not taken into account, this total represents a reasonable approximation of the maximum number of units that can be constructed within the current boundaries of the city.

When developing housing need projections for the years 2005 and 2010, the Shimberg Center for Affordable Housing based their calculations on Treasure Island population projections developed by the Pinellas County Planning Department. In reviewing these projections, the city's permanent population is expected to increase by 77 residents by 2005, and another 16 residents by 2010. Assuming that the expected number of persons per household will remain relatively stable during these planning time frames (2005 and 2010), the city expects the need for additional housing to occur at the same rate as the increase in population. Furthermore, future demand should reflect recent housing construction activity, which was recorded at less than 8 units annually between 1990-1995.

However, the Shimberg Center has forecasted a need for an additional 350 units by 2010, over 250 units more than the city anticipates needing by the year 2010. The city has contacted the Shimberg Center and informed them of the difference. The Shimberg Center has recognized that there are shortcomings in the methodology and is currently trying to remedy discrepancies. Therefore, this element recognizes that the results of the research noted above must be refined in order to truly evaluate Treasure Island's future housing need.

VIII. REDEVELOPMENT

Redevelopment has been taking place on a limited, parcel-by-parcel basis throughout the city, with the heaviest concentration occurring in the Sunset Beach area. Although in the past, local officials had expressed some interest in revitalizing the primary retail-commercial area depicted on *Map B-1: Central Business District*, no actions or recommendations had been taken to stimulate such revitalization. However, as indicated by the adoption of Resolution 97-102, endorsing a "visioning process", designating facilitators for the project, and appointing a steering committee to begin the process, city officials have now taken a proactive position in the revitalization/redevelopment of key areas in the city.

In 2000, the Downtown Central Business District was designated as a Community Development Block Grant (CDBG) area, and the City was the recipient of a $300,000 matching CDBG federal grant for streetscape and pedestrian improvements. A number of businesses also participated in the CDBG building facade grant program.

In 2005, the City of Treasure Island initiated the development of a Downtown Redevelopment Plan, which was adopted in November 2006. During the same time period the Pinellas Planning Council (PPC) adopted new rule changes that require all municipalities to develop a Special Area Plan (SAP) for those areas in which they wish to promote redevelopment. Thus, the City began to initiate the development of a Downtown Special Area Plan upon approval of those changes with the Countywide Plan Rules. This document culminated into the development and

future implementation of a Special Area Plan, which reflects the City's vision for the downtown core.

The purpose of the Downtown Special Area Plan is to bring about and encourage mixed use redevelopment within the downtown core and make this area more compatible to the wishes of the community. Currently, the existing Commercial General Land Use category does not provide the opportunity to promote mixed use development. The amendment of the Future Land Use Element (FLUE) text to include the Planned Redevelopment-Mixed Use (PR-MU) as a land use category will provide support for the designation of the Treasure Island Downtown Core as PR-MU on the Future Land Use Map (FLUM).

Under Pinellas Countywide Plan Rules, Section 2.3.3.8., the purpose of the Planned Redevelopment-Mixed Use Land Use Category " *to depict those areas of the county that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complementary. This category should facilitate infill and redevelopment of these areas to create a desirable mix of nonresidential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities."*

The City intends to adopt new land development regulations to implement the Downtown Special Area Plan by designating a Planned Redevelopment-Mixed Use Land Use Category. The new regulations will establish two subcategories under the PR-MU, as Planned Redevelopment Mixed Use-Core (PR-MU-Core) and Planned Redevelopment Mixed Use-Gulf Boulevard (PR-MU-Gulf Boulevard). These regulations will also define the requirements for mixed use development addressing building placement and configuration, building heights and form, ground floor and upper story uses, parking, and conditions addressing design of ground level facades along streets and public spaces.

Treasure Island is currently revising its community vision statement, which is an important initial step to ensure that desired redevelopment activities occur. This visioning effort has included an emphasis on the need to encourage mixed use development in Treasure Island. Manifesting the spirit of the vision statement within the comprehensive plan with objectives and policies is essential to achieving the City's redevelopment goals.

IX. TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights is a land use regulatory tool under which development rights can be severed from one parcel of land and sold to another parcel of land under a market transaction. The Comprehensive Plan provides for establishment of a voluntary Transfer of Development Rights (TDR) program as a tool too implement the goals of a redevelopment plan and/or Special Area Plans approved by the City, Pinellas Planning Council and the Countywide Planning Authority. TDR's are often implemented to protect designated environmental, open space, archaeological, historical or architecturally significant sites.

The parcel from which the rights are transferred is then permanently restricted as to future development, and the purchaser of such rights may assign them to a different parcel to gain additional density. Usually, TDR programs designate sending areas from which rights may be transferred and receiving areas to which the rights may be sent.

TDR programs appear to offer many advantages to local governments that want to control land use but also compensate landowners for restrictions on the development potential of their properties. TDR programs can be easier to implement than typical zoning programs; they make development more predictable and use the market to compensate landowners for lost property value. TDR programs are also more permanent than traditional zoning regulations.

X. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), Florida Statutes (F.S.), and Rule 9J-5.006(3), F.A.C., the following represents the future land use goals, objectives, and policies of the City of Treasure Island. The goals are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed. Objectives are measurable actions, while policies are implementation activities, both of which support attainment of the goals.

B. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.006(3), F.A.C., and Chapter 163, F.S., are not applicable to the City of Treasure Island:

- Rule 9J-5.006(3)(b)2, F.A.C.: Encourage the redevelopment and renewal of blighted areas - There are no such areas within the city.
- Rule 9J-5.006(3)(b)3, F.A.C.: Encourage the elimination or reduction of uses inconsistent with the community's character and future land uses - There are no uses identified within the community.
- Rule 9J-5.006(3)(b)7, F.A.C.: Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S. - There are no such areas in or near the city.
- Rule 9J-5.006(3)(b)8, F.A.C.: Discourage the proliferation of urban sprawl - Not appropriate to the community due to its developed character, and limited potential for future development.
- Rule 9J-5.006(3)(b)11, F.A.C.: Availability of dredge disposal sites -There are no such sites.
- Rule 9J-5.006(3)(c)6, F.A.C.: Protection of potable water well fields - There are no such areas in the city.
- Rule 9J-5.006(3)(c)8, F.A.C.: Identification, designation, and protection of historically significant properties - There are no such properties within the city.
- Rule 9J-5.006(3)(c)9, F.A.C.: Designated dredge spoil disposal sites - There are no such sites.
- Section 163.3177(6)(a), F.S.: Public School collocation criteria - There are no public school sites in the city currently, nor will there be in the future.

C. Implementation

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the application of land development regulations.~~

Introduction

The Future Land Use Element is provided to ensure the efficient use of land while achieving a sustainable, climate resilient community and protecting the environment. The goals, objectives, and policies are designed to guide the future general distribution, location, and extent of land uses.

~~**D. Local Goals, Objectives, and Policies**~~

Goal 1:

The City shall ensure that the residential character of the City ~~of Treasure Island~~ is maintained and protected while:

- **Maximizing the potential for economic benefit resulting from the tourist trade and professional services;**
- **Maximizing the quality of life through the enjoyment of natural and man-made resources by citizens and visitors alike; and**
- **Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes ~~degradation~~.**

Objective 1.1: Future Land Use Map and Land Use Designations

Ensure that redevelopment and new development occur in planned areas at the appropriate densities and intensities as indicated on, and consistent with the *City of Treasure Island 2040 Future Land Use Map.*

Policy 1.1.1: The City's ~~of Treasure Island~~ *Future Land Use Map* shall be consistent with the Countywide Plan Rules ~~*Rules Concerning the Administration of the Countywide Future Land Use Plan,*~~ as ~~*amended*~~ adopted by Pinellas County ~~Ordinance No. 89-4 effective February 6 1989, and subsequent rule amendments~~.

Policy 1.1.2: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern residential development within the ~~community~~ City ~~pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Residential Urban (RU), density of 0 to 7.5 residential units per acre with a maximum impervious surface ratio of 0.7
- Residential Medium (RM), density of 0 to 15 residential units per acre with a maximum impervious surface ratio of 0.7

Policy 1.1.3: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City ~~community pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Resort Facilities Medium-30 (RFM-30), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 30 units per acre with a maximum floor area ratio (FAR) of 0.65 and a~~n~~ maximum impervious surface ratio (ISR) of 0.85 with a percentage distribution of 50 to 70 percent residential, ~~30~~ up to 50 percent tourist accommodation, and ~~10~~ up to 20 percent "other."

- Resort Facilities High-50 (RFH-50), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 50 units per acre with a maximum FAR of 1.2 and a~~n~~ maximum ISR of 0.95 with a percentage distribution of 30 to 60 percent residential, ~~40~~ up to 70 percent tourist accommodation, and ~~5~~ up to 10 percent "other."

- Planned Redevelopment-Mixed Use (PR-MU). The purpose of this category is to depict those areas that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary. The category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses but promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

  The PR-MU in the Downtown Redevelopment Area will consist of two sub-categories:

  - Planned Redevelopment-Mixed Use-Core (PR-MU-Core), with a residential density of 0 to 24 units per acre and a tourist accommodation density of 0 to 60 units per acre with a maximum floor ratio area (FAR) of 1.00 and a~~n~~ maximum impervious surface ratio area (ISR) of .90.

  - Planned Redevelopment-Mixed Use-Gulf Boulevard (PR-MU-Gulf Blvd), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 60 units per acre with a maximum FAR of .55 and a~~n~~ maximum ISR of .90.

  Within the PR-MU uses, development standards, density/intensity standards and locational characteristics associated with this category must be set forth in a special area plan.

  - Shall be a minimum of ten (10) acres in size.
  - Must include residential with office, and/or commercial uses, along corridors adjacent to neighborhoods or within distinct areas that are interrelated and complimentary, and
  - Shall be of countywide significance.

The following uses in the PR-MU shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like uses(s), which exceeds the designated threshold shall require a plan map amendment that shall include such use and contiguous uses:

- Ancillary Non-residential; Transportation/Utility – Shall not exceed a maximum area of three (3) acres.
- Institutional Use (except public educational facilities which are not subject to this threshold) – Shall not exceed a maximum area of five (5) acres). And

Planned Redevelopment shall require a Special Area Plan that must be approved by the City Commission. The Special Area Plan and substantive changes to an approved special area plan shall be subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council. While each Special Area Plan shall establish the density, intensity, and mix of permitted uses, the maximum density and intensity permitted in any PR-MU designated area shall be a maximum permanent density of 24 residential units per acre, a tourist dwelling density of 60 units per acre and a maximum floor area ratio of 1.0.

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The Special Area Plan shall include at minimum, information addressing the following:

A. Plan Issues and Objectives.
   - **A.** Existing land use and related characteristics of the area;
   - **B.** Issues to be addressed by the plan;
   - **C.** Plan objectives in relationship to the City's ~~C~~comprehensive ~~P~~plan and PlanPinellas ~~Pinellas by Design~~.

B. Plan Composition.
   1. Permitted uses and any differentiation by location;
   2. Density/intensity standards for permitted uses;
   3. Design guidelines, if any, appropriate to plan;
   4. Affordable housing provisions, if any, appropriate to the plans;
   5. Mixed use provisions, if any, appropriate to the plan;
   6. Special provision for multimodal mobility and circulation, ~~including mass transit,~~ access management, parking, and safety ~~pedestrians, and bicycles~~.
   7. Identification of and reference to land development regulations that implement the plan;
   8. Public and/or private improvements, contributions and/or incentives, if any, appropriate to the plans; and,
   9. The local government's plan approval process.

C. Plan Impacts.
   10. Identification of water, sewer, and storm-water drainage impacts that may be anticipated based on the plan;
   11. Identification of overall system characteristics;

12. An analysis of the difference between these anticipated impacts on the systems as compared to the impacts based on the current Countywide Plan Map designations.

Policy 1.1.4: The City ~~of Treasure Island hereby~~ adopts those land use categories identified and defined in this policy as those which shall govern other development within the City ~~community pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code~~.

- Commercial General (CG), with a density of 0 to 22 units per acre for tourist accommodations, a maximum floor area ratio (FAR) of 0.55, and a~~n~~ maximum impervious surface ratio (ISR) of 0.9
- Recreation Open Space, (R/OS), with a maximum FAR of 0.25 and a maximum ISR of 0.6 (special permit required)
- Preservation (P), with a maximum FAR of 0.1 and a maximum ISR of 0.2 (special permit required). The City may define in the land development regulations more restrictive zoning categories, including Conservation and Beachfront as appropriate, to be permitted under the Preservation land use category.
- Institutional (I), with a maximum FAR of 0.55 and a maximum ISR of 0.75
- Transportation/Utility (T/U), with a maximum FAR of 0.55 and a maximum ISR of 0.75

Policy 1.1.5: Land use districts that define specific uses and development densities and intensities implementing these land use designations shall be included within the land development regulations.

~~**Measure:** All redevelopment and new development consistent with the T*reasure Island Comprehensive Plan* and *Future Land Use Map*.~~

Objective 1.2: Land Development Regulations

Future growth and development shall be managed through the implementation and enforcement of the land development regulations as codified in City~~'s of Treasure Island~~ *Land Development Regulations* consistent with the comprehensive plan.

Policy 1.2.1: The land development regulations shall contain provisions which implement guidelines for the administration of those land use categories adopted for the City ~~of Treasure Island~~.

Policy 1.2.2: The land development regulations shall recognize the limitations of development on a barrier island resulting from the effects of the Coastal High Hazard Area, 100-year floodplain, vulnerability to tropical storms, topography, sea-level rise, and soil conditions.

Policy 1.2.3: The land development regulations shall include provisions for the subdivision of land, the use of land, the protection of environmentally sensitive lands, and flood hazard safety.

Policy 1.2.4: The land development regulations shall contain provisions for drainage and stormwater management, open space, safe and convenient on-site traffic flow, parking, and signage.

Policy 1.2.5: The land development regulations shall contain provisions for drainage and storm-water management based on the minimum criteria established by the Southwest Florida Water Management District and other governmental agencies with jurisdictional responsibilities.

Policy 1.2.6: The land development regulations shall contain provisions ensuring that all applications for development approval are subject to site plan review unless exempted in the regulations.

~~**Policy 1.2.7:** The land development regulations shall contain provisions ensuring that all development is consistent with National Flood Insurance Program regulations.~~

Policy 1.2.7~~8~~: The land development regulations shall contain provisions ensuring the compatibility of adjacent land uses and provide for adequate and appropriate buffering.

Policy 1.2.8~~9~~: The land development regulations shall contain provisions ensuring that all development is consistent with those coastal construction regulations adopted and/or amended by the State of Florida, Pinellas County, and other agencies with jurisdictional authority.

Policy 1.2.9~~10~~: The land development regulations shall contain provisions encouraging the use of native ~~vegetation,~~ and Florida Friendly™ landscaping and vegetation while encouraging the removal and prohibiting the planting of exotic and/or invasive species.

Policy 1.2.10~~11~~: The land development regulations shall contain provisions encouraging land development which highlights and protects scenic amenities and ensures public access and minimizes human impacts to the waterfront.

~~**Policy 1.2.12:** The City shall review and appropriately amend the land development regulations to ensure consistency with the adopted community vision statements.~~

Policy 1.2.11~~13~~: New development and redevelopment shall be required to comply fully with the locational and construction regulations of the Federal Emergency Management Agency and the National Flood Insurance Program, as well as those of the ~~c~~City ~~and county~~.

Policy 1.2.12: The land development regulations shall contain provisions that aim to improve resiliency to projected environmental changes.

Policy 1.2.13: The land development regulations shall encourage the use of low impact development measures.

Policy 1.2.14: The land development regulations shall encourage mixed-use development, where appropriate.

~~**Measure:** Implementation of the land development regulations consistent with this comprehensive plan.~~

Objective 1.3: Residential Development

The integrity and quality of life will be maintained in residential neighborhoods.

Policy 1.3.1: All residential lot sizes shall be governed by standards in the land development regulations.

Policy 1.3.2: The City shall, through provisions contained in the land development regulations, encourage a balanced land use mix providing for a variety of housing styles, densities, and open space.

Policy 1.3.3: The City shall encourage opportunities ~~for all citizens~~ to purchase or rent affordable, decent, safe, and sanitary housing ~~which they can afford~~, free from arbitrary discrimination in accordance with Pinellas County's Fair Housing Act. ~~because of race,sex, handicap, ethnic background, marital status, or household composition~~.

Policy 1.3.4: Existing residential land uses shall, through provisions contained in the land development regulations, be protected from the encroachment of incompatible activities.

~~**Policy 1.3.5:** The land development regulations shall contain provisions which encourage the conservation, maintenance, and rehabilitation of existing residential properties land uses~~

Policy 1.3.5~~6~~: The land development regulations shall contain provisions wherein residential land uses are:

- ~~l~~Located and designed to protect life and property from natural and manmade hazards, to the extent possible ~~such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.~~

~~**Policy 1.3.7:** Residential land uses shall, through provisions contained in the land development regulations, be~~ e

- Encouraged in a manner which is compatible with the type and scale of surrounding land uses.

- ~~**Policy 1.3.8:**~~ Required to provide ~~B~~buffering and open space ~~requirements within multifamily residential land uses shall be required,~~ as appropriate, ~~through provisions contained in the land development regulations.~~

~~**Measure:** Implementation of density limits, policies, and land development regulations~~

Objective 1.4: Nonresidential Development

Commercial development shall occur in a planned and orderly fashion.

Policy 1.4.1: In order to minimize incompatibility when residential and mixed use or commercial land uses share a common boundary, the land development regulations shall

contain provisions wherein the installation of buffering, as appropriate, is required when there is a change of use or increase in intensity.

Policy 1.4.2: The land development regulations shall contain provisions wherein commercial land uses are located in a manner which ensures the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy 1.4.3: The land development regulations shall contain provisions wherein development of seasonal tourist facilities within the RFM-30 and RFH-50 land use categories are not used as a means to usurp the residential density limitations established by this comprehensive plan.

Policy 1.4.4: Commercial-tourist facilities shall be directed to locations abutting or accessible to the City's water and beach resources, as feasible, consistent with the limitations on such facilities established by the Coastal Management and Conservation Elements.

Policy 1.4.5: The land development regulations shall contain provisions wherein ancillary commercial uses may be incorporated into the RFM-30 and RFH-50 land use categories.

Policy 1.4.6: The City shall, through provisions contained in the land development regulations, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 1.4.7: ~~Strip commercial development that compounds traffic and land use conflicts shall be strongly discouraged,~~The City will encourage mixed-use, creative architectural design. Parking regulations in the land development regulations shall ensure adequate levels of parking spaces while encouraging the reduction of pedestrian and vehicular conflicts and enhancing the aesthetics of the pedestrian realm.

~~**Policy 1.4.8:** The City shall continue to recognize the area from 104th Avenue through 108th Avenue, inclusive, as depicted on adopted *Map B-1*, dated April 6, 1998, as the Central Business District of the Community.~~

Policy 1.4.8: The City encourages recreational and commercial working waterfronts, as defined in Florida Statutes, which provide public access, mitigation of hazards, enhanced traditional economy and protection of environmental resources.

~~**Measure:** Commercial development in compliance with the *Future Land Use Map* and *Central Business District Map*.~~

Objective 1.5: Redevelopment

The City ~~of Treasure Island~~ shall encourage redevelopment ~~and ensure~~ that ~~it~~ is compatible with the existing character in order to achieve an orderly and aesthetic mixture of land uses.

Policy 1.5.1: The City shall, through provisions contained in the land development regulations, encourage opportunities for the redevelopment or rehabilitation of existing commercial areas or uses.

Policy 1.5.2: ~~In order t~~ To ~~ensure the continued maintenance of its beach residential character, t~~he City shall, through its ~~provisions contained in~~ the land development regulations, encourage ~~opportunities for the~~ maintenance, rehabilitation ~~and/~~or ~~revitalization~~ reconstruction of existing ~~residential~~ structures, in conformance with Federal, State, County, and City regulations.

Policy 1.5.3: The City shall evaluate and create as appropriate an area plan that encourages the redevelopment of ~~that~~ the area bounded by John's Pass on the north and 127th Avenue on the south on both sides of Gulf Boulevard ~~as depicted on adopted *Map B-2: John's Pass Redevelopment Area*~~.

~~**Policy 1.5.4:** By 2005, the City shall conduct an area study of the Central Business District to explore the possibility of establishing a redevelopment district, pursuant to Chapter 163, Part III, Florida Statutes~~.

~~**Policy 1.5.5:** In order to support redevelopment, the City shall consider utilizing one or more of the Planned Redevelopment districts identified in the Countywide Plan Rules, and shall include the preparation of the required Special Area Plan.~~

Policy 1.5.~~6~~4: In conjunction with the Downtown Special Area Plan, the City shall ~~adopt~~ implement the appropriate mixed use development controls within the ~~framework of the~~ land development regulations ~~for the 20.7 acre FLUM amendment~~ area ~~(CG to PR-MU)~~ to prevent adverse impacts to hurricane evacuation times and to ensure the control of added density. Such controls shall include the following:

- Residential development shall not be allowed unless part of a larger mixed-use project with commercial and/or office uses being located on the lower floors.

- The regulated building height shall be limited to the maximum allowed by the land development code, ~~(60 feet above flood zone requirements)~~ and consistent with the adoption of the Downtown Special Area Plan. Such building height may be variable as allowed by code for architectural features. ~~such as stairwells, elevator shafts, rooftop parking guard rails/walls, mansard roofs for hiding ancillary equipment, and the like.~~ Such features shall not constitute a living level.

Policy 1.5.~~7~~5: New transient development located in Hurricane Evacuation Level A, as identified by the Pinellas County Emergency Management Agency, shall be consistent with the Pinellas Countywide Plan Rules by preparing a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch (approximately 48 hours in advance of the anticipated onset of tropical storm force winds) is posted for Pinellas County by the National Hurricane Center.

Policy 1.5.~~8~~6: The City ~~of Treasure Island~~ shall adopt elements of the balancing criteria of Forward Pinellas to evaluate City amendments proposed to the Countywide Plan Map within the Coastal High Hazard Area (CHHA):

A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

B. Utilization of Existing and Planned Infrastructure – The requested amendments will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

E. Water Dependent Use – The requested amendment is for uses which are water dependent as defined in state statutes.

F. Overall Reduction of Density – The requested amendment would result in an increase in tourist accommodation density on a single parcel, in concert with corollary amendment which shall not result in any increase in permanent density in the surrounding CHHA.

Policy 1.5.7: Future development and redevelopment shall provide a balance of uses that foster a vibrant, viable resilient community and economic development opportunities.

~~**Measure:** Redevelopment in compliance with the *Future Land Use Map.*~~

Objective 1.6: Nonconforming Uses

The City will work with the private sector to reduce the number and/or extent of nonconforming land uses or structures.

Policy 1.6.1: Those commercial and residential activities which were rendered nonconforming with the adoption of this comprehensive plan shall be considered grandfathered, as defined in the land development regulations.

Policy 1.6.2: Buffering of incompatible and/or nonconforming land uses or structures shall be required through provisions contained in the land development regulations.

Policy 1.6.3: Land uses or structures which are either incompatible or inconsistent with this adopted ~~*Future Land Use*~~ comprehensive ~~P~~plan shall be deemed nonconforming.

~~**Measure:** Identification and reduction of the number and/or extent of nonconforming uses or structures~~

Objective 1.7: Natural Resources

Development activities shall ensure the protection of natural resources.

Policy 1.7.1: The City shall ensure, through provisions contained in the land development regulations, that land is developed in a manner which respects necessary ecological functions and suitability for urban development.

Policy 1.7.2: The land development regulations shall ensure that unique and/or irreplaceable natural resources are protected from the adverse effects of development, except in cases of overriding public benefit.

Policy 1.7.3: Development review criteria, as contained in the land development regulations, shall include soil suitability.

Policy 1.7.4: Species of flora and fauna listed ~~in the *Coastal Management and Conservation Element* of this comprehensive plan~~ as endangered, threatened or species of special concern~~, as defined~~ by federal law or Florida Statutes, shall be protected through compliance with appropriate federal and state regulations or provisions contained in the land development regulations.

Policy 1.7.5: Recreational development shall be compatible with the surrounding environment and shall be subject to standards contained in the land development regulations.

Policy 1.7.6: The land development regulations shall encourage the preservation of tree canopies and wetland vegetation.

Policy 1.7.7: Coastal vegetative communities, coastal wildlife habitats, and dune systems shall be protected from the adverse effects of development through provisions contained in the land development regulations.

Policy 1.7.8: The land development regulations shall contain provisions wherein tidal flushing and circulation patterns are not significantly altered by development activities.

Policy 1.7.9: The City shall ensure, through provisions contained in the land development regulations, that natural watercourses are protected in their natural state and exempt from alteration.

Policy 1.7.10: The land development regulations shall contain provisions wherein land use proposals which could potentially increase point-source air and water pollution are not permitted.

~~**Policy 1.7.11:** Dredge and fill activities shall only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.~~

Policy 1.7.11~~12~~: The mangrove island~~s~~ known as Elnor Island ~~and Bird Key~~ shall be protected through provisions contained in the land development regulations.

Policy 1.7.12~~13~~: The City shall coordinate with appropriate agencies ~~in the implementation of the *Tampa Bay S.W.I.M. Plan of 1988,* and its efforts~~ to monitor and improve the water quality of Boca Ciega Bay.

~~**Measure:** Protection of natural resources.~~

Objective 1.8: ~~Concurrency~~ Public Facilities and Development Impacts

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary are available to meet development impacts, inclusive of all applicable ~~the~~ level-of-service standards adopted pursuant to this comprehensive plan ~~are available concurrent with the impacts of the development~~.

Policy 1.8.1: The City ~~of Treasure Island~~ shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service requirements established and adopted in its ~~the *Capital Improvements Element* of this~~ comprehensive plan.

Policy 1.8.2: ~~Recognizing the limitations of the potable water supply available to serve this community, the~~ The City shall adopt by reference those provisions of water conservation ordinances that are applicable to Treasure Island which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District.

Policy 1.8.3: The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities to meet City adopted standards ~~(e.g., streets and utilities)~~. New development and redevelopment may be required to provide for pedestrian or multi-modal facilities adjacent to their property if none currently exists.

~~**Policy 1.8.4:** The City shall work with the appropriate governmental agencies in an attempt to develop regulations granting preference to highway traffic over Intracoastal Waterway traffic.~~

Policy 1.8.4~~5~~: Public facilities and utilities shall be located and designed ~~so as~~ to maximize the efficiency of services provided~~;~~, to ~~minimize~~ balance their cost with resiliency~~;~~, and to minimize their impacts on the natural environment.

~~**Measure:** Maintenance of level-of-service standards.~~

Objective 1.9: Utilities

The City shall ~~continue to~~ ensure, through site plan review, the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.9.1: The City shall assure that adequate land is available for the maintenance of those public utility facilities provided by the City necessary to support proposed development.

Policy 1.9.2: The City will cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities.

Policy 1.9.3: The City shall coordinate with utility companies ~~to develop a plan that will call for the burial of~~ in an attempt to have new utility lines buried where feasible.

~~**Measure:** Availability of adequate land and facilities~~.

Objective 1.10: Educational Facilities

The City ~~of Treasure Island~~ shall support efforts that facilitate coordination of planning ~~between the city and the School Board~~ for the location and development of public educational facilities.

Policy 1.10.1: The City ~~of Treasure Island~~ supports public school siting that will provide for adequate provision of facilities for the residents of the City, including any current and/or future interlocal agreements with the Pinellas County School Board. ~~pursuant to Section 235.193, Florida Statutes, through the passage of Resolution 96-77, dated September 24, 1996.~~

Policy 1.10.2: ~~Public e~~Educational facilities ~~of the School Board~~ are either a ~~an allowable~~ permitted or special exception use within the following future land use categories:

- Residential Urban
- Residential Medium
- Planned Redevelopment – Mixed-Use Core
- Planned Redevelopment – Mixed Use Gulf Blvd
- Institutional

~~**Measure:** Land development regulations allowing school sitting in appropriate areas.~~

Objective 1.11: Historic Preservation

The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing, structures, and archaeological sites.

Policy 1.11.1: By providing referral to the appropriate governmental agency(ies), the City shall assist property owners in the identification of historically significant structures and archaeological sites.

Policy 1.11.2: The City shall assist property owners of historically or architecturally significant structures and archaeological sites in applying for and utilizing county, state, and federal assistance programs.

Policy 1.11.3: Through site plan review, the City shall ensure that all development or redevelopment occurring in the area of known historically or architecturally significant structures or archaeological sites is consistent with protection measures recommended by the Florida Department of State.

Policy 1.11.4: The City shall support the efforts of the Treasure Island Historical Society to identify and preserve significant historic resources, and ~~to~~ educate residents and visitors regarding those resources.

~~**Measure:** The identification, preservation, and protection of historically or architecturally significant housing, structures, or archaeological sites.~~

Objective 1.12: Hurricane Evacuation

The City shall strive to reduce the incidence of property damage and loss of human life due to natural disasters through hurricane preparedness planning and implementation.

Policy 1.12.1: The City shall coordinate with Pinellas County to facilitate evacuation notices as ordered by the Board of County Commissioners, or others, as managed by Pinellas County Emergency Management. ~~Hurricane evacuation clearance times shall be maintained or reduced through public education efforts and the suspension of toll collection during ordered evacuations and re-entries.~~

Policy 1.12.2: The City shall implement the City's ~~of Treasure Island's *Emergency Action Guide*~~ *Comprehensive Emergency Management Plan* and the *Pinellas County Emergency Management Plan.*

~~**Measure:** Implementation of a hurricane evacuation plan.~~

Objective 1.13: Private Property Rights

The City shall recognize private property rights pursuant to law. ~~pursuant to Sections 70.001 and 70.51, Florida Statutes~~.

Policy 1.13.1: The City ~~shall, upon need, prepare and adopt procedures to deal with the appeal process as outlined in~~ may establish procedures to govern the conduct of the proceedings authorized by the *Bert J. Harris, Jr. Private Property Rights Protection Act* and the *Florida Land Use and Environmental Dispute Resolution Act*.

~~**Measure:** Preparation and adoption of appeal process procedures.~~

Objective 1.14: **Transfer of Development Rights**.

The City shall consider the creation of a voluntary program for the Transfer of Development Rights to implement the goals of a redevelopment plan and/or Special Area Plans as approved by the City, ~~Pinellas Planning Council~~ and the Countywide Planning Authority.

Policy 1.14.1: Transfer of Development Rights shall be as provided for in the applicable local government ~~C~~comprehensive ~~P~~plan, Special Area Plans, and ~~L~~land ~~D~~development ~~R~~regulations.

Policy 1.14.2: The land use characteristics within any given ~~Citywide~~ Future Land Use Map category shall be consistent with those land use characteristics enumerated for each Countywide Plan Map category, and no Transfer of Development Rights shall be permitted which is inconsistent with the use characteristics of a given Countywide Plan Map category.

Policy 1.14.3: There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the City's Future Land Use Plan and Countywide Plan Rules, except for preservation or archaeological, historic, environmental, or architectural sites or features.

Policy 1.14.4: Transfer of Development Rights is permitted between all ~~Citywide~~ Future Land Use Map categories except as follows:

- There shall be no transfer to the Recreation/Open Space or Preservation categories.
- There shall be no transfer from the Planned Redevelopment (PR) categories governed by a Special Area Plan to areas outside the Special Area Plan, except as may be provided for in such Special Area Plan. Transfers within a Special Area Plan shall be permitted provided that such transfers are consistent with the provisions of the Special Area Plan.

Policy 1.14.5: The maximum permitted density/intensity of the Countywide Plan Map category for any parcel of land to which rights are transferred shall not exceed twenty (20) percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category applicable to such parcel, except as specifically provided for parcels within an area designated CBD, CRD, or PR on the Countywide Plan Map. Transfer of development rights within these categories shall be in accordance with the terms for transfer of development rights and permitted maximum density/intensity of the approved site area plan.

Policy 1.14.6: Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In Particular:

- The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the City's Future Land Use Map category, and not otherwise transferable.

- Determination of available remnant use and density/intensity for any mixed use, or combination of distinct uses, shall be in accord with the consistency criteria as set forth in ~~Sec. 4.2.3 and 4.2.4 of~~ the Countywide Plan Rules.
- A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the Recreation/Open Space category, except for sending parcels classified as Preservation or required to be classified as Preservation as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the Preservation category.
- Neither the use nor density/intensity of a sending parcel shall be double-counted and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable Countywide Plan Map category for each the sending and receiving parcels, when taken together.

Policy 1.14.7: Where all development rights have previously been transferred from a sending parcel through a local government approved or Countywide Plan Map approved process, no additional development rights shall be transferable from that sending parcel.

Policy 1.14.8: There shall be no transfer of development rights from or to submerged land, or from outside the coastal high hazard area into the coastal high hazard area.

Policy 1.14.9: The City shall establish a transfer rate of one unit to one unit for the transfer of density from sending areas to receiving areas under the City's Transfer of Development Rights program to avoid adversely affecting the out-of-county clearance time on designated hurricane evacuation routes, and the evacuation time to shelter. ~~This is more restrictive than the Countywide Plan Rules allow for because otherwise the Transfer of Development Rights Program would have the potential to increase density within the Coastal High Hazard Area (CHHA).~~

Policy 1.14.10: Where privately owned property contains vested unit(s) within the Preservation Land Use Category, a transfer rate of one residential unit per vested unit, consistent with the Pinellas Countywide Plan Rules, may be allowed under the Transfer of Development Rights Program.

Policy 1.14.11: Where an entire parcel of property is located in a Preservation or Recreation/Open Space category, and the development rights of such parcel have not been and cannot be transferred, such property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Plan Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation.

Policy 1.14.12: Any project utilizing transfer of development rights shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require written evidence of the transfer of development rights in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County~~, and a record copy of same to be filed with the PPC~~.

Objective 1.15: Resiliency Planning

The City will strive to become a leader in sustainable planning practices and support sustainable development, including creating new incentives in the land development regulations.

Policy 1.15.1: The City shall develop building standards that promote the increased use of solar electricity in the community and shall monitor the initiatives of the County and other agencies in the development of renewable energy sources.

Policy 1.15.2: The City shall encourage sustainable, energy-efficient and climate resilient construction practices by:

a) Developing land development regulations that require or incentivize environmental building standards;
b) Encouraging commercial builders to construct or renovate commercial facilities to meet Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable sustainable commercial building standards;
c) Encouraging City personnel to acquire and maintain LEED, Envision, or other green accreditations;
d) Incorporating design specifications that increase resilience to sea level rise and more frequent or intense storm events.
e) Implementing expedited permitting for the installation of renewable energy sources, alternative fuel and electric vehicle charging infrastructure.

Policy 1.15.3: The City shall evaluate risk from climate impacts in the location and design or new infrastructure, as well as the fortification or retrofitting of existing infrastructure.

Policy 1.15.4: The City shall consider the impacts of climate change as an integral part of its policies and practices, including comprehensive planning, building codes, land development regulations, resource management, flood control and stormwater management, coastal management, community development and capital planning.

Policy 1.15.5: The City shall maintain a vulnerability assessment of City-owned facilities and infrastructure to communicate risks associated with climate change and shall utilize this assessment as possible to obtain grant funding to address identified needs.

Policy 1.15.6: The City shall identify, and designate Adaptation Action Areas as provided by Section 163.3164(1), Florida Statutes, and develop policies for adaptation as required for the protection of areas and facilities in the City that are vulnerable to the impacts of rising sea levels and climate change. Areas that may be designated as Adaptation Action Areas in the City include but are not limited to:

a) the Coastal High Hazard Area;
b) the Coastal Storm Area as defined by Pinellas County;
c) areas subject to inundation due to extreme tidal elevations, surge events and/or sea level rise, and;
d) areas expected to experience the greatest extent of flooding in a 100-year flood

event.

Policy 1.15.7: The City shall investigate the availability of grants and other funding sources to implement redevelopment programs and achieve redevelopment goals with a focus to mitigate the adverse impacts of flooding and other disasters. Priority for funding will go to repetitive loss properties. Mitigation may include purchasing repetitive loss properties or an appropriate interest therein.

Policy 1.15.8: The City shall seek alternative funding sources for the construction or reconstruction of public infrastructure for resiliency purposes.

~~**References**~~

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MULTIMODAL TRANSPORTATION ELEMENT

~~*The purpose of the Transportation Element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems.*~~

~~*Rule 9J-5.019(1), Florida Administrative Code*~~

~~I. INTRODUCTION PURPOSE AND FORMAT~~

~~All local government comprehensive plans are required to contain a *Transportation Element*, as indicated in Chapter 163, Florida Statutes (F.S.). , and Rule 9J-5, Florida Administrative Code (F.A.C.), *Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance*. The purpose of the *Transportation Element* is to plan for the future multi-modal system. A system that. establish the desired future transportation system within the local government's jurisdiction, and particularly to plan for future motorized and non-motorized traffic movement that places emphasis on public transportation and enhancing the existing network of for pedestrian, bicycle, transit and other modes of transport. systems. Traffic movements are a reflection of land uses, therefore, future land use designations will affect transportation. Improvements must be planned for heavy traffic volume areas in order to ensure less congestion and better circulation in the future.~~

~~This multimodal approach is even more important for densely populated areas such as Pinellas County and the City of Treasure Island. The constraints inherent in expanding the roadway network in the form of escalating right-of-way costs, concerns over neighborhood intrusion, environmental impacts and maintaining quality-of-life contribute to this multifaceted approach to transportation.~~

~~Enhancing quality-of-life experiences for residents and visitors is central to the livable community concept, which has become a theme behind a significant shift in transportation and land use planning on a national and local level. Planning for livable communities and sustainability focuses on land development, building and street design elements that create environments where people want to work, live and play. From a transportation perspective, these environments offer mobility choices such as transit, bicycling and walking as attractive alternatives to driving. These transportation choices also contribute to healthier communities.~~

~~To determine the status of a community's transportation system, a criterion must be established. The criterion which must be utilized, according to Rule 9J-5, F.A.C., is the determination of level of service (LOS). With this information a community can determine if improvements are necessary for its current roadway network, and can develop possible solutions based upon an acceptable standard which it establishes for comparison.~~

~~Rule 9J-5, F.A.C., requires that the *Transportation Element* contain the following information: (1) an inventory of the existing transportation system, including the existing transportation map or map series; (2) an analysis of existing roadway deficiencies within the transportation system; (3) an analysis of projected needs; (4) a listing of goals, objectives, and policies; and (5) the future transportation map or map series. This information is provided in the remainder~~

of the *Transportation Element*, and the map series included with this comprehensive plan.

The Transportation Element provides the overall guidance on how the City of Treasure Island's transportation system should function over the life of the Comprehensive Plan. It describes what the system should look like and what purposes it fulfills. Within the Transportation Element are general guiding policies that address the following areas:

- Multi-modal Transportation
- Parking, Bicycle, and Pedestrian Facilities
- Roadway Network
- Land Use Planning
- Physical Design
- Intergovernmental Coordination
- Land Development Regulations

Transportation-related data and analysis is identified in Volume 1, including needs, issues and opportunities. Specific transportation goals, objectives and policies are identified in Volume 2 of the Transportation Element.

II. INTRODUCTION

This document presents the *Transportation Element* of the *City of Treasure Island Comprehensive Plan*. As indicated in the previous section, the *Transportation Element* reviews the performance of the existing transportation system, as well as the future system. Needs, issues, and opportunities are identified, along with specific goals, objectives, and policies as they relate to the transportation system.

III. INVENTORY OF EXISTING SYSTEM

The inventory of existing systems assists in developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility.

A. Existing Roadway Network

As shown in Table 1 and *Map T-1: 1996 Functional Classification and Number of Lanes*, the city's existing transportation network has remained essentially unchanged since the adoption of the 1989 *Treasure Island Comprehensive Plan*. Minor arterial facilities serving Treasure Island include Gulf Boulevard, John's Pass Bridge, Blind Pass Bridge, and the Treasure Island Causeway, while major local roads include West Gulf Boulevard, Capri Boulevard Blvd. and Paradise Boulevard Blvd., 115th Avenue, and Bayshore Drive.

B. Significant Parking Facilities

Significant parking facilities are defined as public parking facilities with greater than 100 spaces. According to the *Transportation Element* of the *Pinellas County Comprehensive Plan*, no significant parking facilities exist within Treasure Island. There are eleven public parking facilities in the community: Treasure Island Community Center, Gulf Front Park, Sunset Beach Pavilion, St. Petersburg Municipal Beach and seven other smaller public

parking lots throughout the City. Additionally, there is one private for profit lot located near Blind Pass.

C. Port, Airport, Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the city. Within the greater Tampa Bay metropolitan area hosts seven airports. This includes three airports located in Pinellas County: Clearwater Executive Airport, Albert Whitted Municipal Airport, and St. Pete Clearwater International Airport. Tampa International Airport is located in western Hillsborough County, within close proximity to Treasure Island, as well as, Peter O' Knight, Vandenberg, and the Plant City Municipal airports. Florida's Strategic Intermodal System (SIS) identifies both St. Pete Clearwater International Airport and Tampa International Airport as designated SIS facilities. The SIS was established to efficiently serve the mobility needs of Florida's residents, businesses and visitors.

D. Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people and goods, e.g., airports and rail stations. The city has no intermodal facilities. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. Truck routes within the city are illustrated in Map T-2.

E. Bicycle and Sidewalk Facilities

According to the *Pinellas County Metropolitan Planning Organization (MPO), Bicycle Pedestrian Master Plan Facilities Element,* there are two bicycle facilities within the city. The MPO Bicycle Pedestrian Master Plan shown at left (Figure Tran-1), illustrates existing and proposed bike lanes and community trails. In 2013, the Central Beach Trail, a trail from 104th Avenue to 119th Avenue on the gulf side of Gulf Boulevard west of the hotels was reconstructed.

Some sidewalks are available along Gulf Boulevard, and the major sidewalks are illustrated in *Map T-3.* Many sidewalks also exist along many local streets.

According to the *Pinellas Bikeways Plan* contained in the draft *Pinellas County Transportation Element*, there are no existing bicycle facilities within the city. Some sidewalks are available along Gulf Boulevard, and the major facilities are illustrated (for arterial and collector roadways) in *Map T-3: 1996 Bicycle and Sidewalk Facilities*; however, many sidewalks exist along local streets.

F. Mass Transit

Transit service in the City of Treasure Island is illustrated in *Map T-2*. The major generators and attractors of transit service include the hotels and beaches along the coast. The city contains no transit terminals, transfer stations, or exclusive transit corridors.

The Treasure Island Transit System is a one-bus system with one-hour headways. The route connects with the cities of St. Pete Beach and Madeira Beach. Transit service in Treasure Island is illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes*. The major generators and attractors of transit service include the hotels and beaches along the coast. The city contains no transit terminals, transfer stations, or exclusive transit corridors.

E. Port, Airport, Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the city.

F. Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people and goods, e.g., airports and rail stations. As in 1989, the city has no intermodal facilities. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. Truck routes within the city are illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes.*

G> Transportation Disadvantaged Population

The Pinellas Suncoast Transit Authority (PSTA) is the current Community Transportation Coordinator (CTC) and is responsible for coordinating transportation disadvantage services within Pinellas County and running the day to day services provided by the TD Program.

Variables that contribute to being Transportation Disadvantaged, include car access and disabilities. Looking at Census 2014, 5-yr. American Community Survey (ACS) estimates, approximately 2.7 percent of the population residing in Pinellas County are physically challenged and below the poverty line. Based on the same ACS estimates, 2.5 percent of Treasure Island residents are both physically challenged and live below the poverty line. This includes anyone that is 18 years of age or older. Overall, in Pinellas County, approximately 3.5 percent of the employed population does not have access to a car; whereas, approximately 3.0 percent of the employed population in Treasure Island does not have access to an automobile

H. Hurricane Evacuation Routes

In 2010, the Tampa Bay Regional Planning Council and Florida Division of Emergency Management had the *Evacuation Transportation Analysis* prepared. This extensive study is the basis for the delineation of evacuation zones and the computation of clear zone response times in Pinellas County, as well as the designation of regional evacuation routes. The evacuation route for the city directs residents (1) across the Treasure Island Causeway; (2) across Blind Pass towards St. Pete Beach and; (3) across Johns Pass toward Madeira Beach. All three routes continue across Tampa Bay via Interstate 275 or U.S. 92 (Gandy Boulevard).

The evacuation routes lying within city limits are illustrated on *Map T-4: 1996 and 2015 Hurricane Evacuation Route*. Evacuation Routes are also shown in the Evacuation Transportation Analysis (Figure ES-2) of the 2015 Evacuation Transportation Analysis Update (Volume 4) of the Statewide Regional Evacuation Study for the Tampa Bay Region.

The Tampa Bay Regional Planning Council prepared the *Tampa Bay Region Hurricane Evacuation Study, Technical Data Report Update* in December of 1992. This extensive study is the basis for the delineation of evacuation zones and the computation of clear zone response times in Pinellas County, as well as the designation of regional evacuation routes. The evacuation route for the city directs residents across the Treasure Island Causeway to Central Avenue and First Avenue South. The First Avenue South corridor is taken to Interstate 275, then across Tampa Bay via Interstate 275 or U.S. 92 (Gandy Boulevard). The

portion of the evacuation route lying within city limits is illustrated on *Map T-4: 1996 and 2015 Hurricane Evacuation Route*.

Table 1
1996 Roadway Inventory and Level of Service

Link ID #	On Street	From	To	# of Lanes	Road Type (1)	Jurisdiction (2)	Functional Classification (3)	LOS Standard (4)	AADT (5)	Peak Volume (6)	Peak Hour Capacity (7)	LOS (8)
12360	Blind Pass Bridge	Bridge (W)	Bridge (E)	2	U	SR	MA	D	16,300	1,483	1,040	F
12400	Gulf Blvd	John's Pass Bridge	Treasure Isle Cswy	4	D	SR	MA	D	20,776	1,891	3,114	C
12410	Gulf Blvd	Treasure Isle Cswy	Blind Pass Bridge	4	U	SR	MA	D	17,800	1,620	2,887	B
12490	Treasure Island Cswy	Bridge	Gulf Blvd	4	D	TI	MA	D	19,312	1,757	2,961	C
12362	W Gulf Blvd (9)	Blind Pass Bridge	77th Ave	2	U	TI	MC	D	2,099	191	990	C
12365	77th Ave (9)	W Gulf Blvd	Bayshore Dr	2	U	TI	MC	D	2,099	191	990	C
12368	Bayshore Dr (9)	77th Ave	W Gulf Blvd	2	U	TI	MC	D	2,099	191	990	C

NOTES:
(1) Road type refers to a road that is either divided (D) or undivided (U).
(2) Jurisdiction refers to whether the link is a state road (SR), county road (CR), or a City of Treasure Island road (TI).
(3) Functional classification refers to whether the link is a minor arterial (MA) or a minor collector (MC).
(4) The adopted level-of-service (LOS) standard for the city.
(5) The average annual daily traffic (AADT) volume on the roadway as reported in the MPO *1997 Level of Service Report.*
(6) Peak hour volume is the estimated one hour volume as computed by multiplying the AADT by the appropriate FDOT K-Factor as described in *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.
(7) Peak hour capacity as reported in the MPO *1997 Level of Service Report* or noted in Note 9.
(8) Level of Service (LOS) is the letter grade from A to F, with A being the best and F being the worst.
(9) Volumes on local roads were estimated using 1986 counts and 1 percent annual growth factor. Reported peak hour capacity and LOS are based on Table F-1, Non-State Roadways, *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.

Table 1
2017 Pinellas County Facility LOS Analysis with Existing Conditions (FY 2016), (PM Peak Hour Directional)

Facility Segment	Juris	Plan Area	Facility Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V-Cap	Facility LOS
Gulf Blvd: (W Gulf Blvd to Treasure Island Causeway)	SR	12	SA	4U	D	0.968	2.07	T	17,600	920	1,776	0.518	NA
Gulf Blvd: (Treasure Island Causeway to Madeira Beach	SR	12	SA	4D	D	2.992	1.34	T	26,163	1,367	1,960	0.697	NA

~~Treasure Island Causeway: (Park St. to – Gulf Blvd)~~	~~TI~~	~~11~~	~~SA~~	~~4D~~	~~D~~	~~1.754~~	~~1.71~~	~~T~~	~~19,513~~	~~1,120~~	~~1,764~~	~~0.578~~	~~B~~

~~NOTE: Roadways included in this inventory are monitored Arterials and Collectors as defined in the MPO's Functional Classification map. Level of Service has been calculated using the guidelines of the FDOT Quality Level of Service, FDOT Generalized Tables, FDOT Arterial Plan, and Highway Capacity Manual. The LOS Input values shown on this report do not fully represent values maintained by the database; please do not attempt to use these values to reproduce LOS results. A more complete listing of LOS input values and assumptions are available, if needed request a copy of the LOS Inventory from the MPO Staff.~~
~~Fac Type: "F"=Freeway, "SA"=Signalized Arterial, "SC"=Signalized Collector (Major), "NA"=Non-Signalized Arterial, "NC"=Non-Signalized Collector, "NMC"=Non-Signalized Collector (Major)~~
~~LOS Meth: "H"=Conceptual, "T"=Generalized Tables~~
~~Abbreviations: "Fac" = Facility, "V:Cap" = Volume to Physical Capacity, "Meth" = Methodology, "AADT" = Average Annual Daily Traffic, "Juris" = Jurisdiction~~
~~Def Flag: "1"=V/C Ratio >=.9 and LOS=A, LOS=B, LOS=C or LOS=D "2"=V/C Ratio >=.9 and LOS=E or LOS=F~~
~~Pinellas County MPO~~
~~Utilizing FDOT's 2009 General Tables Produced Using: vTIMAS Database v1.163, Tindale-Oliver and Associates September 10, 2014~~

~~IV. ANALYSIS OF EXISTING DEFICIENCIES~~

~~A. Level-of-Service Methodology~~

~~The methodology used to determine the 1986 roadway level of service was based on the Tampa Bay Regional Planning Council General Highway Peak Hour Capacities. The Pinellas County MPO was consulted for the 1996 levels of service (LOS) for Blind Pass Road, Gulf Boulevard, and the Treasure Island Causeway.~~

~~The MPO computerized database replicates more refined peak hour, peak direction level-of-service calculations from ART-PLAN 3.0, and is consistent with the procedures in the *Highway Capacity Manual*. This procedure was also used for West Gulf Boulevard and Bayshore Drive. However, because volumes were not available from the MPO for these segments and the city has not performed counts on these roads, the 1986 peak hour volume was used as presented in the previously adopted plan. This peak hour volume was increased by one percent per year to account for growth in traffic.~~

~~B. Level of Service~~

~~The city adopted a LOS "D" on all collector and arterial roadways. *Map T-5: 1996 Traffic*~~

Volumes illustrates the 1996 average daily traffic on the road network. These volumes were derived from the MPO *1997 Level-of-Service Report*. *Map T-6: 1996 Level of Service* illustrates the level-of-service conditions which were developed from the MPO *1996 Level-of-Service Analysis*. In 1996, all roadway segments were operating at LOS "D" or better, with the exception of the Blind Pass Bridge, which was operating at LOS "F." Improvements to the bridge were recently completed, improving it from a two-lane undivided to a four-lane divided roadway. The Blind Pass Bridge now operates at or better than the LOS "D" standard.

C. Mode Split and Vehicle Occupancy

Mode split and vehicle occupancy data were not available for Treasure Island.

D. Transit Performance

The Treasure Island Transit System operates a one-bus system within the city at a one-hour headway, with the first trip beginning at 8:15 a.m. and the last one completed by 5:03 p.m. Ridership on this route was 16,250 in 1996. Given the small size of the transit system, little analysis was required to review its performance; however, the system should continue to ensure adequate linkage to PSTA transit service as it currently does at Park Street/Central Avenue and John's Pass Village in Madeira Beach.

E. Transportation Disadvantaged Population

Data regarding the characteristics of the transportation disadvantaged (TD) population in Treasure Island are not available. However, according to the draft *Transportation Element* for Pinellas County, "approximately 13 percent of the County population is estimated to be transportation disadvantaged." The largest concentration of TD population in Pinellas County is in the greater St. Petersburg area.

F. Characteristics of Major Trip Generators and Attractors

As indicated previously, the primary trip generators and attractors are the hotels and beaches along the coast within Treasure Island. As a result, the major generators and attractors involve recreation and/or tourism.

G. Adequacy of Transportation System for Coastal Population Evacuation

The hurricane evacuation route described previously and shown on *Map T-4: 1996 and 2015 Hurricane Evacuation Route* was deemed adequate, as recommended in the 1992 regional hurricane evacuation study.

H. Analysis of Intermodal Deficiencies

Because there are no intermodal facilities, this requirement is not applicable.

V. ANALYSIS OF PROJECTED NEEDS

Pursuant to the requirements of Rule 9J-5, F.A.C., projections were prepared of the future traffic circulation levels of service and system needs based upon the future land use patterns of Pinellas County. These projections serve as a basis for determining the need for new roadway facilities and expansions to support planned development and maintain adopted LOS standards.

Treasure Island is located within an urbanized area and is, therefore, within the Metropolitan

Planning Organization (MPO) jurisdiction. The MPO 2015 traffic assignment was combined with 1990 actual traffic counts to develop smoothed daily traffic volumes on the future network for 2015. The 2015 traffic assignment volumes are a result of the countywide traffic computer modeling process, which is based upon future land use patterns of Pinellas County. Since no major development is planned for this community, and the population is expected to remain relatively constant (as indicated in the *Future Land Use Element* of this plan), it is assumed that many of these future automobile trips will be the result of trips from other parts of Pinellas County, which are included in the traffic modeling process. The forecast of future traffic volumes for Treasure Island is consistent with reasonable expectations for future countywide traffic volumes.

A. Future Roadway Network

Map T-7: 2015 Functional Classification and Number of Lanes and Table 2 illustrate the projected functional classification and number of lanes for the 2015 Network. With the exception of the improvement on Blind Pass Bridge from a two-lane undivided to a four-lane divided roadway, the network is the same. The system continues to include three minor arterials (Gulf Boulevard, Treasure Island Causeway, and Blind Pass Bridge) and three minor collectors (West Gulf Boulevard, 115th Avenue, and Bayshore Drive).

The existing Treasure Island Causeway bridge system has exceeded its design life and is in need of replacement. Interim repairs in excess of $1 million were completed in fiscal year 1998. As stated in the Capital Improvements Program and the Schedule of Capital Improvements found in the *Capital Improvements Element*, design work for a new bridge is scheduled for fiscal year 2000, at an estimated cost of $1 million. At the present time, ownership and maintenance alternatives are being investigated, one of which would turn the bridge over to the State of Florida.

B. Future Significant Parking Facilities

As indicated previously in the existing conditions inventory, no significant parking facilities exist within Treasure Island. Significant parking facilities today and in the future are not possible given the built-out nature of the city.

C. Future Mass Transit

The city anticipates continuing to operate a one-bus system with one-hour headways until such time as expanded transit services are deemed appropriate. Periodic evaluations will be performed to determine the need for additional public transportation. *Map T-2: 1996 and 2015 Transit Service and Truck Routes* illustrates future transit service, which is currently identical to existing transit service. It is also anticipated that the major generators and attractors will continue to include the hotels and beaches along the coast.

D. Bicycle and Sidewalk Facilities

Connecting bicycle lanes along Gulf Boulevard are delineated in the *Pinellas Bikeways Plan*, and local bicycle lanes exist along Paradise Boulevard. Sidewalks will continue to be maintained as they currently exist. The future inventory of major facilities is illustrated in *Map T-8: 2015 Bicycle and Sidewalk Facilities.*

E. Port, Airport, and Freight Rail Line Facilities

There are no existing or planned port, airport, or freight rail line facilities, making this requirement nonapplicable.

F. Intermodal Facilities and Truck Routes

No intermodal facilities exist within the city today, and none are expected by the year 2015. Truck routes have been delineated by Pinellas County through Ordinance #89-54. This ordinance indicates that Gulf Boulevard from John's Pass Bridge to Blind Pass Bridge is an unrestricted truck route. It is anticipated that this will continue to be a truck route in the future, as illustrated in *Map T-2: 1996 and 2015 Transit Service and Truck Routes.*

G. Hurricane Evacuation Routes

The city will continue to direct residents along regional hurricane evacuation routes, which are delineated in the 1992 report update prepared by the Tampa Bay Regional Planning Council. The future hurricane evacuation route for Treasure Island is assumed to be the same as the current route until such time as the region adopts a different route. The portion of the future evacuation route within the city is illustrated in *Map T-4: 1996 and 2015 Hurricane Evacuation Route*, and is the same as the 1996 evacuation route discussed previously.

H. Transportation Concurrency Management and Exception Areas

There are no transportation concurrency management or concurrency exception areas, making this requirement nonapplicable.

I. Projected Roadway Level of Service

The procedure used for analyzing projected system needs was the same method utilized for analyzing the existing roadway deficiencies, assuming a desired LOS "D" at peak hour for all collector and arterial roadways within the city and taking into account the improvements included in the adopted MPO *2015 Cost Feasible Transportation Plan*.

In December 1995, the Pinellas County MPO adopted the *2015 Cost Feasible Transportation Plan*. Those future improvements included in the Plan and located within the city are listed in Table 2. In the future, all roadways are expected to operate within the adopted LOS "D." The improvement from a two-lane divided to a four-lane undivided roadway on the Blind Pass Bridge solves the only existing level-of-service problem.

Table 2
2015 Roadway Inventory and Projected Level of Service

ID	On Street	From	To	# of Lanes	Road Type (1)	Jurisdiction (2)	Functional Classification (3)	LOS Standard (4)	AADT (5)	Peak Volume (6)	Peak Hour Capacity (7)	LOS (8)

12360	Blind Pass Bridge	Bridge (W)	Bridge (E)	4	D	SR	MA	D	24,678	2,246	2,546	D
12400	Gulf Blvd	John's Pass Bridge	Treasure Isle Cswy	4	D	SR	MA	D	24,071	2,190	2,809	D
12410	Gulf Blvd	Treasure Isle Cswy	Blind Pass Bridge	4	U	SR	MA	D	19,724	1,696	3,109	B
12490	Treasure Isle Cswy	Bridge	Gulf Blvd	4	D	TI	MA	D	23,369	2,127	2,961	C
12362	W Gulf Blvd (9)	Blind Pass Bridge	77th Ave	2	U	TI	MC	D	2,561	233	990	C
12365	77th Ave (9)	W Gulf Blvd	Bayshore Dr	2	U	TI	MC	D	2,561	233	990	C
12368	Bayshore Dr (9)	77th Ave	W Gulf Blvd	2	U	TI	MC	D	2,561	233	990	C

NOTES:
(1) Road type refers to a road that is either divided (D) or undivided (U).
(2) Jurisdiction refers to whether the link is a state road (SR), county road (CR), or a City of Treasure Island road (TI).
(3) Functional classification refers to whether the link is a minor arterial (MA) or a minor collector (MC).
(4) The adopted level-of-service (LOS) standard for the city.
(5) The average annual daily traffic (AADT) volume on the roadway as reported in the MPO's *1997 Level of Service Report*.
(6) Peak hour volume is the estimated one hour volume as computed by multiplying the AADT by the appropriate FDOT K-Factor as described in *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.
(7) Peak hour capacity as reported in the MPO *1997 Level of Service Report* or noted in Note 9.

(8) Level of Service (LOS) is the letter grade from A to F, with A being the best and F being the worst.

(9) Volumes on local roads were estimated using 1986 counts and 1 percent annual growth factor. Reported peak hour capacity and LOS are based on Table F-1, Non-State Roadways, *Florida's Level of Service Standards and Guidelines Manual for Planning*, August 1995.

The 2015 projected traffic volumes were derived from the Regional Transportation Analysis Model used in the development of the *2015 Cost Affordable Transportation Plan*. These volumes were adjusted by the MPO based on nationally recognized and accepted methodologies, and are indicated in *Map T-9: 2015 Traffic Volumes*. Volumes for the local roads were taken from 1986 counts provided in the *Transportation Element* of the 1989 comprehensive plan. The 1986 peak hour volumes were increased by 1 percent annually to estimate volumes in 2015. No counts have been performed recently on these local roads, since there is no perception of a level-of-service problem.

Map T-10: 2015 Level of Service indicates the projected level of service of the roads within Treasure Island in the year 2015. All roads are expected to operate at or above the adopted LOS "D" standard.

J. Integration and Coordination

The review of existing and projected conditions for each of the modes available in the city suggests a commitment to the integration and coordination of transportation alternatives. The city is committed to the provision of a safe and efficient transportation network that provides for quality highways, public transportation, goods movement, bicycle facilities, and sidewalks.

VI. ISSUES AND OPPORTUNITIES

Per Rule 9J-5.0053, F.A.C., local governments are to identify the major issues and problems in the community related to development, physical deterioration, and the location of land uses. In addition, the social and economic effects of these issues and problems should be analyzed. Ultimately, this information can be used to form the basis for determining the types of plan amendments that are to be recommended as a result of the planning process.

Issues and opportunities were identified through the review of existing deficiencies and projected needs for the city relating to the transportation system. The following key planning issues were identified, along with required actions.

A. Key Planning Issues and Required Actions

1. Level-of-Service Problem on Blind Pass Bridge: The 1996 level of service on Blind Pass Bridge was "F."

Required Action: This problem is being resolved in the 2015 LOS analysis as a result of the road improvement (new bridge construction) from a two-lane undivided to a four-lane divided roadway that was completed in the summer of 1997.

2. Bicycle and Pedestrian Facilities: The city is built out, and existing right-of-way widths available for road improvements are virtually non-existent. Existing two-lane roads are

generally substandard with respect to the provision of bicycle shoulders and pedestrian facilities.

Required Action: The city has traditionally dealt with bicycle and pedestrian facilities as part of the site plan review process. However, this procedure was never stated or explained in the comprehensive plan. The city will adopt land development regulation amendments to include review of pedestrian and bicycle improvements during the site plan review process and when road improvements are proposed.

3. Treasure Island Causeway Repair and Replacement: The existing Treasure Island Causeway bridge system has exceeded its design life and is in need of replacement. Interim repairs in excess of $1 million were completed in fiscal year 1998. As stated in the Capital Improvements Program and the Schedule of Capital Improvements found in the *Capital Improvements Element*, design work for a new bridge is scheduled for fiscal year 2000, at an estimated cost of $1 million. At the present time, ownership and maintenance alternatives are being investigated, one of which would turn the bridge over to the State of Florida.

Required Action: The various options available to Treasure Island will be investigated and decisions made to ensure the long-term viability of the Causeway bridge system.

4. Roadway Resurfacing: A number of local roads are showing signs of wear, and are in need of resurfacing.

Required Action: The city conducts periodic surveys of its roadway system, and from this information maintains an ongoing Roadway Surface Rehabilitation Plan. The current plan has targeted twenty road segments in need of resurfacing in 1999, including portions of Bayshore Drive, 92nd Avenue, and 94th Avenue. Eight additional segments have been scheduled for resurfacing in 2000, and fourteen in 2001.

VII. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Sections 163.3177(9) and (10), F.S., and Rule 9J-5.019(4)(b), F.A.C., the following represents the *Transportation Element* goals, objectives, and policies of the City of Treasure Island intended to address the establishment of the long-term end toward which transportation programs and activities are ultimately directed in the community (Rule 9J-5.019(4)(a), F.A.C.).

B. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.019, F.A.C., are not applicable to the City of Treasure Island:

- Rule 9J-5.019(4)(c)3.: Parking facilities - There are no significant parking facilities.
- Rule 9J-5.019(4)(b)4., 8., 14.: Transit terminals, etc. - There are no transit terminals, transfer stations, exclusive public transit corridors, port or airport facilities, or freight rail lines or intermodal facilities.

C. Implementation

Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

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Introduction

Pursuant to Section 163.3177(6)(b), Florida Statutes, the following represents the multimodal transportation goals, objectives and policies of the City of Treasure Island. These goals, objectives, and policies are intended to be used to The Multimodal Transportation Element provides direction for the City in the development of a multimodal transportation system network. increases mobility for bicyclists, pedestrians, transit users, and motorists that promotes development patterns that reduces vehicle miles traveled and greenhouse gas emissions .

A. Nonapplicable Items

Based on the findings contained in this element, it has been determined that the following objectives and policies identified in Rule 9J-5.019, F.A.C., are not applicable to the City of Treasure Island:

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B. Implementation

Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.

A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the city.

Goal

The City will develop and maintain a multimodal transportation network that increases mobility and accessibility through the prioritization of safety and by ensuring transportation choices for all individuals.

Objective 1.1: ~~Level-of-Service Standards~~ Transportation Network

The City shall establish level-of-service (LOS) standards for the roadways in its jurisdiction, and shall ensure, through its construction and development review processes, the maintenance of those standards.

Policy 1.1.1: The operational level of service (LOS) "D" peak hour shall be the standard for all arterial and collector roads within the city, except for Gulf Boulevard. The City adopts the Florida Department of Transportation (FDOT) defined LOS for Gulf Blvd.

Policy 1.1.2: The City shall review all proposed development or redevelopment for consistency with this transportation element and their impacts upon the adopted LOS standards. Development orders and permits shall be issued only when it is documented that such development is consistent with the LOS standards for the affected transportation and public facilities adopted by this comprehensive plan.

Policy 1.1.3: The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway and multimodal improvements to serve the development or redevelopment and shall enforce County-wide Multimodal Impact Fee regulations. ~~countywide transportation impact fee regulations~~.

Policy 1.1.4: The City may coordinate planning efforts with neighboring municipalities, Forward Pinellas and FDOT to establish the appropriate LOS standards and targets for multimodal mobility and network design in the City.

Policy 1.1.5: The City shall update the pavement condition inventory at least every ten years.

Policy 1.1.6: Development and redevelopment projects generating new vehicle trips may be subject to payment of the County-wide Multimodal Impact Fee. Multimodal impact fee revenue shall be utilized to fund multimodal improvements consistent with this comprehensive plan. For the purposes of the City's multimodal program, the multimodal network and associated terms shall be defined as follows:

> "Mobility Management System" is the Pinellas County-wide approach that the City will utilize to assure that development permits are not issued unless the necessary mitigation measures are taken into maintain acceptable multimodal circulation.
>
> "Multimodal" means transportation that considers various modes of transportation including, but not limited to, walking, cycling, automobile, and public transit. Multimodal is nonspecific and encompasses all methods of movement currently used and those which may arise over time.

"Multimodal Impact Fee" means charges assessed against new development or redevelopment which partially or wholly cover the cost of providing mobility improvements to off-set development impacts.

Policy 1.1.7: The City shall manage the impacts of land development projects and encourage improved mobility through application of adopted comprehensive plan policies and the land development regulations through the site plan review process.

Policy 1.1.8: The City shall ensure that new development bears a proportionate share of the cost of capital expenditures necessary to meet mobility needs.

Policy 1.1.9: The City shall consider resilient design guidelines in all transportation and multimodal improvement projects, in recognition of current and projected tidal elevations.

~~Measure: Number of roadways with an acceptable operational level of service~~

Objective 1.2: Land Use Planning and Coordination

Transportation planning shall be coordinated with the *Future Land Use Map* and the ~~Schedule of~~ Capital Improvement Plan.

Policy 1.2.1: The City shall enforce the minimum construction and regulatory requirements for new and existing roadways through land development regulations.

Policy 1.2.2: The City shall review the *Future Land Use Map* when planning roadway construction and improvements to ensure that roadways are designed to serve the needs of the affected land uses.

Policy 1.2.3: Future rights-of-way shall be acquired through negotiation or appropriate legal processes ~~condemnation~~, to the extent that such acquisition is required for planned transportation ~~system~~ network construction or expansion.

Policy 1.2.4: The City shall budget for and undertake projects to sustain the ~~ensure the viability of the~~ Treasure Island Causeway bridge system through it's expected life and plan for the ~~short-term repairs and~~ eventual replacement of the bridges.

Policy 1.2.5: The City shall coordinate underground utility projects and other construction projects to avoid impacts to roads and pavement to the greatest extent possible.

~~Measure: Successful right-of-way protection and road and bridge improvements reviewed for consistency with the *Future Land Use Map* and Schedule of Capital Improvements~~

Objective 1.3: ~~Parking, Bicycle, and~~ Pedestrian, Motorized, and Non-Motorized Vehicle Facilities

The City shall identify the types of m~~M~~otorized and non-motorized vehicles for which to establish parking. ~~vehicle parking and bicycle and pedestrian ways shall be provided.~~

Policy 1.3.I: The City shall enforce parking requirements, including on-site traffic flow, through the land development regulations.

Policy 1.3.2: The City shall consider the provision ~~of bicycle and pedestrian ways in the planning of transportation.~~ non-motorized and pedestrian ways as an interconnected network in the planning of multimodal transportation facilities, as part of the site plan review process.

Policy 1.3.3: ~~Bicycle~~ Non-motorized storage areas at shopping and recreational areas shall be provided, as established in the land development regulations, and required as part of the site plan review process.

Policy 1.3.4: The City shall require development and redevelopment to install crosswalks and ~~sidewalks~~ pedestrian facilities ~~on its roadways with high pedestrian usage~~, as required by land development regulations ~~the site plan review process~~.

Policy 1.3.5: The City shall monitor parking demand and improve parking regulations and facilities, as feasible and as needed. Public and private parking facilities should support alternative modes of transportation as needed.

Policy 1.3.6: The City shall consider a reduction of on-site parking requirements within the land development regulations to encourage multimodal transportation and ride sharing.

Policy 1.3.7: The City may seek public-private partnerships in the development of parking facilities and intermodal centers and encourage off-street parking on parcels serving multiple land-uses.

Policy 1.3.8: The City shall optimize public parking spaces by promoting shared parking programs, wayfinding to parking facilities, and consider the use of Smart Parking Systems (SPS) to identify locations of available parking as feasible.

~~Measure: Development and enforcement of parking, bicycle and sidewalk regulations~~

Objective 1.4: ~~Physical Design~~ Safe and Efficient Transportation Design

The City's transportation network shall emphasize safety, efficiency, and aesthetics.

Policy 1.4.1: The City shall fund the maintenance and landscaping of its local

roadway ~~system~~ network.

~~**Policy 1.4.2:** The City shall enforce the signage requirements along roadways through the land development regulations.~~

Policy 1.4.2~~3~~: The City shall monitor accident reports and yearly crash data for all collector and arterial roads to identify needed safety improvements.

Policy 1.4.34: The City shall control connections or access points of driveways to the roadway ~~system~~ network, through the permit process and land development regulations, and in cooperation with the State of Florida on state roads.

Policy 1.4.4: The City shall consider a new policy to address safety, especially for users with disabilities, the elderly, and children. The City shall work towards achieving Americans with Disabilities Act compliance for all pedestrian facilities.

Policy 1.4.5: The City shall support the mission of Vision Zero, which is a traffic safety policy that takes an ethical approach toward achieving safety for all road users, setting the goal of zero traffic fatalities or severe injuries.

Policy 1.4.6: The City shall work to reduce multimodal conflicts and improve safety to the extent feasible.

~~Measure: Identify and improve high accident locations~~

Objective 1.5: Multimodal Transportation

The City shall encourage the utilization of a multimodal transportation network ~~system~~.

Policy 1.5.1: The City shall evaluate the need for enhanced public transportation and respond as appropriate.

Policy 1.5.2: The City shall ~~continue to~~ establish facilities ~~and~~ that encourage the use of ~~bicycle~~ nonmotorized vehicles, watercraft, and pedestrian ways.

Policy 1.5.3: The City shall review all proposed development and redevelopment site plans for the accommodation of multimodal transportation ~~bicycle, and pedestrian,~~ and the needs of other approved vehicles ~~traffic needs~~ through provisions within the land development regulations.

Policy 1.5.4: The City shall ~~continue to~~ provide access to the transportation disadvantaged ~~on city- owned buses.~~ through partnerships with transit providers.

Policy 1.5.5: The City shall support development of multi-use recreational facilities, including those for pedestrian, motorized and nonmotorized vehicles.

Policy 1.5.6: The City shall support and encourage access to mobility options through the development of alternative modes of transportation by creating flexible options that enable user choices.

~~Measure: Implementation of a multimodal transportation system~~

Objective 1.6: Intergovernmental Coordination

Transportation planning shall be coordinated with the City's comprehensive plan, the Florida Department of Transportation *5-Year Transportation Plan,* the Forward Pinellas ~~County Metropolitan Planning Organization (MPO)~~ *5-Year Transportation Improvement Program (TIP) and Long-Range Transportation Plan,* and plans of neighboring jurisdictions, as applicable.

Policy 1.6.1: The City shall review updated versions of the Florida Department of Transportation *5- Year Transportation Improvements Program* and the Forward Pinellas ~~County MPO~~ *Long Range Transportation Plan* ~~subsequent to their publication~~ and shall modify this element to be consistent with these plans, if necessary.

Policy 1.6.2: The City shall review for compatibility with this element, the transportation plans and programs of neighboring municipalities and Pinellas County as they may be amended.

Policy 1.6.3: Amendments to this multimodal transportation element shall be supported by an appropriate transportation analysis.

~~Measure: Periodic review of the transportation plans of other government agencies~~

~~**Objective 1.7: Land Development Regulations**~~

~~**Future growth and development shall be managed through the continued implementation and enforcement of land development regulations consistent with this adopted comprehensive plan.**~~

~~**Policy 1.7.1:** Continue to enforce land development regulations, consistent with Section 163.3202(1), Florida Statutes, which addresses the provisions and intent of the objectives and policies contained in this transportation element.~~

~~Measure: Development and implementation of land development regulations~~

Objective 1.7: Treasure Island Connectivity Plan

The City shall support a comprehensive multimodal network that enables local options for transportation mobility and accessibility through the development of a connectivity plan in pursuit of funding opportunities for multimodal infrastructure improvements.

Policy 1.7.1: The City shall maintain a connectivity plan, with the goal to enhance safety and improve multimodal infrastructure and connectivity for residents and businesses.

Policy 1.7.2: The connectivity plan shall be updated at a minimum every ten years.

Policy 1.7.3: The City will evaluate emerging transportation technologies and the impacts these advancements will have on transportation, land use, and the environment.

Policy 1.7.4: The City may seek funding sources through partner agencies to provide funds to implement the projects identified in the connectivity plan.

Policy 1.7.5: For all roadway designs, including for reconstruction, the City shall consider options for motorized and nonmotorized modes of transit.

References

City of Treasure Island,
City of Treasure Island Comprehensive Plan, 1989.
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Tampa Bay Regional Planning Council, Tampa *Bay Region Hurricane Evacuation Study Technical Data Report Update,* 1992.

HOUSING ELEMENT

The purpose of the Housing Element is to provide guidance to local governments to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate, low, and very low-income households, group homes, foster care facilities, and households with special needs.

Rule 9J-5.010, Florida Administrative Code

I. INTRODUCTION

Treasure Island is a predominately residential community, containing a mixture of seasonal and permanent residents, and is one of the few Pinellas County communities that can boast a neighborhood community atmosphere. As discussed in the *Future Land Use Element*, the city is divided into several distinct neighborhoods, including Sunshine Beach (Coney Island), Isle of Capri, Isle of Palms, Central Gulf Area, Paradise Island, and Sunset Beach. Because the city is virtually built out, there is minimal opportunity for large-scale growth other than through redevelopment.

As detailed throughout this element, a lack of vacant land combined with a high demand for coastal property have escalated housing values within Treasure Island. The median value of an owner-occupied home was $155,400 in 1990, nearly double the countywide median of $79,800. During the same year, the median cost of a rental unit within the city ($500) was also higher than the countywide average ($463). Consequently, most residents who can afford to live in Treasure Island are within the middle to upper income brackets. Affordable housing for very-low income households is virtually nonexistent, and the shortage is expected to continue throughout the 2010 planning horizon.

II. EXISTING CONDITIONS

A. Housing Stock Data

1. Number and Type of Housing Units

According to the U.S. Census Bureau, the city contained 5,525 housing units in 1990. Of these, 3,896 units (70.5 percent) were classified as occupied and 1,629 (29.5 percent) as vacant, as shown in Table 1. Although a vacancy rate of 29.5 percent is considered high, as discussed below, the majority of these "vacant" units are actually held for seasonal, recreational, or occasional use by households with a primary residence elsewhere. By comparison, only 16.9 percent of countywide housing was classified as vacant.

Like many other Florida beach communities, Treasure Island is considered home for thousands of seasonal residents. Generally, these residents have purchased second homes in Florida, live in them during the winter months, and leave them unoccupied during the summer season. However, the U.S. Census Bureau classifies a housing unit as "vacant" if it is not the primary residence of its occupants. The 1990 census noted that of the 1,629 "vacant" units in the city, all but 582 were held for seasonal, recreational, or occasional use.

The true vacancy rate for the city, as shown in Table 2, is thirteen percent.

Table 1
Total Housing Inventory in 1990

	Occupie	% of	Vaca	% of	Total
Treasure	3,896	70.5%	1,629	29.5%	5,525
Pinellas	380,635	83.0%	77,70	16.9%	458,34

Source: U.S. Bureau of the Census, 1990

Table 2
Total Vacant Units in 1990

	Treasure Island	% of Total Units	Pinellas County	% of Total Units
Total Vacant Units	1,629	29.5%	77,706	16.9%
True Vacant Units (Not Held for Seasonal Use)	582	13.0%	34,077	7.4%

Source: U.S. Bureau of the Census, 1990

2. Type of Dwelling Units

Although single-family dwellings occupy more land area, multifamily dwellings account for a larger percentage of the total housing stock. As shown in Table 3, the 1990 housing stock consisted of 37 percent single-family and 62 percent multifamily dwellings. The vast majority of multifamily residences are condominium complexes that line the Gulf of Mexico shoreline. The remaining one percent of the housing inventory consisted of 23 mobile homes (which have since been removed) and other types of dwelling units, including houseboats. Because the city is virtually built out, there is minimal opportunity for further large-scale residential growth other than through redevelopment.

Table 3
Housing Units by Type in 1990

	Treasure Island		Pinellas County	
	# of	% of total	# of	% of
Single-	2,059	37%	239,377	52%
Multifamily	3,410	62%	160,989	35%
Mobile	23	0.4%	53,324	12%

	Treasure Island		Pinellas County	
	# of	% of total	# of	% of
Other*	33	0.6%	4,651	1%
Total	**5,525**	**100%**	**458,341**	**100%**

* Includes campers, vans, and houseboats.
Source: U.S. Bureau of the Census, 1990

3. Housing Units by Tenure

The percentage of owner-occupied housing within Treasure Island is slightly lower than the countywide average. According to the 1990 U.S. Census, of the 3,896 occupied housing units within the city (excluding seasonal units), 2,370 units or 61 percent were owner-occupied. Comparatively, the countywide average was 69 percent. The city percentage may be artificially low because of the large number of seasonal units, which are generally occupied by homeowners, but are not classified as "owner-occupied" by the U.S. Census Bureau.

Table 4
Housing Units by Tenure for Occupied Units in 1990

	Owner-Occupied	% of Total	Renter-Occupied	% of Total	Total
Treasure	2,370	60.8%	1,526	39.2%	**3,896**
Pinellas	263,388	69.2%	117,247	30.8%	**380,635**

Source: U.S. Bureau of the Census, 1990

4. Housing Units by Age

Home construction soared during the 1960s and 1970s, with approximately 3,200 new homes built. Combined with home construction occurring since then, approximately 77 percent of the total housing stock is less than 35 years old (see Table 5). With less than thirteen acres of vacant land available for residential or mixed uses, new housing construction is expected to decline in upcoming years.

Table 5
Age of Housing Stock in 1990

Year Built	Treasure Island		Pinellas County	
	# of Units	% of Total	#of Units	% of Total
1985 to March,	509	9.2%	47,186	10.3%
1980 to 1984	497	9.0%	61,424	13.4%

1970 to 1979	1,695	30.7%	142,970	31.2%
1960 to 1969	1,547	28.0%	87,902	19.2%
1950 to 1959	863	15.6%	77,269	16.9%
1949 or earlier	414	7.5%	41,590	9.1%
Total	**5,525**	**100%**	**458,341**	**100%**

Source: U.S. Bureau of the Census, 1990

5. Value of Owner-Occupied Housing

The median value of an owner-occupied home in Treasure Island almost doubled during the 1980s, reaching $155,400 in 1990. This value is nearly double the countywide median of $79,800 (see Table 6). Within the city, the value of most units ranged from $100,000 to $199,999. Countywide, the majority were valued between $50,000 and $99,999.

Table 6
Owner-Occupied Housing Units by Value Ranges in 1990

	<$50,000	**$50,000 - $99,999**	**$100,000 - $149,000**	**$150,000 - $199,999**	**$200,000 - $299,999**	**>$300,000**	**Median**
Treasure	13	298	346	434	255	70	$155,4
Pinellas	31,056	99,782	26,094	10,643	7,082	3,981	$79,80

Source: U.S. Bureau of the Census, 1990

6. Monthly Cost of Housing

a. Owner-Occupied Mortgaged Units

The U.S. Census Bureau defines the monthly cost of owner-occupied housing to include monthly mortgage payments, real estate taxes, fire hazard and flood insurance, utilities, and fuels. In 1990, the median monthly cost of an owner-occupied *mortgaged* housing unit in the city was $1,078, as shown in Table 7. This value is approximately one and a half times the countywide median cost of $687.

Table 7
Monthly Costs of Owner-Occupied Mortgaged Units in 1990

	<$500	**$500 - $699**	**$700 - $899**	**$900 - $1,249**	**$1,250 -$1,499**	**>$1,500**	**Median**
Treasure	75	85	98	188	134	137	**$1,078**
Pinellas	7,023	21,791	32,380	23,913	18,408	10,754	**$687**

Source: U.S. Bureau of the Census, 1990

b. Owner-Occupied Non-Mortgaged Units

The monthly cost of owner-occupied *non-mortgaged* units within the city was much lower, with a median cost of $276 per month. Similar to mortgaged units, this value is approximately one and a half times the countywide median of $185 (see Table 8).

Table 8
Monthly Costs of Owner-Occupied Non-Mortgaged Units in 1990

	<$150	**$150 - $199**	**$200 - $249**	**$250 - $299**	**$300 - $349**	**>$350**	**Median**
Treasure	58	75	114	162	127	125	**$276**
Pinellas	4,651	15,282	16,087	10,779	6,261	9,334	**$185**

Source: U.S. Bureau of the Census, 1990

c. Renter-Occupied Units

The cost of living in renter-occupied housing, called "gross rent," is considered to include mortgage/rental payments, taxes, insurance, and utilities. In 1990, the median monthly gross rent for a renter-occupied housing unit in Treasure Island was $500, as compared to $463 for the entire county (see Table 9). As suggested by these data, the greater orientation of the rental market in Treasure Island is toward medium to higher rents.

Table 9
Monthly Gross Rent Distribution in 1995

	Treasure Island		**Pinellas County**	
	# of Units	**% of Total**	**# of Units**	**% of Total**
Median	$500	---	$463	---
>$199	17	1.1%	6,132	5.2%
$200-$299	59	3.9%	9,747	8.2%
$300-$399	284	18.6%	21,296	18.0%
$400-$499	367	24.0%	31,806	26.8%
$500-$599	251	16.5%	22,727	19.2%
$600-$699	204	12.4%	11,147	9.4%
$700-$999	200	13.1%	9,109	7.7%

>$1000	69	4.5%	3,067	2.6%
No Cash Rent	75	4.9%	3,518	3.0%
Total Units	**1,526**	**100%**	**118,54**	**100%**

Source: Shimberg Center for Affordable Housing, 1996

7. Housing Cost-to-Income Ratio

According to the Florida Department of Community Affairs, housing that is affordable consumes no more than 30 percent of a household's income, including mortgage or rent payments, taxes, insurance, and utilities. In the following analysis, households living in owner- and renter-occupied housing considered non-affordable were enumerated.

a. Owner-Occupied Units

As shown in Table 10, in 1990 housing costs were considered non-affordable for 18 percent of all owner-occupied households within Treasure Island, compared to 21.5 percent for the county as a whole. In both the city and county, households with annual incomes below $10,000 were the most likely to live in housing considered non-affordable.

Table 10
Percentage of Households Living in Owner-Occupied Housing Considered Non-Affordable in 1990*

	<$10,000	**$10,000 - $19,999**	**$20,000- $34,999**	**$35,000- $49,999**	**>$50,000**	**Total (% of all households for all income levels)**
Treasure	46.7%	31.9%	27.2%	14.6%	7.0%	18.0%
Pinellas	60.3%	36.9%	23.3%	10.3%	5.9%	21.5%

* Housing costing less than 30 percent of a household's gross income is considered affordable.
Source: Shimberg Center for Affordable Housing, 1996

b. Renter-Occupied Units

As shown in Table 11, in 1990 rental housing was considered non-affordable for 43.9 percent of the rental households within Treasure Island, comparable to 44 percent in Pinellas County. In addition, in Treasure Island 100 percent of rental households earning less than $10,000 annually were living in housing considered non-affordable, compared to 88.4 percent of countywide households in the same income range.

Table 11
Percentage of Households Living in Rental Housing Considered Non-Affordable in 1990*

	<$10,000	$10,000 - $19,999	$20,000- $34,999	$35,000- $49,999	>$50,000	Total (% of all households for all income levels)
Treasure	100.0%	68.5%	15.0%	4.5%	3.1%	43.9%
Pinellas	88.4%	69.6%	17.2%	4.0%	1.0%	44.0%

* Housing costing less than 30 percent of a household's gross income is considered affordable.
Source: Shimberg Center for Affordable Housing, 1996

It should be noted that apparent mismatches of housing and income may be linked to the large number of retirees living in Treasure Island, many of whom may have sold homes in other states to finance the purchase or rental of a home in Florida. Because this one-time sale of the home in another state is not reflected in the census definition of income, the homeowner's income would not appear to be large enough to afford the high-priced housing typical of barrier island communities. In addition, many residents purchased homes in the community prior to 1975, before housing prices began to outpace household income and before property values in coastal communities appreciated dramatically.

B. Condition of the Housing Stock

In addition to enumerating housing units, the U.S. Census Bureau publishes data regarding the structural condition of the housing stock. The survey includes the number of dwelling units lacking complete plumbing, complete kitchen facilities, and central heating, and those which are overcrowded. As shown in Table 12, only a small percentage of homes within Treasure Island lack these facilities or are considered overcrowded.

Table 12
Condition of the Housing Stock in 1990

	# Homes Lacking Complete Plumbing*	% of Total	# Homes Lacking Complete Kitchen*	% of Total	# Homes Lacking Heat**	% of Total	# Over-crowded Homes** †	% of Total
Treasure Island	16	0.28 %	0	0.0%	71	1.28 %	27	0.48 %
Pinellas County	976	0.21 %	1,945	0.43 %	2,004	0.52 %	7,784	2.06 %

* Calculated for all housing units
** Calculated for owner-occupied housing units
† According to the Shimberg Center, more than 1.01 persons per room is considered an overcrowded dwelling.
Source: U.S. Bureau of the Census, 1990

In 1995, a windshield survey conducted by city staff concluded that no substandard housing exists within Treasure Island. A windshield survey has distinct advantages over door-to-door interviews in that it is relatively expedient and inexpensive, and the surveyor does not intrude upon the privacy of the resident of the property. In addition, it has been found that the appearance of the exterior generally reflects the condition of the interior of the home. The following criteria were used to identify housing conditions in the 1995 windshield survey.

Standard: Good condition. Structurally sound, maintained with no major maintenance needed (possible painting required).

Substandard: Deteriorating condition. Poorly maintained, homes of inadequate original construction of advanced age, exhibiting signs of sagging roof lines, porches, walls or other indicators of structural decay. Possible demolition necessary.

C.Subsidized Renter-Occupied Housing Developments

There are no public housing units located within the corporate limits of Treasure Island.

D.Group Homes

There are no group homes (community residential homes) licensed by the Florida Department of Children and Families within the corporate limits of the city.

E.Mobile Home Parks

The City of Treasure Island land development regulations do not allow mobile homes in the city, in accordance with Federal Emergency Management Agency (FEMA) regulations. Although 23 mobile homes were located in the city during the 1990 U.S. Census, they have since been removed.

F.Historically Significant Housing

No properties are listed in the *National Register of Historic Places* or on the *Florida Master Site File*, and no nomination proposals are currently pending.

G.Housing Construction Activity

As required by Rule 9J-5, F.A.C., the final step in collecting housing supply data is obtaining "an inventory of the housing construction activity affecting changes in the number of housing units within the local government's jurisdiction based on new construction, conversions, mobile home placements, and removals, in number of units for the years since the latest decennial United States Census." Recent housing activity was moderately active, but remained significantly lower than other areas of the county. The majority of new placements since 1990 were single-family homes, accounting for 77 percent of new home construction. As shown in Table 13, all mobile homes located within the city at the John's Pass Trailer Park have been removed.

Table 13
Housing Inventory Update, 1990-1995

	Single-Family	Multifamily	Mobile Home*	Other**	Total

1990 Count	1,719	3,739	23	44	5,525
New Construction	41	12	0	0	53
Demolitions	11	0	23	0	34
1995 Total	**1,749**	**3,751**	**0**	**44**	**5,544**

* Placement represents the change in the number of mobile home tags issued between 1990 and 1995.

** Category includes other types of dwellings, such as houseboats.

Source: City of Treasure Island Building Department, 1996

III. HOUSING ANALYSIS

Chapter 163, Florida Statutes, requires the Department of Community Affairs (DCA) to conduct an affordable housing needs assessment for local jurisdictions. All communities, including Treasure Island, are required to use this data and incorporate it into their comprehensive plan. Under contract with the DCA, the Shimberg Center for Affordable Housing at the University of Florida prepared the *Affordable Housing Needs Assessment Study*, which is the basis for the following housing analysis. All projections developed by the Shimberg Center were based on data collected by the Pinellas County Planning Department.

Households, or occupied housing units, are the fundamental unit used to measure housing demand. With the population expected to increase through all planning horizons, the Shimberg Center projects the number of households to increase by 211 between 1995 and 2010 (see Table 14).

Table 14
Estimated and Projected Number of Households, 1990-2010

Year	# of Households	% Change
1990	3,951	--
1995	3,991	2.33%
2000	4,084	2.32%
2005	4,134	1.22%
2010	4,202	1.64%

Source: Shimberg Center for Affordable Housing, 1996

1. Projected Number of Households by Size

In 1995, one- and two-person households accounted for 83.8 percent of all households in Treasure Island (see Table 15). The Shimberg Center forecasts the number of two-person households to rise by 10 percent between 1995 and 2010. However, the number of all other

sized households, including one-person households, will remain virtually constant.

Table 15
Estimated and Projected Number of Households by Size, 1990-2010

	1990	1995	2000	2005	2010
1 person	1,393	1,413	1,417	1,412	1,413
2	1,908	1,930	1,991	2,049	2,035
3	368	375	394	404	408
4	178	197	199	192	178
5	68	76	83	77	68
Total	**3,915**	**3,991**	**4,084**	**4,134**	**4,202**

Source: Shimberg Center for Affordable Housing, 1996

Table 16
Estimated and Projected Number of Households by Income Range, 1990-2010

Income	1990	% of Total	1995	% of Total	2000	% of Total	2005	% of Total	2010	% of Total
$0-10,000	427	10.9%	412	10.3%	412	10.3%	425	10.2%	436	10.3%
$10,000-15,000	323	8.2%	333	8.3%	335	8.3%	333	8.0%	339	8.0%
$15,000-20,000	383	9.7%	405	10.1%	418	10.1%	418	10.1%	417	9.9%
$20,000-25,000	299	7.6%	299	7.5%	298	7.5%	309	7.4%	328	7.7%
$25,000-30,000	400	10.2%	387	9.7%	386	9.7%	391	9.4%	401	9.5%
$30,000-40,000	559	14.2%	558	14.0%	580	14.0%	600	14.5%	622	14.7%
$40,000-50,000	393	10.0%	411	10.3%	418	10.3%	424	10.2%	443	10.5%
$50,000-60,000	236	6.0%	252	6.3%	260	6.3%	250	6.0%	244	5.7%
$60,000-	216	5.5%	228	5.7%	243	5.7%	245	5.9%	244	5.7%

Income	1990	% of Total	1995	% of Total	2000	% of Total	2005	% of Total	2010	% of Total
75,000										
$75,000-100,000	271	6.9%	276	6.9%	287	6.9%	289	6.9%	293	6.9%
$100-150,000	223	5.6%	231	5.8%	246	5.8%	251	6.0%	253	6.0%
$150,000+	185	4.7%	189	4.7%	199	4.9%	199	4.8%	191	4.5%
Total Population	**3,915**	**100%**	**3,981**	**100%**	**4,082**	**100%**	**4,134**	**100%**	**4,211**	**100%**

Source: Shimberg Center for Affordable Housing, 1996

2. Projected Number of Households by Income Range

As shown in Table 16, the projected number of households in each income range is expected to remain relatively unchanged throughout the planning timeframes. Approximately 35 percent of all households will remain below the $25,000 income range. However, the city population includes a large number of retirees, many of whom have modest annual incomes but are able to finance higher priced homes through accumulated savings.

B. Estimated Housing Demand and Need

The final phase in the needs assessment process is to prepare housing demand and need estimates for 1995 and the projected years of 2000, 2005, and 2010. Housing demand and need is presented by the total number of housing units needed by type, tenure, and value. Furthermore, only units which are considered inhabited by permanent (non-seasonal) residents are considered within this analysis.

As explained in the *Affordable Housing Needs Assessment Methodology Users Guide* prepared by the Shimberg Center, future housing demand is determined by analyzing the relationship between the expected number of households and the anticipated vacancy rate. The following formula is used to calculate future housing demand:

Future housing demand = (future # of households) + (# of vacant units needed to maintain vacancy rate)*

* Future vacancy rate equals the 1990 rate (thirteen percent) calculated by the U.S. Census, excluding seasonal housing.

As detailed in the following analysis, housing demand increases over time, reflecting population growth. However, housing supply numbers are only updated to 1995 counts. Any additional units built between 1995 and 2010 are not considered as part of this analysis. Therefore, it is expected that housing need will be offset by housing construction occurring within those years.

1. Estimated Demand for Housing, 1995

In 1995, the total number of housing units within Treasure Island equaled 5,525, with a total

vacancy rate of 30 percent (see Table 17). Typically, a jurisdiction's vacancy rate averages around 5 percent. However, the high rate is partially explained by the Census Bureau's definition of a "vacant unit", which includes homes where the respondent claimed their usual place of residence as "elsewhere." According to this definition, an estimated 1,047 units were owned and occupied by seasonal residents in 1990.

Table 17
Total Number of Housing Units in 1995

	Number of
Total Housing Units	5,525
Vacant Units	1,629
Vacancy Rate	30%

Source: U.S. Bureau of the Census, 1990

As discussed above, the following analyses are based on housing units intended to be occupied by permanent residents. In 1995, the number of units occupied or intended to be occupied by permanent residents equaled 4,486 (see Table 18). The number of vacant units equaled 582 or thirteen percent, still among the highest vacancy rates in Pinellas County.

Table 18
Total Number of Non-Seasonal Housing Units in 1995

	Number of
Housing Units (Housing	4,486
Vacant Units	582
Vacancy Rate	13%

Source: U.S. Bureau of the Census, 1990

2. Projected Demand and Need, 2000-2010

Projected housing demand is based on the population projections developed by the Pinellas County Planning Department, as discussed in the *Future Land Use Element*. The Shimberg Center forecasts the demand for housing to increase by an average of 23 units annually until the year 2010, resulting in a total need of 350 units. This projected demand includes the number of units necessary to maintain a thirteen percent vacancy rate. Projected need is calculated by subtracting the 1995 housing supply from the projected demand for the years 2000, 2005, and 2010 (see Table 19).

As discussed later within this element, the Shimberg Center need assessment exceeds the expected need anticipated by the city. The Pinellas County Planning Department has produced estimates that more realistically forecast the future housing supply within Treasure Island. According to these estimates, by the year 2010 only 68 units will be needed, as opposed to the 350 units calculated by the Shimberg Center.

Table 19
Estimated and Projected Total Demand and Need for Housing*

	1995	2000	2005	2010
Estimated and Projected Total Households	3,999	4,092	4,146	4,207
Housing Supply	4,486	4,486	4,486	4,486
Projected Demand for Non-Seasonal Housing Units (Includes amount needed to maintain 13 percent vacancy rate)	N/A	4,703	4,766	4,836
Projected Need for Non-Seasonal Housing Units**	**N/A**	**(217)**	**(280)**	**(350)**

* A permanent vacancy rate of thirteen percent was assumed to occur in all projection years. Calculations included only permanent, non-seasonal households.
** Negative numbers indicate a housing supply deficit.
Source: Shimberg Center for Affordable Housing, 1996

3. Projected Demand and Need for Housing by Type

The percentage of multifamily homes located within the city will remain relatively constant at 58 percent of the total housing stock. As shown in Table 20, housing supply deficits are expected for both single-family and multifamily dwellings. However, with supply numbers based on 1995 estimates, housing construction occurring between 1995 and 2010 is expected to satisfy some or all of the anticipated need.

Table 20
Projected Demand and Need for Housing by Type (non-seasonal units)

	1995 Housing Supply	2000	2000 Need	2005	2005 Need	2010	2010 Need
Single	1,880	1,971	91	1,997	117	2,026	146
Multifamily	2,606	2,732	126	2,769	163	2,810	204
Total	**4,486**	**4,703**	**217**	**4,766**	**280**	**4,836**	**350**

Source: Shimberg Center for Affordable Housing, 1996

4. Projected Demand and Need for Housing by Tenure

Assuming a continued strong and stable economic climate, an increase in demand for owner-occupied housing units is expected to occur. Currently, owner-occupied housing comprises 61.8 percent of the housing stock, but is forecasted to total 65.4 percent in 2010 (see Table 21).

Table 21
Projected Demand and Need for Housing by Tenure*

	1995 Housing Supply	2000 Demand	2000 Need	2005 Demand	2005 Need	2010 Demand	2010 Need
Owner-Occupied Housing Units	2,474	2,585	111	2,675	201	2,775	301
Renter-Occupied Housing Units	1,529	1,510	(19)	1,474	(55)	1,435	(94)
Total**	**4,003**	**4,095**	**92**	**4,149**	**146**	**4,210**	**207**

* Calculations are for permanent, non-seasonal households, excludes vacant units.
** Household estimates and projections for "Total Households" are calculated separately. As a result, owner and renter households do not add up to total households. Differences are minor and are attributed to rounding.
Source: Shimberg Center for Affordable Housing, 1996

5. Projected Need for Ownership Housing Units by Value Ranges
According to the Florida Housing Finance Agency, a household can afford a home with a value of no more than 2.11 times its annual income. To calculate existing and future need for affordable ownership housing, households are grouped by income level, and a range of affordability is calculated for each level. For example, a household earning between $20,000 and $25,000 can afford a home valued at 2.11 times its annual income, or between $42,220 and $52,750.

As shown in Table 22, households earning less than $30,000 annually are considered to lack adequate affordable housing. Future shortages also are expected to occur in the $40,000 to $50,000 income bracket. However, the apparent mismatch of incomes and housing values may be linked to the number of retirees residing within the city. In many cases, these residents have sold homes in other states, and have used the proceeds to purchase a home outright or to negotiate a very small mortgage. This one-time sale of the home in another state would not have been reflected in the census definition of income. In addition, many residents purchased homes in the community prior to 1975, when housing prices in coastal communities appreciated dramatically.

Table 22
Projected Need for Ownership Housing Units by Value Ranges*

Household Income Range	Affordable Housing Unit	1995 Surplus/ (Deficit)	2000 Surplus/ (Deficit)	2005 Surplus/ (Deficit)	2010 Surplus/ (Deficit)
$0-5,000	$0-10,550	(26)	(31)	(34)	(36)

$5,000-10,000	$10,550-21,100	(159)	(164)	(171)	(179)
$10,000-15,000	$21,100-31,650	(130)	(130)	(131)	(139)
$15,000-20,000	$31,650-42,200	(90)	(96)	(105)	(114)
$20,000-25,000	$42,220-52,750	(95)	(94)	(103)	(119)
$25,000-30,000	$52,750-63,300	(87)	(99)	(116)	(134)
$30,000-40,000	$63,300-84,400	95	75	58	36
$40,000-50,000	$84,400-105,500	8	0	(18)	(51)
$50,000-60,000	$105,500-126,600	16	11	16	17
$60,000-75,000	$126,600-158,250	109	98	97	98
$75,000+	$158,250+	359	318	307	312
Total Surplus/(Deficit)		**0**	**(112)**	**(200)**	**(309)**

* Negative numbers indicate a deficit.
Source: Shimberg Center for Affordable Housing, 1996

6. Projected Need for Rental Housing Units by Value Ranges

According to the Shimberg Center, a rental payment is considered affordable if the amount is less than 30 percent of the household's monthly income. Similar to the analysis for ownership housing, households are classified according to their income and a range of affordability is calculated. For example, a household earning between $30,000 and $35,000 can afford a rental payment that is 30 percent of the monthly income, or between $750 and $875. As shown in Table 23, those households making less than $10,000 annually lack "affordable" rental housing. However, a surplus of affordable rental units exists for other low to moderate income households earning between $10,000 to $30,000.

Table 23
Projected Need for Rental Housing Units by Value Ranges*

Household Income Range	**Affordable Monthly Rent**	**1995 Surplus/ (Deficit)**	**2000 Surplus / (Deficit)**	**2005 Surplus / (Deficit)**	**2010 Surplus / (Deficit)**

$0-5,000	$0-125	(94)	(85)	(86)	(86)
$5,000-10,000	$125-250	(82)	(81)	(83)	(84)
$10,000-15,000	$250-375	19	17	20	22
$15,000-20,000	$375-500	201	194	203	213
$20,000-25,000	$500-625	177	177	175	172
$25,000-30,000	$625-750	17	30	42	50
$30,000-35,000	$750-875	(21)	(25)	(31)	(35)
$35,000-40,000	$875-1000	(7)	(5)	(2)	2
$40,000+	$1000+	(209)	(210)	(190)	(174)
Total Surplus/(Deficit)		1	12	48	80

* Negative numbers indicate a deficit.
Source: Shimberg Center for Affordable Housing, 1996

7. Need for Housing by Affordability Groups

Chapter 420, State Housing Initiatives Partnership, Florida Statutes, defines various affordability groups according to their annual income level (see Table 24). Although statutory requirements stipulate that "affordability" be based on the median income of a metropolitan statistical area, the Shimberg Center has based their calculations on Pinellas County's median income figure, which was reported at $26,296 in 1990.

Table 24
Income Ranges, Defined

Affordability Group	**Definition**	**Income Range**
Very-low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a very-low income household's annual income may increase to 140 percent of the 50 percent of the median income adjusted for family size.	$13,148 or less
Low income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statical area...While occupying a rental unit, a low income household's annual income may increase to 140 percent of the 80 percent of the median income adjusted for family size.	$13,149 - $21,037

Moderate income	One or more persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area... While occupying a rental unit, a moderate income household's annual income may increase to 140 percent of the 120 percent of the median income adjusted for family size.	$21,038 - $31,555

Source: Section 420.9071, State Housing Initiatives Partnership, Florida Statutes.

As shown in Table 25, very-low, low, and moderate income households are not adequately served by the existing and projected ownership housing supply. As a result, affordable housing for those households earning less than median income is virtually non-existent.

Table 25
Supply of Affordable Housing by Affordability Group, Owner-Occupied Housing

Affordability	Income Range	1995	2000	2005	2010
Very-low income	$13,148 or less	(276)	(285)	(295)	(310)
Low income	$13,149 -	(134)	(140)	(150)	(164)
Moderate income	$21,038 -	(152)	(173)	(202)	(236)

* Negative number indicates a deficit of affordable housing
Source: Shimberg Center for Affordable Housing, 1996

With rental payments more in line with countywide averages, a deficit of affordable rental housing exists for only very-low income households. Low income and moderate income households seem to be adequately served by the existing rental housing supply and future supply projections.

Table 26
Supply of Affordable Housing by Affordability Group, Renter-Occupied Units

Affordability	Income Range	1995	2000	2005	2010
Very-low income	$13,148 or less	(138)	(131)	(131)	(130)
Low income	$13,149 -	250	245	255	267
Moderate income	$21,038 -	88	97	103	104

* Negative number indicates a deficit of affordable housing
Source: Shimberg Center for Affordable Housing, 1996

C. Land Required for Total Housing Need

To accommodate the anticipated population of future residents, the city must ensure that land is available for residential development. The permanent population in 2005 is estimated to be 7,432. According to the Shimberg Center, 4,766 units will be needed to accommodate this population, requiring an increase of 280 units from the 1995 inventory. By the year 2010 an

additional 70 units will be needed, resulting in a total of 350 units needed within 15 years.

As discussed in the *Future Land Use Element*, approximately 7.8 acres are available for development within the vacant residential land use categories. A maximum of 192 units could be developed based on the allowable density as designated on *Map LU-4: Future Land Use Map*. Although such factors as environmental constraints, infrastructure limitations, or changes to land development regulations were not taken into account, this total represents a reasonable approximation of the maximum number of units that can be constructed within the current boundaries of the city.

When developing housing need projections for the years 2005 and 2010, the Shimberg Center based its calculations on population projections developed by the Pinellas County Planning Department. According to these projections, the permanent population is expected to increase by 77 residents by 2005 and another 16 residents by 2010. Assuming that the expected number of persons per household will remain relatively stable during these planning time frames (2005 and 2010), the city expects the need for additional housing to occur at the same rate as the increase in population. Furthermore, future demand should reflect recent housing construction activity, which was recorded at less than 8 units annually between 1990-1995.
Although the Shimberg Center has forecasted a need for an additional 350 units by 2010, independent projections made by the Pinellas County Planning Department anticipate a dramatically smaller need of only 68 units. The Shimberg Center has been made aware of this discrepancy, has recognized that there are shortcomings in the methodology, and its in the process of refining its analyses. Therefore, this element recognizes that the Shimberg Center projections may change significantly in the future.

D. Private Sector Provision of Housing

It is expected that future housing need can and will be met by the private sector. However, changes in market conditions, such as an increase in interest rates, may affect the number of homes built by the private sector housing delivery system.

E. The Private Sector Housing Delivery Process

The private sector housing delivery process essentially functions the same throughout the Tampa Bay area. For this reason, the private sector delivery process in this element will be discussed on a region-wide basis.

1. Costs

   Currently, the major costs of housing construction are structure costs (labor and materials), land development costs and other miscellaneous costs including overhead and profit. The distribution of structure costs as a percentage of the total construction cost has dramatically changed over the years. Following World War II, structure costs accounted for more than two-thirds of the total home price in the United States. According to unpublished data from the National Association of Home Builders, by 1982 labor and materials represented only about 45 percent of the cost of building a home. The cost of developing unimproved land has significantly increased since the 1970s. Before construction of home sites may begin, the unimproved land must be cleared, excavated, and utilities installed.

2. Services

   All development within the Treasure Island is provided with public facilities and services. As detailed in the *Infrastructure Element*, Pinellas County is responsible for serving residents

with potable water, and the City of St. Petersburg is responsible for treating sewage at the Northwest Wastewater Reclamation Facility. Treasure Island operates its own solid waste collection system and disposes of the waste at the Pinellas County Refuse-to-Energy Plant.

3. Financing

Financing affects the developer's cost to build a home as well as the purchaser's cost to buy one. The cost associated with home construction finance becomes especially apparent if the house remains vacant for an extended period of time. Construction loans generally float approximately two points above the primary interest rate. As long as a home remains unsold, the construction loan remains outstanding, requiring the builder to pay monthly "carrying costs."

4. Government Regulations

During the last two decades, governmental authority over residential development has greatly expanded in response to heightened concern for the quality of the urban environment. These increases in federal, state and local regulations are partly responsible for the rise in housing costs.

a. Housing Costs and Government Involvement

Various levels of government are involved in the private development process to ensure that public policies and goals are realized. The private housing industry has long recognized the value of having government as an active ally in the production of housing. Direct intervention by governments through the regulatory process has increased in recent years. Depending on the type, size and location of a prospective development in the Tampa Bay Region, a builder or developer is subject to review by a number of local, regional, state, and federal agencies.

The regulatory process is designed to protect the public health and safety, promote the general welfare, and prevent damage to the environment. Regulations ensure that residents are provided with adequate roads, utilities, stormwater drainage, open space, and other amenities. However, these same regulations have led to increased housing costs. A report published by the U.S. Department of Housing and Urban Development (HUD) concluded that "regulation by all levels of government is a major factor in increasing housing costs through both substantive requirements and processing delays." The report concluded that time-consuming and expensive review procedures and lengthy processing may exact a heavy cost to developers, which is usually added on to the price of housing.

b. Regulatory Tools

The following regulatory tools are governmental programs affecting housing costs in the region:

- Environmental Regulations
- Land Development Regulations
- Building Codes

The effect these government programs have on the housing delivery system is discussed below.

Environmental Regulations. In order to preserve the remaining natural resources, various governmental agencies, including the City of Treasure Island, have adopted

regulations to ensure that developers protect the environment. Unfortunately, the administration of environmental regulations can also delay residential construction and increase the cost of housing. Balancing the desirable goal of preserving the environment with the equally important need for moderately priced housing is not easily accomplished.

Land Development Regulations. As required by Chapter 163.3202, F.S., all municipalities within Florida are required to adopt and enforce land development regulations that are consistent with the comprehensive plan. Among other things, the land development regulations ensure that adequate public facilities and services are available, natural resources are protected, and incompatible land uses are separated. Specifically, land development regulations must, at a minimum,

- Regulate the subdivision of land;
- Regulate the use of land and water;
- Provide for the protection of potable water well fields;
- Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
- Regulate signage; and
- Provide that public facilities and service meet adopted level of service standards.

Building Codes. Structure costs for labor and materials are presently responsible for about half of the total price of a new home. Residential construction is regulated by a set of structural, electrical, plumbing, heating, mechanical, energy and fire safety codes. These local building codes are established to protect the health and safety of the occupants, and to ensure the quality of construction and durability of the buildings. Though minimum building requirements are necessary, increasingly higher standards and strict requirements have contributed to the rising cost of housing. The Southern Standard Building Code, which is used throughout the Tampa Bay region, was designed to provide standardization of construction requirements.

IV. SPECIAL TOPICS IN HOUSING

Rule 9J-5.010(2)(f), F.A.C., requires that each local government address the following special topics:

A. Future Housing Supply

City of Treasure Island relies entirely on the private sector, supplemented by outside government programs, to ensure the provision of adequate housing. In 1990, 55 percent of the renters paid $549 or less, and over 50 percent of owner-occupants had a housing cost of less than $1,250 versus less than $700 countywide. There are also a number of housing assistance programs available to the residents of the city, including Section 8 and low interest loans. The city will, additionally, take actions to encourage the development of very-low, low, and moderate income housing, where the city has identified need for said housing, by continuing to provide a variety of residential densities. The infrastructure currently in place is adequate to meet the needs of the residents of Treasure Island. The city provides the same level, amount, and quality of

infrastructure to all city residents, regardless of the resident's income.

B. Substandard Housing

A windshield survey of the city conducted in March, 1996, identified no substandard housing units on the exterior within the city's boundaries. According to the 1990 U.S. Census, 105 units reported interior substandard conditions. These conditions include: lack of complete plumbing, kitchen, and central heating facilities, and unit overcrowding. Due to the relatively high value of housing in the city, the private sector is quite active in ensuring the conservation and rehabilitation of housing. The city also actively enforces housing and health codes to ensure that the housing stock is brought up to, and remains in, standard condition.

C. Affordable Housing

There is a limited amount of vacant land remaining in the city. Thus, there are limited opportunities to build new housing within different price ranges. The city will take actions encouraging the private sector to provide very-low, low, and moderate income housing as long as such housing adheres to the density ranges established herein. No increase in density will be allowed for any purpose as such an increase could compound traffic and emergency evacuation efforts, have deleterious environmental impacts, and would contradict objectives established in the state, regional, and this comprehensive plan. Mobile homes are no longer allowed in the city pursuant to FEMA regulations. All of the mobile homes in the city have been removed since 1989.

D. Group Homes and Foster Care Facilities

No group homes are currently located in Treasure Island. Due to the cost of land and rents, it is very unlikely that group homes will be located in Treasure Island. The City of Treasure Island, however, requires no special permits or review for local residents to become foster parents, should they so choose.

E. The identification of conservation, rehabilitation or demolition activities and historically significant housing or neighborhoods.

Structurally, Treasure Island is a young community. There are no buildings in the city listed on the *National Register of Historic Places* or in the *Florida Master Site File*. Demolition, conservation, and rehabilitation activities are easily identified through the records of the building permit office, and the identification of historically significant housing can be accomplished through review of the records of the county property appraiser and the local historical society

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), F.S., and Rule 9J-5.010(3), F.A.C., the following represents the housing goals, objectives, and the policies of the City of Treasure Island. The goals are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed. Objectives are measurable actions, while policies are implementation activities, both of which support attainment of the goals.

B. Nonapplicable Items

~~Based on the findings contained in this element and pursuant to Rule 9J-5.002, F.A.C., it has been determined that the following objectives and policies identified in Rule 9J-5.010(3), F.A.C., are not applicable to the City of Treasure Island.~~

- ~~Rule 9J-5.010(3)(b)3., F.A.C.: Adequate sites for mobile and manufactured homes - No mobile homes exist in the city because of its location in the Coastal High Hazard Area.~~
- ~~Rule 9J-5.010(3)(c)5., F.A.C.: Establishment of principles and criteria guiding the location of homes for rural and farm worker households - There is no agricultural land used for farms in Treasure Island and there are no migrant or farm workers.~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through application of land development regulations (see *Future Land Use Element*).~~

Introduction

The Housing Element is intended to be used to promote decent, safe, and sanitary housing in suitable neighborhoods at attainable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status.

Goal~~s, Objectives, and Policies~~

~~Goal:~~ The C~~c~~ity shall ~~promote~~ maintain standards that encourage the provision of decent, safe, attainable, and sanitary housing in suitable neighborhoods ~~at affordable costs~~ to meet the needs of the present and future residents of the City, free from ~~arbitrary~~ discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status ~~sex, handicap, ethnic background, age, marital status, or household composition.~~

Objective 1.1: Adequate and Affordable Housing

The City shall assist ~~the~~ private sector in providing for a suitable mixture and distribution of affordable housing types where possible, including extremely low-income, very low-income, low-income, and moderate-income families, with supporting infrastructure and public facilities ~~affordable housing~~ to meet the needs of the ~~existing~~ current and future population, and any households with special housing needs.

Policy 1.1.1: The City ~~shall~~ may provide information and technical assistance to the private and nonprofit sectors for development or redevelopment of additional affordable housing units.

Policy 1.1.2: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of updating, amending, and streamlining in order to increase private participation in any future residential development and minimize development costs and delays while continuing to ensure the health, welfare, and safety of the residents.

Policy 1.1.3: The City ~~will~~ may encourage housing development to be affordable and widely dispersed throughout the community whenever possible.

Policy 1.1.4: The City shall ~~continue to~~ allow a variety of residential densities and housing types to permit a range of housing costs.

Policy 1.1.5: The City will ~~continue its~~ participat~~e~~ion in a cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program and HOME Investment Partnerships Programs.

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Policy 1.1.6: The City will explore the feasibility of using incentives to promote housing in downtown redevelopment. The City will explore density, unit size, and lot size provisions to encourage affordable housing.

Policy 1.1.7: The City may consider a policy implementing affordable housing into the Transfer of Development Rights process.

Policy 1.1.8: The City will monitor current and future housing needs and explore innovative solutions to increase the affordability and diversity of housing stock while maintaining compliance with Coastal High Hazard Area and Floodplain regulations.

Policy 1.1.9: The City shall seek for the development, redevelopment, retention, or replacement of affordable and attainable homeowner, and rental units to reduce the number of cost burdened households.

Policy 1.1.10: The City may foster public/private partnerships encouraging additional affordable housing development.

Policy 1.1.11: The City may seek additional funding, including grants, for affordable housing.

Policy 1.1.12: The City shall encourage developers to provide a wide range of flexible and affordable housing types.

Policy 1.1.13: The City may promote development to consider integrating health and equity.

Policy 1.1.14: The City may coordinate with the private sector in order to identify regulatory barriers to the provision of affordable, workforce, elderly and special needs housing, and ensure that these barriers are revised or removed in the land development regulations.

~~**Measure:** The provision of a suitable housing mix for a diverse population~~

Objective 1.2: Fair Housing

The City shall ensure the opportunity for all citizens to purchase or rent decent, safe, and sanitary housing free from ~~arbitrary~~ discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status. ~~sex, handicap ethnic background, age, marital status, or household composition.~~

Policy 1.2.1: The City shall notify enforcement agencies whenever housing discrimination is encountered.

Policy 1.2.2: The City shall ~~continue to~~ enforce the *Pinellas County Fair Housing Ordinance*.

Policy 1.2.3: The City shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

~~**Measure:** Enforcement of the *Pinellas County Fair Housing Ordinance*~~

Objective 1.3: Group Homes

Sites for group homes and foster care facilities shall ~~continue to~~ be made available in areas of residential character to ensure that the needs of City residents requiring such housing are met pursuant to Chapter 419, Florida Statutes.

Policy 1.3.1: The City shall review, and amend if warranted, the land development regulations so that group homes (community residential homes), for persons who do not require special provisions for emergency evacuation, will be permitted in areas of residential character, where group homes are necessary to meet the needs of residents pursuant to ~~Chapter 419,~~ Florida Statutes.

~~**Measure:** The placement of group and foster homes~~

Objective 1.4: Homelessness

The City shall seek opportunities to provide solutions to the homeless population.

Policy 1.4.1. The City will coordinate with the public and private sector to provide temporary, transitional and permanent housing or related support services, and support programs and initiatives serving the City's homeless population.

Objective 1.4~~5~~: Housing Maintenance

The ~~character of~~ existing residential ~~neighborhoods~~ housing stock shall be maintained

through the conservation, improvement, and/or rebuilding ~~rehabilitation~~ of structures in accordance with FEMA, City and County floodplain regulations, ~~compliant housing stock~~, and ~~the~~ elimination of substandard housing.

Policy 1.4~~5~~.1: The City shall review and amend where necessary the housing and health codes and standards relating to care and maintenance of residential and neighborhood environments and facilities.

Policy 1.4~~5~~.2: The City shall encourage individual homeowners to increase private reinvestment in housing by providing referral to the appropriate county or state program.

Policy 1.4~~5~~.3: The City shall maintain or increase code enforcement activities, through regular inspections of the housing stock.

Policy 1.4~~5~~.4: The land development regulations shall contain principles to guide techniques and strategies for conservation, rehabilitation, and demolition of existing housing.

~~**Measure:** Number of housing units improved or maintained; absence of substandard housing~~

Objective 1.~~5~~6: Displacement

The City shall provide uniform and equitable treatment for persons and businesses displaced by natural disasters or state and local government programs consistent with ~~Section 421.55,~~ Florida Statutes.

Policy 1.~~5~~6.1: Prior to their displacement, the City shall establish procedures to ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action.

Policy 1.6.2: The City shall coordinate with Pinellas County and private and non-profit sectors to ensure the availability of housing assistance to residents and other individuals within the City that are displaced by natural disasters and other acts of God.

Policy 1.6.3: The City shall coordinate with, maintain and distribute a list of Pinellas County emergency shelters, transitional housing options, and relocation assistance programs for those displaced by natural disasters.

~~**Measure:** The establishment of procedures to deal with displacement consistent with state and federal law~~

Objective 1.~~6~~7: Historic Preservation

The City shall identify, preserve, and protect historically and architecturally significant housing and structures.

Policy 1.~~6~~7.1: The City shall assist property owners of historically or architecturally significant

housing and structures in applying for and utilizing state and federal assistance programs.

Policy 1.6~~7~~.2: The City shall assist and encourage the rehabilitation and adaptive reuse of historically or architecturally significant housing by providing technical assistance and economic assistance programs.

Policy 1.6~~7~~.3: By providing referral to the appropriate governmental agencies, the City shall assist property owners in the identification of historically significant structures.

Policy 1.7.4: In the event that historically significant housing or structures are identified through surveying or other efforts, the City shall consider the establishment of a local register and listing processes and procedures.

Policy 1.7.5: The City shall coordinate, as appropriate, with local, ounty, State and Federal agencies and the private sector to ensure the protection of historically designated housing and structures that may be located within its boundaries.

~~**Measure:** The preservation of historically or architecturally significant housing~~.

Objective 1.8: Environmental Design and Construction Features

The City shall encourage new residential development and redevelopment to incorporate environmentally – friendly and resilient design and construction features.

Policy 1.8.1. The City shall promote green building regulations or incentives.

Policy 1.8.2. The City shall support and encourage energy and resource conservation measures as a component of development and redevelopment.

Policy 1.8.3. The City shall explore potential land development regulations to provide for the improvement of energy efficiency in new housing and in the redevelopment of existing housing.

Policy 1.8.4. The City shall educate current and new residents on resource reduction strategies.

Policy 1.8.5. The City may encourage that all new housing units are water and energy efficient to reduce monthly costs for the residents.

Policy 1.8.6. The City will encourage green design and building standards on all proposed new housing units and renovation building plans.

Policy 1.8.7 The City shall encourage terrain modification for developments with respect to projected sea level rise scenarios and flooding potential when practical.

~~References~~

~~City of Treasure Island,~~

~~*City of Treasure Island Comprehensive Plan*, 1989.~~
~~*City of Treasure Island Evaluation and Appraisal Report*, 1996.~~
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~~*Chapter 9J-5, Florida Administrative Code*, 1994.~~
~~*Chapter 163.3177, Florida Statutes*, 1994.~~

~~United States Department of Commerce, Bureau of the Census,~~

~~*1990 Census of Housing, Characteristics of Housing Units, Detailed Housing Characteristics, Florida, Part II, HC80-1-B11.*~~

~~*1990 Census of Population, Characteristics of the Population, General Social and Economic Characteristics, Florida, Part II, PC 80-1-C11.*~~

~~Census.gov~~

INFRASTRUCTURE ELEMENT

The purpose of the (Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Aquifer Recharge Element, hereafter referred to as the Infrastructure Element) element is to provide for necessary public facilities and services correlated to future land use projections.

Rule 9J-5.011(1), Florida Administrative Code

I. INTRODUCTION

The following section discusses the condition of public services and facilities in Treasure Island, including potable water, sanitary sewer, solid waste, and stormwater management. The following analysis includes a description of the current condition and level of service for each service and facility, and anticipates future demand based on projected population growth. As discussed in the *Future Land Use Element*, the total city population includes permanent residents, seasonal residents, and tourists (see Table 1).

Table 1
Permanent and Seasonal Population Estimates and Projections, 1995-2010

Year	Permanent Population	Seasonal Population		Total Population
		Permanent Housing*	**Tourists**	
1995	7,355	1,489	4,210	13,054
2005	7,432	1,503	4,214	13,149
2010	7,448	1,506	4,215	13,169

Source: Pinellas County Planning Department, 1995

In addition to the public services and facilities described above, statutory requirements mandate that local governments examine the effect of urban development on natural groundwater aquifer recharge areas. Because the West Coast Regional Water Supply Authority (WCRWSA), recently renamed "Tampa Bay Water", has determined that Treasure Island and the immediate surrounding area has very low to no recharge to any groundwater aquifer, this analysis will be limited in scope.

II. POTABLE WATER SUB-ELEMENT

A. Potable Water Facilities

1. Service Area and Predominant Land Uses

Treasure Island receives potable water from the Pinellas County Utilities System (PCUS). The PCUS service area includes over 630,000 people, and encompasses most of the

unincorporated county, as well as the cities of Largo, Seminole, Treasure Island, and the other beach communities. PCUS also supplements other water distribution systems, supplying water on a wholesale basis to the cities of Clearwater, Dunedin, Pinellas Park, Safety Harbor, and Tarpon Springs. The dominant land use classification within the service area is residential, although commercial, industrial, recreational, and public facility uses are also served.

2. Design Capacity

In early 1995, potable water was derived from the five wellfields listed in Table 2. Due to water quality problems, the East Lake Road wellfield was taken off-line in the fall of 1995. Of the four operating wellfields currently serving PCUS customers, three are managed by Tampa Bay Water, formerly known as the West Coast Regional Water Supply Authority (WCRWSA). Tampa Bay Water is charged with planning the future regional water supply system in an effort to accommodate expected growth. Pinellas, Pasco, and Hillsborough counties use this forum to discuss multi-jurisdictional issues associated with providing potable water to all residents within the Tampa Bay metropolitan area.

Table 2
Pinellas County Utility System Wellfields in 1996

Wellfield	Location	Operator	Average Daily Flow	Maximum Daily Flow
Eldridge-Wilde	NE corner Pinellas & NW corner of Hillsborough counties	PCUS	35 mgd	55 mgd
East Lake Road	NE corner of Pinellas Co., east of Lake Tarpon	PCUS	Taken off-line in Sept. 1995	Taken off-line in Sept. 1995
Cypress Creek	Central Pasco County	TBW	30 mgd*	40 mgd*
Cross Bar Ranch	Northern Pasco County	TBW	30 mgd	45 mgd
Cypress Bridge	Pasco County	TBW	8 mgd**	25 mgd**

TBW = Tampa Bay Water (formerly the West Coast Regional Water Supply Authority)
PCUS = Pinellas County Utilities System
* Pinellas County is entitled to withdraw 15 mgd average day and 18 mgd maximum day.
** Pinellas County is entitled to withdraw 4.45 mgd average day, or 55.65% of permitted capacity.
Source: Pinellas County, 1996

Currently, the permitted average daily capacity available to the PCUS is approximately 85 million gallons per day (mgd), and maximum daily capacity equals 135 mgd. To calculate existing and future demand, the Pinellas County Planning Department has divided the county into four water demand planning areas (WDPA). Treasure Island is considered part of the

Pinellas County WDPA which also includes the cities of Clearwater and Tarpon Springs water departments. These combined water systems have an average design capacity of 91 mgd, with a maximum capacity of 140 mgd.

B. Proportional Capacity

No proportional capacity agreement exists between Pinellas County and Treasure Island. To estimate potable water consumed by the city, its total population is multiplied by the per capita consumption for the overall service area.

C. Demand: Existing Level of Service (1995)

Since 1989, the PCUS service area population has increased by over 23 percent. Despite this growth, wellfield production has decreased due to a reduction in per capita demand. In 1987, average daily wellfield production was 72.7 mgd. Comparatively, average daily wellfield production was recorded at 67.3 mgd in 1994. In light of these new figures, Pinellas County has reduced the adopted level-of-service standard within the Pinellas County WDPA from 150 gallons per capita a day (gpcd) in 1989 to 125 gpcd in 1997. Because the consumption rate of 125 gpcd was based on 1994 potable water demand data, this figure will be applied to the city and Pinellas County WDPA population estimates for 1995, which are the most up-to-date counts currently available.

The total population, including permanent residents, seasonal residents, and tourists, amounted to 13,054 persons in 1995. Based on this estimate and a level-of-service standard of 125 gpcd, Treasure Island demanded approximately 1.63 mgd of potable water daily, thereby accounting for approximately 2.1 percent of the WDPA average daily flow (see Table 3).

Table 3
Potable Water Demand in 1995

	Pinellas County	**Treasure**
Total Population**	631,901	13,054
Level of Service	125 gpcd	125 gpcd
Average Daily Demand	78.9 mgd	1.63 mgd
% of Total Average Daily	100 %	2.1%

* Includes: Pinellas County Water Demand Planning Area (WDPA) includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.
** Includes permanent residents, seasonal residents, and tourists.
Source: Pinellas County, 1997

D. Projected Demand; Level of Service (2005 and 2010)

The county level-of-service standard for potable water will remain at 125 gpcd until the year 2005, and will then decrease to 120 gpcd for the remainder of the planning time frame. To calculate future demand, the projected service area population was multiplied by the

appropriate level-of-service standard for the years 2000, 2005, and 2010. As shown in Table 4, average daily flow is forecasted to rise by 1.2 mgd between 2000 and 2010 while capacity remains constant, producing a surplus of 7.35 mgd or greater.

Table 4
Water Supply Needs, 2000-2010
Pinellas County Water Demand Planning Area*

	2000	**2005**	**2010**
Service Area	666,538	689,294	704,329
Level-of-Service	125 gpcd	120 gpcd	120 gpcd
Average Daily Flow	83.3 mgd	82.7 mgd	84.5 mgd
Average Daily	91.85 mgd	91.85	91.85
Surplus	**8.55 mgd**	**9.15 mgd**	**7.35 mgd**

* The Pinellas County Water Demand Planning Area includes the service areas of the PCUS and the cities of Clearwater and Tarpon Springs.
** Includes permanent residents, seasonal residents, and tourists.
Source: Pinellas County, Florida. 1998. *Pinellas County Comprehensive Plan.*

The water demands of the Pinellas WDPA can be satisfied by existing supply facilities through the year 2010, assuming that there are no reductions in permitted capacity, or water quality problems which would require removing wells from service. However, negotiations currently being conducted at the regional level may limit potable water withdrawals from existing wellfields over time. Since full permitted capacity may not be available throughout the planning horizon, development of alternative potable water supplies will most likely be required (Pinellas County, 1998).

E. Performance, Problems, and Opportunities

To ensure that potable water will be available beyond the year 2015, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies, particularly the former West Coast Regional Water Supply Authority, recently renamed "Tampa Bay Water." Under a new cooperative agreement between the major water providers in Pinellas, Hillsborough, and Pasco counties, Tampa Bay Water will own and oversee the regional water system, providing a reliable supply to all member utilities while promoting resource sharing. This agency is also responsible for locating and developing new water sources, and is currently studying the feasibility of building a desalination plant somewhere in the region.

In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices. In addition, the county's commitment to promoting reclaimed water use for irrigation could significantly reduce potable water demand, decrease the chloride content in deep wells, and eliminate the

need to discharge treated wastewater into surface waterbodies. Reclaimed water is currently being supplied to golf courses and select residential communities throughout the county. Pinellas County is "committed to reusing all treated wastewater, and is completing the upgrade of all facilities to the level of advanced wastewater treatment so that all wastewater will be available to be utilized in the reclaimed water system" (Pinellas County, 1997). Recently, the city has begun to explore the idea of developing a reclaimed water program in cooperation with PCUS. This program would bring effluent from the South Cross Bayou Wastewater Treatment Plant to the barrier island for irrigation use. However, this proposal is still early in its infancy, and many details have not yet been finalized.

Treasure Island is committed to conserving potable water, and strongly enforces local restrictions on irrigation. As set forth by ordinance, lawn watering is restricted to two days a week, between the hours of 4:00 p.m. and 10:00 a.m.

III. SANITARY SEWER SUB-ELEMENT

A. Operational Responsibility and Proportional Capacity

Treasure Island and St. Petersburg have entered into an interlocal agreement whereby St. Petersburg is responsible for the city's sewage treatment. With no septic tanks located within the jurisdictional boundaries of Treasure Island, all sewage is pumped to and treated at the Northwest Wastewater Reclamation Facility, located at 7500-26th Avenue North.

Because this facility serves several jurisdictions as well as areas of unincorporated Pinellas County, no proportional capacity agreement exists between St. Petersburg and Treasure Island. All data and analyses are initially based on the plant's service area population. Thereafter, Treasure Island's consumption rate is factored by its percentage share of the total population.

B. The Northwest Wastewater Reclamation Facility

All wastewater produced within the city travels along the Treasure Island Causeway in an 18-inch force main, joins sewage originating from St. Pete Beach at 79th Street and Central Avenue, moves through a 24-inch force main to a pump station located in South Pasadena, and then finally flows into the Northwest Wastewater Reclamation Facility. Treasure Island maintains the force main to 79th Street and Central Avenue. Thereafter, Treasure Island and St. Pete Beach are jointly responsible for shared pipes.

1. Background and Design Capacity

The Northwest Wastewater Reclamation Facility is a Type I complete mix activated sludge wastewater treatment plant with a capacity of 20 mgd. Treatment methods involve secondary, advanced, and activated sludge with filtration. Dewatered sludge is removed by private hauler and transported to Manatee, Hardee, and Desoto counties to be used for agricultural purposes; effluent is disposed through two methods, distribution of reclaimed water and deep well injection. Although Treasure Island is currently not a recipient of reclaimed water, city sewage treated at the Northwest Facility is pumped to reclaimed water customers residing in St. Petersburg. Recycling water yields several benefits, including reducing per capita demand for potable water, decreasing the chloride content in deep wells, and eliminating the need to discharge treated wastewater into surface water bodies. Effluent that exceeds reclaimed water demand or fails to meet reclaimed water quality standards is injected into deep wells.

2. Service Area and Predominant Land Uses

The Northwest Wastewater Reclamation Facility service area encompasses the northwest district of St. Petersburg, along with a portion of Gulfport, the cities of South Pasadena and St. Pete Beach, and the Bear Creek area of unincorporated Pinellas County. Within Treasure Island, the land uses served are predominantly residential, occupying 64 percent of the land area. Preservation areas account for 17 percent, with commercial, recreational, and public facility uses occupying another 17 percent.

C. Existing Level of Service

In order to remain consistent with the level-of-service analysis detailed within the St. Petersburg *Evaluation and Appraisal Report* (EAR), the following average daily flow calculations are based on the total population, excluding tourists. In 1995, the Northwest Facility was operating at an average daily flow of 12.9 mgd, or 64.5 percent of capacity. Serving an estimated population of 84,725 persons, the facility was operating at a level of service of 152.25 gallons per capita a day (gpcd), as shown in Table 5.

Table 5
Northwest Water Reclamation Facility in 1995

Capacity	20.0 mgd
Population*	84,725
Level of Service	152.25 gpcd
Average Daily Flow	12.9 mgd

* Includes permanent and seasonal residents, excludes tourists.
Source: City of St. Petersburg, 1996

D. Projected 2005 and 2010 Level of Service

Future levels of service were calculated by multiplying the expected population by the anticipated wastewater generation rate. First, population projections were developed by the City of St. Petersburg based on data from the Pinellas County Planning Department. As shown in Table 6, the Northwest Facility service area is expected to stay relatively stable, increasing by fewer than 2,700 users between 1995 and 2010.

Table 6
Service Area Population Projections, 1995-2010

Year	Population	% Change
1995	84,725	--
2005	86,744	2.38%
2010	87,369	0.72%

Source: City of St. Petersburg, 1996

Future wastewater generation rates were based on the highest average daily flow figure recorded between 1990 and 1995. As noted in the St. Petersburg EAR, the highest flow was used because "...flows vary significantly due to the effect of weather conditions on flow levels. Severe wet weather increases the amount of infiltration and thus increases the effluent at the wastewater treatment facilities." The highest average daily flow (14.4 mgd) occurred in 1992.

With a 1995 service area population of 84,725 and an average daily flow of 14.4 mgd, daily per capita demand equaled 170 gpcd. St. Petersburg considers this amount the newly adopted level-of-service standard for the Northwest Wastewater Reclamation Facility service area, and applies this rate when forecasting projected demand (see Table 7).

Table 7
Per Capita Daily Demand Level-of-Service Standard

1995 Service Area Population	84,725
Forecasted Average Daily Flow	14.4 mgd
Per Capita Demand/Level-of-Service	170 gpcd

Source: City of St. Petersburg, 1996

Based on a level-of-service standard of 170 gpcd, Table 8 lists the expected amount of wastewater that will be generated in 2005 and 2010. As illustrated below, the Northwest Facility has adequate capacity to treat the wastewater that will be generated from these projected populations.

Table 8
Projected Population Served, 1995-2010

	1995	2005	2010
Capacity	20.0 mgd	20.0 mgd	20.0 mgd
Service Area Population*	84,725	86,744	87,369
Level of Service	152 gpcd	170 gpcd**	170 gpcd**
Average Daily Flow	12.9 mgd	14.7 mgd	14.8 mgd
% of Capacity	64.5%	73.5%	74%
Surplus	7.1 mgd	5.3 mgd	5.2 mgd

* Includes permanent and seasonal residents, excluding tourists.
** Based level-of-service standard of 170 gpcd, as calculated by the St. Petersburg Planning, Housing, and Development Review Services Department.
Source: City of St. Petersburg, 1996

E. Performance, Problems, And Opportunities

Both St. Petersburg and Treasure Island have ongoing preventive maintenance programs that ensure the sanitary sewer system is operating efficiently. Currently, the city is rebuilding gravity lines and force mains along Gulf Boulevard from 108th Avenue to 117th Avenue, and has relined approximately 75 percent of its brick-lined manholes. Ongoing sewer improvements are scheduled through the year 2002, as shown in the *Capital Improvements Element*.

For a complete discussion of the current and future performance, condition, life expectancy, and problems and opportunities of the Northwest Wastewater Reclamation Facility, see the *Sanitary Sewer Subelement* of the *City of St. Petersburg Comprehensive Plan*.

IV. SOLID WASTE SUB-ELEMENT

A. The Role of Pinellas County

1. Operational Responsibility and Service Area

Along with the other twenty-three municipalities within Pinellas County, Treasure Island has entered into an interlocal agreement under which the county is responsible for the disposal of the city's solid waste. Prior to this agreement, the county enforced the Solid Waste Disposal and Resource Recovery Act, which legislatively charged the Board of County Commissioners with countywide disposal responsibility and also granted the Board flow control to direct all solid waste to one location. The U.S. Supreme Court found

flow control mandates unconstitutional in 1994. In response, Pinellas County looked toward the interlocal agreements to maintain municipal flow control authority.

Currently, Wheelabrator Environmental Systems (formally Universal Oil Products) is charged with the operational responsibility of the Refuse-to-Energy Plant. Through a 20-year management agreement originally signed in 1978, the contractor designed, constructed, and continues to manage the county-owned facility. The adjacent Bridgeway Acres Sanitary Landfill is operated by Addington, Inc.

Local refuse is collected by four city-owned 25-cubic yard rear loading trucks. On average, one truck is replaced every three years. The city also spends approximately $15,000 annually on the rehabilitation and purchase of dumpsters.

2. Proportional Capacity and Land Uses

Located at 3001-114th Avenue North, the Refuse-to-Energy Plant and adjacent landfill share operational space. Currently, no proportional capacity agreement for solid waste disposal exists between Treasure Island and Pinellas County. However, the city does record the total amount of refuse received, recycled, and sent to the Refuse-to-Energy Plant and Bridgeway Acres Sanitary Landfill. A wide array of land use activities is serviced by these facilities, including residential, commercial, and industrial uses. Within Treasure Island, residential remains the most predominant land use type and occupies 64 percent of all upland acreage. Commercial, recreation, and public facilities account for a combined total of 17 percent.

B. Background and Design Capacity

Countywide, the amount of solid waste collected annually surmounted the million ton mark in the late 1980s and appeared to be on the rise (see Table 9). Fortunately, this trend was counterbalanced by the rising popularity of recycling, increased donations to charitable organizations, and the diversion of construction and demolition debris to the county artificial reef program. The amount of collected refuse has stabilized at approximately 900,000 tons per year.

Solid waste entering the landfill has also significantly declined since the 1980s. As reported between 1990 to 1995, the annual average tonnage of refuse entering the landfill was just over 67,000 tons per year or 166 tons per day, representing a 69 percent reduction from the amount of waste deposited during the late 1980s. Reasons for this decline can be attributed to the following: more construction and demolition debris being diverted to the Refuse-to-Energy Plant and the recent expansion of this facility; construction debris being diverted to Pasco County; and massive recycling efforts.

Table 9
Refuse-to-Energy Plant Performance, 1986 - 1996 (tons/year)

Calender	Refuse-to-	Landfill	Stockpile	Total
1986	752,266	244,109	0	999,539

1987	934,722	230,167	0	1,165,564
1988	855,466	225,721	0	1,111,187
1989	867,648	170,034	160	1,037,842
1990	843,619	128,780	179	972,578
1991	773,375	101,683	314	875,373
1992	831,076	36,114	757	867,947
1993	860,960	62,050	207	923,217
1994	828,175	57,287	185	885,647
1995	818,757	75,029	202	893,988
1996	821,254	72,555	5	893,814

* Construction and demolition debris stockpiled for artificial reef program.
Source: Pinellas County Department of Solid Waste Management

Listed below is a description of the various types of solid waste disposal facilities used by the city and the associated design capacities.

1. Pinellas County Refuse-to-Energy Plant

A state-of-the-art facility, the three-boiler Refuse-to-Energy Plant disposes of waste through mass burning with waterwall incinerators, creating steam that drives turbines and generates electricity. The facility has a capacity of 3,150 tons per day or nearly 1,150,000 tons per year, and is currently operating at about 71 percent of capacity, with Treasure Island accounting for only 0.7 percent of average daily flow.

2. Landfill

Located adjacent to the Refuse-to-Energy Plant, the Bridgeway Acres Sanitary Landfill is the only Class I landfill in Pinellas County. A Class I facility can accommodate a wide variety of waste products and must be lined in order to prevent groundwater contamination. Typically, non-processible or non-burnable solid waste such as large tree trunks and construction debris is buried here.

Bridgeway Acres has approximately 538 acres of remaining permitted capacity, and is expected to last until approximately 2030. Due to high population densities and stringent groundwater regulations, the county has determined that Bridgeway Acres will be the last Class I landfill within county limits.

3. Recycling

Currently, the city's recycling program provides an opportunity for residents to recycle yard waste, cardboard, paper, clear glass, metals, and plastics. By contract with the city, Kimmins Recycling handles curbside pick-up for single-family residences. Meanwhile, commercial uses and multifamily units are encouraged to deposit recyclable materials at

four drop off sites. Yard waste is collected on regular collection days and is recycled into mulch.

C. Existing Demand (1995)

Treasure Island records the amount of solid waste collected, recycled, and incinerated. To calculate the per capita generation rate, tons collected per day was divided by the total population, including tourists. The city generated an average of 24.2 tons of solid waste daily in FY 1994/95 or 3.71 pounds per capita a day (ppcd). Of this total, 90 percent of all solid waste was sent to the incinerator or landfill. Table 10 shows that the city has a significantly lower per capita generation rate than the Pinellas County service area, which has a per capita generation rate of 10.11 ppcd.

Table 10
Solid Waste Generation, 1994/1995

	Pinellas County Service Area*	Service Area Per Capita Rates	Treasure Island**	Treasure Island Per Capita Rates
Population	925,591	--	13,054	--
Total Generation (per	4,681 tons	10.11 lbs.	24.2 tons	3.71 lbs.
Incinerated Solid Waste	2,241 tons (47.9%)	4.83 lbs.	21.8 tons (90.0%)	3.34 lbs.
Buried Solid	214 tons (4.6%)	0.48 lbs.		
Recycled	2,226 tons	4.80 lbs.	2.4 tons	0.37 lbs.

* Pinellas County Service Area, based on solid waste collected between July 1, 1994 and June 30, 1995.
** Based on solid waste collection figures collected between October 1, 1994 and September 30, 1995 and recorded by the City of Treasure Island.
Source: Pinellas County, 1996

It should be noted that this low per capita rate may not truly describe the solid waste generation habits of Treasure Island residents, due to two factors unique to the city. First, the use of total population figures within the analysis may skew per capita totals. As shown in Table 1, approximately 44 percent of the total city population consists of seasonal residents and tourists. Because these residents typically live in Treasure Island only during the winter months, they generate much less solid waste than permanent residents on an annual basis. As a result, the per capita solid waste generation rate for the permanent population is most likely higher than 3.71 ppcd. Secondly, although per capita generation of solid waste in Treasure Island was less than half that of the county, only ten percent of city waste is recycled, compared with 47.5 percent for the county. Therefore, the per capita generation of nonrecycled waste in the city (3.34 ppcd) is closer to that of the county (5.31 ppcd).

D. Projected Demand: 2005 and 2010 LOS

Treasure Island's total population is expected to reach 13,149 persons in 2005 and 13,169 persons in 2010, as shown in Table 11. At the current generation rate of 3.34 ppcd (which excludes recycled materials), the city will send approximately 22 tons of solid waste per day to the incinerator in both 2005 and 2010.

Table 11
Projected Level of Service, 2005-2010

	2005	**2010**
Projected Total Population	13,149	13,169
Generation Rate of Incinerated and Buried	3.34 ppcd	3.34 ppcd
Incinerated and Buried Solid Waste	21.96 tons per	21.99 tons per

Sources: Pinellas County Planning Department, 1995

Assuming that the solid waste generation remains relatively stable through the year 2010, and that countywide recycling continues at the current rate of nearly fifty percent, the Refuse-to-Energy Plant and adjacent landfill will have adequate capacity to handle expected demand through 2010 and beyond. As such, Pinellas County has concluded that no immediate need exists to expand the Refuse-to-Energy Plant or construct a second facility.

E. Performance, Problems, and Opportunities

The Refuse-to-Energy Plant has minimal impacts on adjacent natural resources. A bentonite slurry wall connected to an impervious clay wall allows zero discharge of pollutants into adjacent soils, groundwater, or surface waters, which are extensively monitored by Pinellas County. Runoff generated by the plant is collected and recycled for use in the cooling system. Construction, design, and monitoring of the facility complies with all federal and state regulations, and air quality around the site meets acceptable levels of the Environmental Protection Agency (EPA). For a complete discussion of the current and future performance, condition, life expectancy, problems, and opportunities of the Refuse-to-Energy Plant and Bridgeway Acres Sanitary Landfill, see the *Solid Waste and Resource Recovery Element* of the *Pinellas County Comprehensive Plan.*

V. STORMWATER MANAGEMENT SUB-ELEMENT

A. Operational Responsibility and Predominant Land Uses

The city maintains an extensive system of storm drains, which extend approximately 11 miles in length throughout public rights-of-way. Additional drains, swales, and other stormwater facilities located on private property are the responsibility of individual property owners. As discussed in the *Future Land Use Element*, residentially designated property remains the most predominate land use type within the city, occupying 64 percent of all upland area. Seventeen percent of land is held for preservation, and 17 percent is occupied by commercial uses, public facilities, and recreation/open space. The remaining 2 percent is vacant and undeveloped.

~~B. Background~~

~~Treasure Island is comprised of five small islands located within Florida's Gulf of Mexico barrier island system. The barrier islands were built up from sand and shell as a result of thousands of years of wave and tidal action, and have evolved natural drainage patterns to accommodate storms and flooding. During the rapid urbanization of the last several decades, however, these drainage patterns were dramatically altered. Asphalt and other impervious surfaces replaced permeable soils, while dredging, filling, and grading changed the shape of the natural landscape. As a result, stormwater no longer drained efficiently, causing flooding in many areas.~~

~~In 1981, Pinellas County adopted the *Pinellas County Master Drainage Plan* along with 52 individual storm drainage basin studies. These studies represented a comprehensive approach to identifying drainage needs within the county. Unfortunately, due to the small size of the sub-basins found on the barrier islands, the beach communities were not included within the plan. Local drainage problems were left to each municipality to resolve.~~

~~In 1996, the city commissioned Tampa Bay Engineering, Inc., to develop a drainage plan that identified needed drainage improvements within Treasure Island. In December 1996, the *City of Treasure Island Master Drainage Plan* was completed. The plan recommended improvements to be made to the stormwater management system, and set forth design criteria to be adopted into the comprehensive plan and land development regulations.~~

~~C. *Treasure Island Master Drainage Plan*~~

~~As part of the *Master Drainage Plan*, each of the city's drainage basins was analyzed using a 25-year/24-hour storm event, the level-of-service standard adopted in the 1989 comprehensive plan. Roughly, this translates into nine inches of rain within 24 hours. The analysis concluded that designing a stormwater conveyance system for such an event was physically and financially impractical, and that the city should instead adhere to a three-year storm design. Pipe diameters and inlets designed in accordance with this standard would reduce street flooding when the tide level is at or below one foot above sea level. When the tide level exceeds one foot above sea level or surmounts the seawall, storm pipes would not drain regardless of pipe size, water would back up, and flooding would occur. Furthermore, using larger pipes could impede drainage because sediment is not carried as efficiently and would build up over time, reducing conveyance capacity. The *Master Drainage Plan* recommends continued use of the 25-year/24-hour storm design for stormwater retention purposes only.~~

~~Table 12 lists six categories used to measure the performance of the stormwater management system. Level of service (LOS) "C" is the newly-adopted standard for Treasure Island. This level provides adequate protection at the most affordable cost. Improving the system to function at LOS "A" and LOS "B" would require a larger storm system, which would cost considerably more but would not significantly reducing flooding. All drainage basins analyzed by Tampa Bay Engineering currently function at LOS "C" or better.~~

Table 12
Level-of-Service Criteria

LOS A	Maximum water level below the top of curb and all traffic lanes are open.
LOS B	Partial yard flooding and standing water in traffic lanes. Water level is 0 to 3 inches over the crown of the road.
LOS C	Yard flooded; but first floor of buildings, including garages, are dry and one traffic lane open. Water level is 3 to 12 inches over the crown of road.
LOS D	Garage flooded. Water level is 12 to 18 inches over the crown of the road.
LOS E	First floor of building is flooded. Water level is greater than 18 inches over the crown of road.
LOS F	No flood protection; flooding threatens lives, structures, and property.

Source: Tampa Bay Engineering, 1996

D. Projected Demand: Level of Service (2005 and 2010)

Treasure Island relies heavily on new development and redevelopment to improve existing conditions. In 1987, no local regulations or programs were in place that addressed drainage. Since that time, the land development regulations now require all new development to address stormwater management during site plan review. The city also plans to improve its system by completing the recommended improvements included within the *Master Drainage Plan*, and amending the land development regulations to require a three-year storm design.

E. Performance, Problems, and Opportunities

Occasionally, flooding occurs along Gulf Boulevard during heavy rains at high tide. Several years ago, Gulf Boulevard was improved by the Florida Department of Transportation (FDOT) between 105th to 125th Avenues. Although drainage improvements were made simultaneously, flooding still occurs during severe storms, although not at the same intensity. Table 13 describes the major drainage project scheduled to be completed over the next two years. Further improvements will be planned for subsequent years, as need is determined.

Table 13
Recommended Drainage Improvements

Location	**Project Description**
West Gulf	

	Removal of stormwater via an exfiltration system using Parking Lots #2 and #3 and a new outfall on 88th Avenue. Drainage along West Gulf will be redone to connect to the parking lots. The lots will be resurfaced to provide improved permeability so storm water will move into the ground under the parking lots instead of on the roadways.

Source: Treasure Island Public Works Department

Runoff pollutant levels were recorded during the development of the *Master Drainage Plan.* Measured according to the SWFWMD *Non-Point Source Pollutant Loading Model*, loading rates in pounds per year were estimated for twelve pollutant constituents. The results indicated that Treasure Island's pollutant loading is average for a barrier island city, meets state regulations, and is at an acceptable level to enter Boca Ciega Bay.

F. Regulations

Stormwater management is regulated by a number of agencies, including the SWFWMD, the Department of Environmental Protection (DEP), and the federal Environmental Protection Agency (EPA). The city, together with the county and most other municipalities in the county, has received the final National Pollution Discharge Elimination System (NPDES) permit and is operating under its conditions.

The *Treasure Island Land Development Code* imposes extensive requirements regarding storm drainage. Section 43-117 mandates that certain developments undergo review for storm drainage prior to the issuance of a building permit. These developments include all permitted uses and approved special exception uses located on lots greater than 30,000 square feet, and uses (excluding single-family and two-family dwellings) located on lots abutting Boca Ciega Bay or any connecting waterway or canal. Drainage plans must include a hydraulic survey of the site and stormwater facilities proximate to the site, a description of on-site retention facilities, and a preliminary design drawing of the proposed storm drainage facilities. Section 43 of the *Land Development Code* states that "on-site retention methods and analysis and calculations shall be in accordance with the requirements, procedures, and methods as set forth by the city." Additionally, Section 36-77 requires the retention of the first one-inch of rainfall on site as a part of the concurrency management system. The comprehensive plan expands on this requirement to mandate that developments design for a three-year storm event. As outlined in the goals, objectives, and policies section of this element, the recommendations of the *Master Drainage Plan* will be incorporated into the land development regulations, to facilitate the site plan review process and improve the stormwater management system.

VI. NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

Over 80 percent of the Tampa Bay freshwater supply comes from groundwater resources. Groundwater refers to the water found beneath the surface of the earth in saturated soils or geologic formations, called aquifers. The surficial aquifer lies closest to the surface and lacks a continuous impermeable top layer. Below the surficial aquifer is a fairly impermeable confining layer that separates the surficial aquifer from the confined aquifer below. Generally, aquifers are replenished by rain water percolating through the surficial aquifer, crossing the

~~confining layer, and reaching the confined aquifer. This process is known as natural recharge. High recharge areas are found where the confining layer is absent or discontinuous and where permeable soils and sands exist.~~

~~In Pinellas County, recharge rates of the confined aquifer, otherwise known locally as the Floridan Aquifer, are generally very low to virtually zero. Of the 22 inches of annual rainfall entering the surficial aquifer, only two inches infiltrate downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is saline and recharge rates are negligible. Therefore, little or no groundwater recharge occurs in or around Treasure Island.~~

~~A. Introduction~~

~~Pursuant to Section 163.3177(6)(c), Florida Statutes (F.S.), and Rule 9J-5.011(2), F.A.C., the following represents the sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge goals, objectives, and policies of the City of Treasure Island, Florida, and to the providers or suppliers of these government services, on an areawide, county, or regional level.~~

~~B. Nonapplicable Items~~

~~Based on the findings contained in this element, it has been determined that the provisions related to natural groundwater aquifer recharge are not applicable to the City of Treasure Island based on the determination by the Southwest Florida Water Management District that the city is an "area of generally no recharge."~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the implementation of land development regulations.~~

Introduction

The ~~purpose of the (Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Aquifer Recharge Element, hereafter referred to as the~~ Infrastructure Element~~) element~~ <u>provides for necessary public facilities and services for solid waste management, water, sewer, and stormwater that are efficient, equitable, sustainable, and reliable in order to service the public health and quality of life needs for the residents and visitors of the City.</u>

Goal 1:

The City shall ensure that needed sanitary sewer, solid waste, and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1: Concurrency Management System

Utilize a system of standards for potable water, sanitary sewer, and solid waste to ensure adequate facility capacity for current and future needs. ~~Development permits shall be issued only when adequate facility capacity is available to serve the development and do not result in a reduction in the level-of-service standards adopted within this element.~~

Policy 1.1.1: The adopted potable water, sanitary sewer, and solid waste level-of-service standards for the City ~~of Treasure Island~~ shall be those listed in Table 1:

Table 1
Adopted Level-of-Service Standards

Facility	**~~Time Period~~**	**Level-of-Service Standard**
Potable Water	~~Beginning of planning time frame to 2005~~ ~~2005 to end of planning time frame~~	~~125 gallons per capita a day~~ ~~120~~ 115 gallons per capita a day*
Sanitary Sewer	~~To extend throughout the time frame of this comprehensive plan~~	190~~70~~ gallons per capita a day**
Solid Waste	~~To extend throughout the time frame of this comprehensive plan~~	~~3.34 pounds per capita a day (excludes recycled materials)~~ 1.3 tons per capita per year

* The LOS standards for potable water and solid waste are reflective of the standards adopted by Pinellas County.

**The wastewater LOS standard was calculated using the 2020 permanent population of 6,929 residents and the highest five-year treated flow from fiscal year 2017 through fiscal year 2021.

Policy 1.1.2: The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the adopted level-of-service standards.

~~Measure:~~ ~~Maintaining adopted level-of-service standards and agreements with the City of St. Petersburg and Pinellas County.~~

Goal 2: The City shall support ~~Pinellas County~~ efforts to meet local potable water quality and capacity needs, while maintaining the highest water quality standards and

provideing for the safe collection~~, treatment, and disposal~~ of wastewater ~~while protecting~~ to protect the surrounding natural environment.

Objective 2.1: Potable Water

The City ~~of Treasure Island and Pinellas County~~ shall work ~~together~~ to ~~reduce the city's potable water demand.~~ ensure that adequate and dependable supplies of potable water are available to meet existing and projected water demand.

Policy 2.1.1: The City will, prior to issuance of development orders and building permits, check to ensure adequate water supplies to serve new development will be available.

Policy 2.1.~~1~~2: The City shall require low water usage plumbing fixtures be installed in all new buildings or in conjunction with renovations.

Policy 2.1.~~2~~3: The City shall ~~continue to enforce the Pinellas County Utilities System water conservation program that restricts the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.~~ implement a water conservation program to reduce demand on potable water resources.

Policy 2.1.~~3~~4: ~~The City shall promote the use and reuse of water of the lowest acceptable quality for the intended purpose.~~ The City shall regularly review and maintain, through its land development regulations, water efficient design and construction standards that include rainwater capture and reuse.

Policy 2.1.4~~5~~: The City shall promote the use of native and Florida Friendly Landscaping™ ~~drought-tolerant landscaping~~ and encourage educational efforts that promote potable water conservation ~~as a means of conserving water~~.

~~**Policy 2.1.5:** The City shall support the reuse of treated wastewater for irrigation and landscaping.~~

~~**Policy 2.1.6:** The City shall enforce the requirements of Section 373.62, Florida Statutes, with regard to requiring the installation of rain sensor devices for new irrigation systems which will override the timing cycle when adequate rainfall has occurred.~~

Policy 2.1.6: The City will coordinate with Pinellas County to plan for potable water infrastructure improvements that may be needed with respect to sea level rise projections.

~~**Measure:** Adherence to adopted level-of-service standards.~~

Objective 2.2: Sanitary Sewer

~~**The City shall work with the City of St. Petersburg to reduce wastewater generation levels.**~~

The City shall ensure its sanitary sewer flows and needs are met in an efficient, economical and environmentally sensitive manner through interlocal agreements,

which provide that the City will collect and transfer wastewater to an outside jurisdiction for treatment.

Policy 2.2.1: The City shall support the reuse of treated wastewater for irrigation and landscaping.

Policy 2.2.2: The City ~~of Treasure Island~~ shall ~~continue the~~ implement~~ation of~~ a progressive maintenance program for C~~c~~ity-owned sanitary sewer lines and pump stations.

Policy 2.2.3: ~~In an effort t~~To increase the efficiency of the existing sanitary sewer system, the City shall identify damaged sanitary sewer lines in need of replacement or rehabilitation and ~~organize a line~~ maintain an ongoing repair and replacement program.

Policy 2.2.4: The City will evaluate inflow and infiltration and make repairs as needed.

Policy 2.2.5: The City will consider options for maintaining and upgrading sewer lines by performing sewer line inspections and requiring the installation of sewer cleanouts for new development and redevelopment.

~~**Measure:** Adherence to adopted level-of-service standards.~~

Goal 3: The City shall ~~continue~~ ensure that the solid waste collection needs of the City are met and strive to reduce the solid waste generation rate through ~~increased~~ recycling, yard waste reuse, ~~participation~~ and education ~~while ensuring that solid waste is being collected in an efficient and environmentally sound manner.~~

Objective 3.1: Solid Waste

~~**The City shall encourage the reduction of its per capita generation of non-recyclable solid waste by 10 percent by 2010.**~~ **The City shall ensure the regular collection, management, and maintenance of solid waste to protect the environment and public health.**

~~**Policy 3.1.1:** The City shall promote a sustainable recycling program.~~

~~**Policy 3.1.2:** The City shall continue the collection of solid waste according to the schedule adopted by the City Commission.~~

Policy 3.1.1: The City shall ensure the collection and management of residential, multifamily and commercial solid waste through municipal, contracted or City-licensed haulers, and ensure the adequate management of waste streams.

Policy 3.1.2: The City will provide receptacles and solid waste collection services, including recycling, on City properties and in public places as appropriate.

Policy 3.1.3: The City shall incorporate recycling programs with the goal of achieving 75% recycling of all waste in City buildings and offices by 2030.

Policy 3.1.4: The City shall promote, endorse, and implement education and outreach programs on waste conservation, management, and diversion, including, as applicable, the promotion of recycling, beneficial reuse of yard waste, reuse and diversions.

Policy 3.1.5: The City shall conduct regular maintenance and code enforcement to mitigate and abate solid waste impacts from disasters, including, but not limited to regular tree canopy trimming and storm preparation of public property.

Policy 3.1.6: The City will incorporate debris removal and management as a component of standard operating procedures for pre-disaster planning and post-disaster recovery efforts.

~~**Measure:** Reduction in solid waste generation~~

Goal 4:

Ensure that all areas of the City are reasonably protected from flooding giving due consideration to the City's natural and built environment. ~~Stormwater shall be managed to provide flood protection for residents and businesses and to preserve, protect, and enhance the water quality of receiving water bodies.~~

Objective 4.1: ~~*Treasure Island Master Drainage Plan*~~ Stormwater

~~The City shall implement the 1996 *Treasure Island Master Drainage Plan*.~~ Stormwater shall be managed to provide flood protection for residents and businesses and to preserve, protect, and prevent the degradation of ~~enhance the~~ water quality prior ~~of~~ to ~~receiving water bodies~~ discharge.

Policy 4.1.1: The City shall ~~ensure that adopted level-of-service standards for flood control are maintained as outlined in the Treasure Island Master Drainage Plan.~~ plan for stormwater improvements with the following objectives:

1. Identify stormwater infrastructure and funding needs;
2. Maintain or improve stormwater asset levels of service to the extent practical;
3. Minimize stormwater assets lifecycle costs;
4. Identify and manage risks; and
5. Evaluate additional regulations and/or incentive-based programs.

Policy 4.1.2: ~~Stormwater retention systems shall be designed to accommodate a 25-year, 24-hour storm event.~~ The City shall ensure that all ~~S~~stormwater management systems and conveyance ~~devices (e.g., drainage pipes) should be designed to accommodate a three-year storm event.~~ are designed and constructed in accordance with applicable laws, regulations and ordinances. Stormwater management systems and conveyances shall adhere to the level of service requirements outlined within the Watershed Management Plan.

Policy 4.1.3: The City shall require that the stormwater discharge rate for a post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, which would occur from the site under existing conditions for the design storm~~.~~, unless increases in flow rate or volume will not result in adverse impacts.

Policy 4.1.4: The Cc~~c~~ity will ~~continue to~~ coordinate with Pinellas County regarding surface water management efforts including the implementation of and compliance with the National Pollution Discharge Elimination System permit program.

Policy 4.1.5: ~~As part of the implementation of the *Treasure Island Master Drainage Plan*,~~ t~~T~~he City shall ~~develop~~ utilize ~~an~~ educational programs ~~which~~ to advise~~s~~ its citizens of the dangers associated with non-point source pollution, ~~and shall~~ addressing the following:

- Proper pesticide, herbicide, and fertilizer application practices;
- Illicit discharge detection and prevention methods;
- ~~Uses of turf blocks for patios, sidewalks, driveways, etc., to prevent~~ Measures to reduce ~~increasing~~ impervious surface area;
- The importance of maintaining motor vehicles to prevent the accumulation of oils, grease, transmission fluid, etc., on driveways; and
- ~~The importance of regularly collecting and properly composting~~ Prevention of yard debris ~~to prevent the accumulation of detritus which can adversely affect~~ from entering into the street, stormwater infrastructure or surface waters; and
- That storm sewers are not to be used for disposal purposes.

Policy 4.1.6: The following management techniques shall be incorporated into the Cc~~c~~ity's land development regulations:

- ~~No more than 70 percent of multifamily residential lots and 90 percent of commercial lots be covered by impervious surface;~~ The City will adopt within its land development regulations standards on the permissible amount of impervious surface;
- Site regulations shall ensure that new development or redevelopment does not adversely impact off-site conveyance and treatment systems;
- Commercial developments, new residential development or redevelopment, and multi-family developments or redevelopment, or any other regulated development, shall be designed and constructed to meet state and local laws governing water quality and quantity criteria;
- Use of front, rear, and side lot line swales in new development and redevelopment;
- ~~Use~~ Implementation of construction erosion control practices ~~and runoff control devices during construction~~ to restrict sediment transport;
- Minimization of surface cover vegetation loss during construction;
- ~~Design of finished grades to direct water flows along natural drainage courses and through natural terrain;~~
- ~~Where prudent and economically feasible, consider the construction of drainage retention areas in the public rights-of-way and the use of eminent domain condemnation to acquire property for drainage retention purposes; and~~
- ~~On the Gulf of Mexico, n~~Native ~~marine~~ vegetation shall be used for shoreline stabilization where ~~technically~~ feasible.

Policy 4.1.7: The land development regulations shall contain provisions which, at a minimum, protect natural drainage features found within the Cc~~c~~ity as follows:

- Impacts to t~~T~~he existing flood-carrying and flood-storage capacity of the 100-year floodplain shall be minimized to the greatest extent possible ~~maintained~~;

- Development along Boca Ciega Bay shall maintain adequate setbacks to maintain any existing areas of natural coastal/marine habitat;
- The prevention of erosion, retardation of runoff, protection of natural functions, and values of the floodplain shall be considered while promoting public usage; and
- The City shall require development or redevelopment proposals to be consistent with the performance standards regulating development within the designated floodplain.

Policy 4.1.8: The City ~~shall, as needed, improve and maintain the finger canals around Isle of Capri, Isle of Palms, and Paradise Island.~~ will utilize as needed the Preservation land use designation to protect open natural drainage areas from undue development.

Policy 4.1.9: The City will codify and enforce land development regulations adopted to implement minimum design criteria for drainage improvements.

Policy 4.1.10: The City shall maintain its outfall maintenance program and its pump systems to maintain the performance of its stormwater system.

Policy 4.1.11: All applicable federal, state, and local regulations relating to flood control, stormwater treatment, and wetland protection shall be met in public and private project design.

Policy 4.1.12: Where possible, the City will encourage the usage of low impact development (LID) techniques in public and private development or redevelopment, including but not limited to the reduction of impervious area, disconnecting impervious areas to facilitate infiltration, and conserving natural areas.

Policy 4.1.13: Where appropriate, the City may use backflow prevention to address tidal flooding impacts.

Policy 4.1.14: By 2025, the City shall review and include as appropriate land development regulation updates addressing the following considerations for the land development regulations:

- Establishing fill thresholds that would warrant heightened review;
- Mitigation strategies at locations of overland flow transfer;
- Seawall design considerations where overland flow transfer occurs;
- Workflows to determine when development would warrant stormwater model updates; and
- Defining how FEMA's "50% rule" is implemented within the City.

Policy 4.1.15: The City may encourage through its land development regulations the installation of rain sensor devices for irrigation systems which will override the timing cycle when adequate rainfall has occurred.

~~**Measure:** Implementation of the *Treasure Island Master Drainage Plan*~~

Objective 4.2: Water Quality

The City shall continue to protect and improve surface water quality within its jurisdiction to meet or exceed the standards established by the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and Chapter 62-25, Florida Administrative Code.

Policy 4.2.1: The city land development regulations shall contain provisions which ensure that all development activity, excluding single-family homes, shall adhere to the drainage requirements that retain the first one-inch of rainfall on-site.

Measure: Implementation of regulations designed to retain the first one-inch of rainfall on-site.

Objective 4.3: Existing Deficiencies

The following existing deficiencies are considered top priority within the stormwater management improvement program as listed in Table 2 and identified on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*.

Table 2
Drainage Improvement Program

Location	**Project Description**
West Gulf	Removal of stormwater via an exfiltration system using Parking Lots #2 and #3 and a new outfall on 88th Avenue. Drainage along West Gulf will be redone to connect to the parking lots. The lots will be resurfaced to provide improved permeability so storm water will move into the ground under the parking lots instead of on the roadways.

Measure: Correction of deficiencies

References

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COASTAL MANAGEMENT, ~~AND~~ CONSERVATION, AND RESILIENCY ELEMENT

~~*. The purpose of this Coastal Management and Conservation Element is to plan for and where appropriate restrict development activities where such activities would damage or destroy coastal resources, to protect human life and limit public expenditures in areas that are subject to destruction by natural disaster, and to promote the conservation, use, and protection of natural resources.*~~

~~*Rule 9J-5.012 and 9J-5.013, Florida Administrative Code*~~

~~I. INTRODUCTION~~

~~Spanning five islands in the Pinellas County barrier island system, Treasure Island was once dominated by mangroves, salt marshes, and other wetland vegetation that supported hundreds of wildlife species. Today, very little remains of what was once a unique ecosystem. Undisturbed natural areas are limited to small scattered marine wetlands, beaches, and dunes along the coast, and two islands located in Boca Ciega Bay. In an effort to preserve these vital resources, the city strictly enforces existing policies that support wetland protection, beach renourishment, and habitat restoration. However, the city realizes these regulations must be strengthened to reflect recent legislative changes and public opinion. Preparation and adoption of this element is recognized as the first step in this process.~~

~~This element of the comprehensive plan details the extensive array of factors affecting Treasure Island's natural resources. The following also discusses the city's impact on regional resources, including air quality, water quality, and hazardous waste. Natural disaster preparedness and post-disaster redevelopment procedures are reviewed, and sections on existing and future potable water demand and conservation measures are also included.~~

~~II. PREPARATION OF A COASTAL MANAGEMENT AND CONSERVATION ELEMENT~~

~~As outlined in Rule 9J-5, Florida Administrative Code (F.A.C.), the *Coastal Management and Conservation Element* is actually two individual elements, with each required to have its own data and analysis as well as goals, objectives, and policies. Only select local governments specified by the Department of Community Affairs, such as Treasure Island, must prepare a coastal management element. However, all local governments must prepare a conservation element. Because the city is located on a barrier island, and all natural resources required to be addressed within the conservation element are coastal in natural, the two elements have been combined pursuant to Rule 9J-5.005(1)(a), F.A.C.~~

~~III. COASTAL PLANNING AREA~~

~~The following analysis focuses upon the "coastal planning area" as defined by Rule 9J-5, F.A.C. (see below). According to this definition and as agreed to by the Board of City Commissioners, the entire City of Treasure Island is considered within this area and is included within the scope of this element. Rule 9J-5, F.A.C., defines a "coastal planning area" as:~~

...an area of the local government's choosing; however, this area must encompass all of the following where they occur within the local government's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; *coastal barriers* [emphasis added]; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the local government's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

IV. EXISTING LAND USE CONDITIONS

Typically, land use acreage within a "coastal planning area" would be significantly less than city-wide totals. However, in the case of Treasure Island and similar beach communities, the coastal planning area encompasses the entire city. As a result, the existing land uses within this area reflect those depicted on *Map LU-1: Existing Land Use Map.*

A. Existing Land Use Inventory

Treasure Island is dominated by residential land uses that occupy 64 percent of all land area, excluding rights-of-way. Conservation areas amount to 126 acres or seventeen percent, with the majority being beaches and dunes along the Gulf of Mexico. Of this, twenty acres are found on nearby Elnor Island and Bird Key. The remaining acreage is concentrated in three clusters along the shoreline of Boca Ciega Bay. Commercial uses occupy twelve percent of upland area and are located along Treasure Island Causeway and Gulf Boulevard. Finally, recreational facilities, open space, and public facilities comprise only five percent of land area. For a more detailed description of existing land uses within the city, see the *Future Land Use Element*.

B. Water-Dependent/Water-Related Land Uses

With a bustling economy geared toward tourists and seasonal residents, the city relies heavily on water-related activities. In addition to private residential docks, many other structures and land uses along the Gulf of Mexico and Boca Ciega Bay attract visitors. These uses are depicted on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities*, and include the following:

- A boardwalk located adjacent to the Land's End Condominium at Blind Pass;
- Four municipal parking lots near the Sunset Beach area and three municipal parking lots located north of Blind Pass Bridge;

- Two private docks associated with restaurants at the foot of the Blind Pass Bridge and at 116th Avenue;
- Several private docks associated with condominium developments and a private marina located adjacent to John's Pass;
- A private fishing pier located adjacent to John's Pass;
- A public ramp and dock at the end of 123rd Avenue;
- A public dock at the end of 83rd Avenue; and
- A floating dock at the 100th Avenue boat ramp.

C. Shoreline Uses and Redevelopment

The water-related activities described above are not in conflict with any abutting land uses, and adequately serve the needs of the community and surrounding area. Redevelopment activities may be needed in the future, but none are currently required.

D. Economic Base

Due to the abundance of tourists and seasonal residents visiting Treasure Island each year, the city's economic base rests primarily on commercial activities geared to these groups, specifically retail trade and hotel/motel services. Due to the built-out nature of the city, future land uses are not expected to alter the existing economic base significantly. Of the fifteen acres of vacant land within the city, only 1.8 acres are designated as commercial.

V. EFFECT OF FUTURE LAND USES ON NATURAL RESOURCES

As discussed in the *Future Land Use Element*, fifteen acres of vacant land are located within Treasure Island. Of this, thirteen acres can accommodate either residential or hotel/motel facilities. No expansive areas of undeveloped land remain, in that the largest of these parcels measure roughly one acre in size. Natural resources such as wetlands, wildlife habitats, and other marine resources are adequately protected by coastal management provisions in the city land development regulations. The following section provides an inventory of various natural resources found within the city, followed by an analysis of the effect future land uses may have upon these features.

A. Vegetative Cover

Due to extreme alteration by development, very few pristine natural areas remain in Treasure Island. Nearly all native vegetation has been destroyed by urbanization and the expansion of exotic plant species, such as Brazilian peppers, Australian pines, bishopwoods, ear trees, laurel figs, weeping figs, eucalyptus, willows, and punk trees. Currently, the land development regulations do not protect these species, and prohibit their planting in an effort to allow native vegetation to regain dominance. Only isolated areas of slash pine, oak, and palmetto, and three small pockets of wetland vegetative species currently exist on the island. Elnor Island and Bird Key, two spoil islands found in Boca Ciega Bay, are the only other areas within city limits that have entirely maintained their native vegetation.

B. Wetlands

~~Before the advent of dredge and fill development, Boca Ciega Bay's shoreline was dominated by extensive mangrove and saltmarsh communities with nearby subtidal seagrass beds. Currently, beach and dunes are found along the Gulf of Mexico coastline, stretching from the city's southern to northern boundary. In areas absent of seawalls, isolated mangrove and marsh areas are scattered along properties abutting Boca Ciega Bay. Tidal swamp environments are restricted to Elnor Island and Bird Key. Finally, seagrass beds are limited to a seven-acre area near the Isle of Palms, a ten- acre area between Isle of Capri and the Treasure Island Causeway, and the shallow water surrounding Elnor Island just north of Coney Island. The seagrass beds typically consist of either turtle grass (*Thalassia testudinum*), manatee grass (*Syringodium filiforme*), shoal grass *(Halodule wrightii*), or widgeon grass (*Ruppia maritima*).~~

~~C. Groundwater~~

~~In Pinellas County, recharge rates of the confined aquifer, known locally as the Floridan Aquifer, are generally very low to virtually zero. Of the 22 inches of annual rainfall entering the surficial aquifer, only two inches infiltrate downward into the Floridan. Progressing farther south within the county, the Floridan Aquifer becomes more confined, receives little or no local recharge, and typically yields water that is highly mineralized. The most significant recharge areas are located within the Clearwater, Dunedin, and Seminole areas. Below coastal communities and adjacent mainland areas in southern Pinellas County, groundwater is saline and recharge rates are negligible. Therefore, little or no groundwater recharge occurs within Treasure Island.~~

~~D. Air Quality~~

~~Pinellas County is located in a highly urbanized area of west central Florida. Many modern conveniences enjoyed by residents require the combustion of fossil fuel, which releases pollutants into the air. In 1970 the federal government passed the *Clean Air Act*, empowering the Environmental Protection Agency (EPA) to establish nationally uniform air quality standards to ensure that these pollutants do not reach unhealthful levels. Currently, the EPA enforces standards for the following six types of pollutants:~~

- ~~Particulate: Solid materials suspended in the air, including dust, soot, and pollen particles. These airborne particles are generated from transportation sources, open burning of trash and garbage, dust from construction and industrial activity, and from the combustion of diesel fuel.~~
- ~~Lead: A common metal that is present in many areas, including, air, water, and dust. Ambient lead is a particulate but is given special attention because of its potentially toxic effects.~~
- ~~Nitrogen Dioxide: A brownish, highly reactive gas emitted during combustion especially during high temperature processes.~~
- ~~Carbon Monoxide: A colorless, odorless, and poisonous gas that is a by-product of the incomplete combustion of carbon fuels. Transportation sources account for over 98 percent of all carbon monoxide pollution emitted in Pinellas County.~~
- ~~Sulphur Dioxide: A pungent gas that can destroy lung tissue and weaken the lung's cleaning and protective mechanism, especially in children and the elderly. This compound is emitted primarily from power-generating plants that use fossil fuels such as sulphur coal and oil and is also a principal component of acid rain.~~

- Ozone: A colorless and highly unstable form of oxygen which is the principal component of urban smog. Although ozone in the upper atmosphere acts a shield against harmful ultraviolet rays, in the lower atmosphere it can be harmful when inhaled. Ozone is formed by a complex chemical reaction of compounds that are emitted from vehicles, combustion sources, and even trees and plants.

1. Tampa Bay Airshed

   With pollutants flowing across jurisdictional lines, the responsibility of maintaining clear air commands regional support. Pinellas and Hillsborough counties are considered part of one airshed. As such, the city has historically relied on and adhered to policies and regulations developed by Pinellas County and other joint efforts with Hillsborough County and the EPA.

2. Monitoring Process

   The Pinellas County Emergency Management Department has been monitoring the county's air since 1975. Currently, the department maintains a system of thirteen air quality sampling stations scattered throughout the county. The nearest station to Treasure Island is approximately one and a half miles away at Azalea Park, located at 72nd Street and 2nd Avenue North in St. Petersburg. Here samples are taken for nitrogen oxide, carbon dioxide, ozone, and particulates.

   The Air Quality Index, sometimes referred to as the Pollution Standards Index, was developed by the EPA in an effort to provide daily information regarding pollutant levels. A pre-recorded message announcing the Air Quality Index can be heard by calling the Pinellas County Emergency Management Department. An analysis of the index taken over the last ten years indicates a reduction in overall pollutants released into the air. Currently, air quality is considered good for an average of three out of four days during the year, and moderate for an average of one out of four days. In 1996, the last available data year, air quality was not considered unhealthful or harmful on any day.

3. Adherence to the *Clean Air Act*

   In 1978, the EPA officially designated Pinellas County as a nonattainment area for sulphur dioxide and ozone according to National Ambient Air Quality Standards. Consequently, corrective measures were applied to lower the discharge amount of these pollutants to safe levels. Sulphur dioxide levels were brought almost into immediate compliance, however, high levels of the pollutant ozone continued to be recorded. In 1982, although Pinellas County could prove that all ozone control strategies were being executed, the EPA could not grant a redesignation because Hillsborough County, which is classified within the same airshed, had not been in full compliance. After the completion of several studies and programs targeted at reducing ozone levels and implementation of industrial and automotive pollution control technologies, the EPA reclassified the Tampa Bay airshed to "attainment/maintenance" status in February, 1996.

E. Floodplains and Areas Subject to Coastal Flooding

A floodplain is an area that experiences repeated flooding. Typically, floodplain boundaries are delineated according to a 100-year storm event, where the chances are that land located inside this area will flood at least once every 100 years. Mapping a floodplain requires analysis

of topography, drainage patterns, and rainfall amount. The possibility of a tidal surge is also considered, as in the case of the area west of Gulf Boulevard.

F. Marine Life and Wildlife

The Gulf of Mexico, and more significantly the estuarine environment of Boca Ciega Bay, attracts a large variety marine life, birds, and animals. Below is a description of the species that are commonly found in the waters surrounding Treasure Island.

1. Shellfish

   Boca Ciega Bay once offered a plentiful supply of shellfish, particularly oysters and clams that were concentrated in flats, banks, or reefs. An important food source for many aquatic and bird species, shellfish also filtered significant amounts of water each day, and in doing so remove suspended matter and reduced turbidity. As a result of overharvesting, habitat destruction, and degradation of water quality, shellfish populations have sharply declined over the last thirty years, and scallops have virtually disappeared. However, with recent improvements in water quality as well as an active seagrass restoration program sponsored by the Tampa Bay National Estuary Program, scientists are hopeful that shellfish populations will recover.

2. Fish

   The coastal waters of Boca Ciega Bay and the Gulf of Mexico serve as home, feeding ground, and/or nursery for more than 270 species of resident, migrant, and commercial fishes (U.S. Fish and Wildlife Service, 1984). Many of the estuarine-dependent and recreationally important fishes found in the area include red drum, spotted sea trout, sheepshead, southern flounder, Florida pompano, black drum, and mullet. Offshore species include gag grouper, red snapper, and king and Spanish mackerel. In addition, the common snook is a species of special concern commonly found in this area. Although supplies of fish have experienced sharp declines, recent bans on purse seines and gill nets are expected to reduce commercial harvesting rates significantly, allowing these populations to recover.

3. Manatees

   Both Tampa Bay and the Gulf of Mexico provide critical habitats for manatees, which are protected by the federal *Endangered Species Act*. Recent research has revealed that seagrass meadows and manmade freshwater sources in these waterbodies attract manatees by providing feeding and gathering areas. Although not designated as a protection area by the Tampa Bay National Estuary Program, Boca Ciega Bay still serves as a year-round or seasonal home to some manatees.

   The Treasure Island *Code of Ordinances*, Section 72-143, protects manatee habitat such as seagrass beds. Any development likely to generate or attract increased boating activity in an area known to be frequented by manatees is required to establish an area-specific manatee protection plan, in cooperation with FDEP and the U.S. Fish and Wildlife Service. General seagrass bed locations are identified on *Map CM-1: Vegetative Cover and Marine Resources*.

4. Turtles

Through the *Endangered Species Act of 1973* and Chapter 370, Florida Statutes (F.S.), federal, state, and local agencies have continually pushed forward to protect existing sea turtle populations and assist in their proliferation. Contracted by the Board of County Commissioners, the Clearwater Marine Aquarium (CMA) monitors the survival of endangered and threatened sea turtles along county beaches from Clearwater to Treasure Island. Virtually all species of sea turtles nesting along the county's Gulf coast are loggerhead sea turtles, which are classified as threatened species.

Annually, CMA staff conducts routine daily beach surveys during the nesting season, which lasts between May and September. In 1996, due to good weather conditions in conjunction with a relocation program, the nesting season was very successful in terms of both the number of nests and the number of hatchlings released. Of the almost 14,500 eggs deposited, 78 percent hatched, compared to only 48 percent in 1995. Of the 147 nests located within the entire CMA study area, nineteen were within Treasure Island.

According to the CMA, lighting continues to be the number one problem for sea turtles and their hatchlings, most notably along northern Sand Key and in Madeira Beach. Bright lights can disorient and mislead hatchlings away from the water. Other obstacles facing sea turtles are beach renourishment projects, which compact sand and affect hatchlings' incubation period, and nest disturbances caused by humans and other animals (Clearwater Marine Aquarium, 1996). Currently, Section 40-51 of the *City of Treasure Island Land Development Code* limits development activity that will likely interfere with sea turtle nesting areas to winter and spring months. No lighting provisions are included.

5. Birds

Treasure Island serves as the seasonal home for hundreds of birds each year. In particular, Elnor Island, Bird Key, and other nearby mangrove islands are considered highly productive nesting areas. The meadowlark, warbler, brown pelican, heron, egret, and spoonbill are often seen in and around the city. Shore birds include gulls, skimmers, terns, and sandpipers. Species of special concern that frequent Treasure Island include little blue herons, reddish and snowy egrets, tricolored herons, white ibis, American oystercatchers, brown pelicans, and black skimmers. Endangered and threatened species, such as the bald eagle and the least tern, are also periodically spotted.

G. Terrestrial Habitats

Urbanization has eliminated virtually all terrestrial wildlife habitat in the city. Remaining wildlife consists of species adapted to the urban environment, such as mangrove water snakes, marsh rabbits, diamond-backed terrapins, raccoons, and domesticated animals.

H. Minerals

No known commercially valuable minerals are located within Treasure Island.

I. Soil

As shown in *Map LU-3: Soils Association*, the soils in Treasure Island fall into the following major categories: coastal beach, Made Land (created by dredge and fill activities), Palm Beach, St. Lucie fine sands, and Tidal Swamp. A description of each is provided in the *Future Land Use Element*.

~~VI. IMPACT OF FUTURE LAND USES ON HISTORIC SITES~~

~~As detailed in the *Future Land Use Element*, the city contains one prehistoric archaeological site, which is listed on the *Florida Master Site File* as "John's Pass Mound, 8PI4." *Map LU-5: Historic Resources* indicates that this site has been covered by a development project. There are no other known historic sites, and because the city is virtually built out, no future discoveries are anticipated. However, any such discovery would be protected from the impacts of development by policies contained within this comprehensive plan.~~

~~VII. ESTUARINE AND SURFACE WATER ENVIRONMENT~~

~~With the combination of a warm climate and miles of white beaches, the city has benefited economically from its geographic location. Both the Gulf of Mexico and Boca Ciega Bay have stimulated economic growth by attracting tourists and mainland neighbors in search of recreational opportunities, and by accommodating the ever-growing demand for waterfront and waterview properties. However, the transformation of this once pristine natural ecosystem into a popular urban destination has come with several drawbacks. Stormwater runoff and wastewater have polluted the Gulf of Mexico and Boca Ciega Bay, natural shorelines have been replaced with seawalls, and dredge and fill activities have destroyed many acres of wetlands. After understanding the effects these actions had upon surrounding waters, residents and visitors have learned that protecting the natural environment is vital to maintaining quality of life. The following section analyzes the impact development has had on these adjacent waterbodies, specifically Boca Ciega Bay, and details existing and proposed regulations designed to improve water quality.~~

~~A. Surface Waters~~

~~Surface water resources include both marine and estuarine waterbodies. Facing the Gulf of Mexico to the west and Boca Ciega Bay to the east, the city's shorelines are influenced by tidal movements. In Boca Ciega Bay, dredge and fill activities have extended the shoreline, creating numerous finger canals.~~

~~Two passes, Blind Pass to the east of the city and John's Pass to the north, allow boats to move between the Gulf and Bay. Blind Pass ranges from 200 to 750 feet wide and extends approximately one and a quarter miles, with depths ranging from one to nine feet. Although the pass is oriented in a north-south direction, it connects Boca Ciega Bay in the east to the Gulf of Mexico in the west. Historically, this channel has been unstable, with the secondary entrance at the north end having opened and closed several times. In 1978, the pass closed completely, but was re-opened the following year as crews used its fill for a portion of the Long Key beach renourishment project. On the northern end of the island, John's Pass has remained a stable, tide-dominated inlet connecting Boca Ciega Bay to the Gulf since its formation in 1848. In 1966, the inlet was dredged in conjunction with a general improvement project that included a new bridge.~~

~~B. Estuarine Waters~~

~~An estuary is a semi-enclosed coastal body of water that has open access to the ocean and is measurably diluted with freshwater derived from rivers. Freshwater mixing with saltwater creates a unique chemical and physical environment that attracts a large number and variety of marine species, birds, and other animals, some of which are described in Section V. Abutting~~

the entire eastern length of Treasure Island, Boca Ciega Bay remains a significant estuary within Pinellas County, although this resource is possibly the most physically and hydrologically modified estuarine system on Florida's Gulf Coast (Florida Department of Environmental Protection, 1996).

Covering approximately 24 square miles, with a mean depth of six feet, Boca Ciega Bay separates Sand Key and Treasure Island from mainland Pinellas County and serves as receiving waters for Long Bayou, Cross Bayou Canal, Clam Bayou, and Frenchman Creek. Boca Ciega Bay has undergone extraordinary changes in the last one hundred years. Dredging of navigational channels has provided enough fill to create a maze of finger canals to accommodate highly demanded waterfront homes. Since 1900, 2,506 acres of fill covering 22 percent of the original bay has been relocated within these waters to create new real estate and causeways. Other areas of the bay have been dredged to provide navigational channels and fill for upland development.

1. Tampa Bay National Estuary Program

   Although an estuary in its own right, Boca Ciega Bay is considered part of the Tampa Bay estuarine system, and is influenced by the water, pollutants, and marine life circulating within this larger area. In 1991, the Tampa Bay National Estuary Program was established to assist the community in developing a comprehensive plan to restore and protect Tampa Bay. Created under the auspices of the *Clean Water Act*, the program is part of a national network of estuary programs and is administered by the EPA. Local administrative support is provided by the Tampa Bay Regional Planning Council. Surrounding local governments and agencies that impact the Bay have agreed to set forth the goals of the program's *Comprehensive Conservation and Management Plan,* which focuses on improving water quality through the reduction of pollutants and the resurgence of native vegetation.

2. Boca Ciega Bay Aquatic Preserve

   Under the provisions spelled out in Section 258.397, F.S., the Boca Ciega Bay Aquatic Preserve was established to block the continued degradation of the bay and promote the propagation of native vegetation and marine life. With this designation, dredging and spoiling activities are prohibited unless approved by the Pinellas County Water Navigation Control Authority. Furthermore, seawalls cannot be constructed waterward of the mean high water line.

3. Outstanding Florida Waters

   Under the auspices of the Outstanding Florida Waters (OFW) program, the Florida Department of Environmental Protection (FDEP) has classified Clearwater Harbor and Boca Ciega Bay as Class III waters that are to be used for body contact activities, such as swimming or water skiing, and for the maintenance of a productive fish and wildlife population. With this designation, FDEP cannot issue permits that would allow direct or indirect pollutant discharges that would lower existing water quality. Additionally, permits for dredging and filling must meet Outstanding Florida Waters requirements.

C. Water Quality

Unsafe levels of nutrients and contaminants continually threaten the life of marine species and vegetation. Boca Ciega Bay is the receiving waterbody for many sources of pollutants,

~~including stormwater runoff flowing from several beach communities, mainland Pinellas County from Largo to Mullet Key, and two industrial developments located in central and northern Pinellas County. The finger canals created by dredge and fill activity also perpetuate water quality problems. The canals were created to increase boating access; however, these same canals obstruct natural tidal flushing patterns. As a result, nutrients and pollutants discharged into the Bay are flushed out slowly. In addition, the depths necessary to provide safe boat passage prevent subtidal seagrass growth and facilitate the accumulation of polluted sediments.~~

~~Research conducted by the Tampa Bay National Estuary Program and other agencies have revealed high levels of nutrients and contaminants within Boca Ciega Bay. Excess amounts of nitrogen, he most common nutrient, can trigger algae blooms that reduce oxygen levels and shield light from reaching the sandy bottom. This process, known as eutrophication, has led to the death of virtually all of the Bay's underwater grass beds and has impeded their regeneration. Boca Ciega Bay also maintains one of the highest levels of containments found within Tampa Bay. Substances found within these waters include various metals such as copper, lead and zinc, pesticides, polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs). Immediately northeast of Treasure Island, the entrance to Long and Clam Bayous is considered one of the most contaminated areas of Tampa Bay, with over 65 percent of sediment samples taken exceeding the highest threshold levels.~~

~~Nitrogen and other contaminants chiefly enter Boca Ciega Bay through stormwater runoff, wastewater discharges, and atmospheric deposition, as shown in Table 1. Although less frequent, spills and sewage overflows can also dramatically affect water quality.~~

~~Table 1~~
~~Annual Nitrogen Loadings and Discharging Sources (1992-1994 Average)~~

	~~Boca Ciega Bay~~		**~~Tampa Bay~~**	
	~~Tons~~	**~~%~~**	**~~Tons~~**	**~~%~~**
~~Stormwater Runoff~~	~~69~~	~~39%~~	~~1,710~~	~~45%~~
~~Atmospheric Deposition~~	~~93~~	~~52.5%~~	~~1,100~~	~~29%~~
~~Industrial and Municipal Point Sources~~	~~15~~	~~8.5%~~	~~420~~	~~11%~~
~~Fertilizer Material Losses~~	~~0~~	~~--~~	~~270~~	~~7%~~
~~Springs and Groundwater~~	~~0~~	~~--~~	~~190~~	~~5%~~
~~Total~~	**~~177~~**	**~~--~~**	**~~3,800~~**	**~~--~~**

~~Source: Tampa Bay National Estuary Program, 1996~~

~~Pollution sources are classified as either "point source" or "non-point source." Point source pollution includes any discrete, identifiable source that discharges directly into the water or air, such as a factory or sewage treatment plant. Contaminants produced by these sources can~~

be measured and regulated. Conversely, non-point source pollution flows from an unconfined or unidentifiable source, such as agricultural land, parking lots, or automobile traffic.

1. Point Source Pollution

Over 36 billion gallons of sewage effluent are discharged into Tampa Bay each year. Although most is treated by tertiary/advanced methods, treatment plants are still responsible for eleven percent of the annual nitrogen loading within Tampa Bay, and 8.5 percent within Boca Ciega Bay. Locally, the Northwest Wastewater Treatment Plant stopped discharging effluent into the Bay in 1983, and now disposes of it through deep well injection and reuse.

Other point source pollution contributors to Boca Ciega Bay include Florida Rock Industries and Ewell Industries, located in central and northern Pinellas County. Emissions from these sources travel through a canal that discharges into Cross and Long Bayous, and subsequently flows into Boca Ciega Bay. Another point source discharge occurred on August 10, 1993, when three tankers collided near Fort DeSoto Park and spilled nearly 328,000 gallons of oil into Tampa Bay. The oil was spread north along the Pinellas County coastline and contaminated several south county beaches, including Treasure Island.

2. Non-Point Source Pollution

Over 90 percent of nitrogen loadings entering Boca Ciega Bay are deposited through non-point pollution sources, primarily through atmospheric deposition and stormwater runoff. Runoff from these sites can only be reduced during redevelopment, through land development regulations requiring stormwater facilities to be retrofitted to current standards.

a. Stormwater Runoff

Due to the amount of impermeable urban land and the severe alteration of the natural shoreline, urban runoff levels remain high within Treasure Island, particularly during and after hard rain events. Stormwater runoff accounts for 45 percent of nitrogen entering Tampa Bay, and 39 percent entering Boca Ciega Bay. Excessive phosphorus levels recorded within local waters are also carried through this process (Environmental Protection Agency, 1986).

In order to reduce runoff, existing land development regulations require all new development to address stormwater management during site plan review. The city also plans to improve its stormwater drainage system, following recommendations made by the 1996 *Master Drainage Plan*. For a more extensive discussion of stormwater drainage issues, please refer to the *Infrastructure Element*.

While the volume of runoff is currently high, tests conducted during the development of the *Master Drainage Plan* show that pollutant loading levels (pounds per year) are average for a barrier island city, and that stormwater quality is at an acceptable level to enter Boca Ciega Bay, based on standards established by the Southwest Florida Water Management District. The city will continue to upgrade its drainage system according to the *Master Drainage Plan*, in order to maintain or improve water quality.

b. Atmospheric Deposition

As explained above, Tampa Bay's air quality is affected by the combustion of fossil fuels that lead to the emission of pollutants. Recently, scientists have discovered that pollutants found in the air play a leading role in the degradation of water quality. In addition to the 93 tons of nitrogen loadings that are annually deposited into Boca Ciega Bay from the atmosphere, significant amounts of cadmium, copper, and lead are also deposited into the Bay from this process.

Reducing airborne containment loads is difficult at best. Because emissions travel up to hundreds of miles, local control strategies cannot entirely reduce all levels. In upcoming years, nitrogen loads are expected to continue increasing, although not at the same rapid rate that occurred in the 1970s and 80s.

D. Impact of Development and Future Facilities

Treasure Island is classified as a built-out community, and city officials anticipate that future development will have virtually no impact on the circulation patterns, water quality, or accumulation of contaminants in local waters. To achieve this end, the land development regulations state that "no project which is likely to negatively impact any existing marine sea grass bed shall be permitted. All projects which are likely to inhibit tidal circulation shall include mitigation measures to maintain tidal circulation and flushing."

The land development regulations also regulate the construction and maintenance of seawalls, groins, jetties, docks, and boat lifts. Seawall construction is prohibited along the Gulf of Mexico, even in cases where existing seawalls are damaged. Although not required, the regulations also encourage shorelines along non-seawalled waterways to be planted with native marine vegetation.

Although no immediate dredging activities are scheduled, any future activities must be reviewed and permitted by the Pinellas County Navigation Control Authority, in accordance with the Boca Ciega Bay Aquatic Preserve and Outstanding Florida Waters regulations.

E. Actions to Remedy Pollution Problems

As stated previously, the majority of nutrients and pollutants entering Boca Ciega Bay are the result of atmospheric deposition and stormwater runoff. Although Treasure Island enforces air quality regulations, air pollution continues to be a regional problem requiring regional solutions. However, local action alone can significantly reduce the amount of pollutants discharged through stormwater runoff. Through requirements outlined within the land development regulations, all new development and select redevelopment must design stormwater management facilities to accommodate a 25-year storm event and retain the first one-inch of rainfall on site.

Unfortunately, recent research has revealed that designing for a 25-year event is beyond the ability of most developments. A more achievable design storm was suggested by Tampa Bay Engineering during the preparation of the *Treasure Island Master Drainage Plan.* The plan concluded that new development should adhere to a three-year storm. Pipe diameters and inlets designed in accordance with this standard would reduce street flooding when the tide level is at or below one foot above sea level. When the tide level exceeds one foot above sea level or surmounts the seawall, storm pipes would not drain regardless of pipe size, water

would back up, and flooding would occur. Furthermore, using larger pipes could impede drainage because sediment is not carried as efficiently and would build up over time, reducing conveyance capacity. For a further discussion of Tampa Bay Engineering's findings, see the *Infrastructure Element*.

F. Regulatory Programs

Regulatory programs governing the Boca Ciega Bay estuary are largely carried out on the state level by FDEP, and at the regional level by the Southwest Florida Water Management District (SWFWMD). The FDEP *Florida Water Plan* and SWFWMD *Water Management Plan* contain directives guiding flood protection, water quality, and estuarine integrity. Additionally, FDEP provides funding for the development of estuarine protection studies, establishes standards for the state's natural resources, and implements habitat restoration programs for local aquatic preserves.

VIII. BEACH AND DUNE SYSTEMS

Treasure Island's sandy beaches not only provide recreational opportunities for residents and tourists, but also perform several natural functions. Along the Gulf of Mexico, beaches and dunes serve as buffers against threatening waves and storm surges while serving as a home and/or nesting area for birds and sea turtles. The preservation of the dune system is reliant upon continued protection against development and the presence of native vegetation. Salt-tolerant plants found within these dunes, including sea oats, railroad vine, and sea grapes, grip sand within their root system. By anchoring down sand, the dune retains its form and can continue to inhibit erosion and protect against tidal action.

Since urbanizing, mangrove stands that once lined Boca Ciega Bay have been uprooted and replaced with seawalls, while high density condominiums and hotels have encroached into the beach and dune system along the Gulf of Mexico. Although the shoreline abutting Boca Ciega Bay and the majority of the city only vaguely resemble pre-development conditions, the narrow portion of beach stretching over 3.5 miles has retained its original form due to the efforts of an active beach renourishment program.

A. Erosion and Accretion

1. Boca Ciega Bay

In an effort to retain fill material and prevent erosion, seawalls and other shoreline hardening devices were installed along Boca Ciega Bay in the 1960s. Consequently, dredging and filling activities associated with seawall construction destroyed vast areas of coastal, intertidal, and subtidal habitats. In addition, finger fills created to meet the demand for waterfront property have greatly extended the Boca Ciega Bay shoreline.

2. Gulf of Mexico

Excluding the north end, Treasure Island's shoreline abutting the Gulf of Mexico receded between 1873 and 1950. Thereafter, aerial photographs indicate the shoreline advanced over the entire length of the island until 1979. In particular, the north end grew from deposits of fill leftover after dredging John's Pass. The remaining beach advanced due to accretion at the Blind Pass jetty and the placement of fill by the federal beach erosion

control project for Treasure Island (U.S. Department of the Interior, 1994). Currently, the beach width is maintained by the beach renourishment projects being conducted by the U.S. Army Corps of Engineers (CoE) and Pinellas County.

B. Coastal Protection Structures

1. Boca Ciega Bay

After monitoring their effectiveness against erosion for many years, scientists have recently discovered that shoreline hardening actually facilitates erosion and may escalate property damage during strong storms. When large waves strike a seawall, energy is displaced both downward and upward. The downward water pressure scours out vegetation, sand, and bottom sediments in front of the seawall, while the water shunted upward commonly erodes the material landward of the seawall. Both actions create a high maintenance problem for landowners.

Currently accepted development practices suggest a combination of native vegetation and gradual sloping to protect property from tidal action. Where existing seawalls require maintenance, the toe area of the wall should be planted with native vegetation or rip-rap material to prevent additional scouring. New seawalls should only be constructed when the two adjacent properties possess seawalls. Current regulations prohibit seawall construction along the Gulf of Mexico, even in cases where existing seawalls are damaged. However, seawall construction, in accordance with the land development regulations, is still allowed along Boca Ciega Bay.

2. Gulf of Mexico

Since the 1950s, many federal, state, and local agencies have contributed funds to prevent erosion along the Gulf beaches. In 1960, the city built 56 groins and replaced existing timber panels with concrete at a total cost of $263,000. In 1962, a native stone, rubble-mound jetty was built on the north side of Blind Pass at a cost of $18,000. In the 1970s, this groin was raised 2.5 feet to prevent overspillage of sand. Although the groins and jetty have reduced rates of erosion, beaches are still being threatened by strong tidal action and storms, and require periodic renourishment.

C. Existing and Potential Beach Renourishment Areas

Since 1964, the city and the CoE have conducted several large-scale beach renourishment projects along the Gulf of Mexico to supplement the efforts of existing coastal protective structures. Beach renourishment areas include the entire length of the city's coastline abutting the Gulf of Mexico. Specific sites in this area are treated as the need arises. Improvements to the channels, passes, and beaches found within and around Treasure Island were first recorded in 1916, when a secondary entrance at the north end of Blind Pass was closed by pumping sand from an offshore bar. Not until the 1960s did the city begin to actively construct protective devices to prevent the erosion of community beaches. Also during this decade, Blind Pass and John's Pass were dredged and emergency fill was deposited on the city's northern shoreline. During the 1970s and 80s, six renourishment projects were conducted by the CoE in an attempt to restore beach areas.

D. Measures to Protect or Restore Beaches or Dunes

Treasure Island beaches will continue to require preventative measures for protection against erosion. The city, in cooperation with Pinellas County and the state, has been involved with a number of beach stabilization projects since the early 1970s. These projects include construction of dune walkovers and the replanting of sea oats along shorelines.

Through Chapter 161, Florida Statutes, FDEP administers the Coastal Construction Control Line program and beach erosion control. Furthermore, the city continues to uphold Section 40-51 of the *Land Development Code*, which states that "construction which is likely to adversely impact any primary sand dune is prohibited."

IX. BEACH FACILITIES

Twenty-eight public access points allow residents and visitors access to the city's beaches as illustrated on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water Dependent/Water Related Uses.* Generally located at the end of public rights-of-way, seven beach access areas have associated municipal parking lots, while the remaining have limited parking available with typically less than ten spaces each.

X. COASTAL PLANNING AREA AND COASTAL HIGH HAZARD AREA

Due to its coastal location, the city contains several boundaries delineating construction lines, floodplains, and hazard areas. Included within the glossary located at the end of this comprehensive plan are definitions describing each demarcation line and the agency responsible for its implementation. As part of this element and as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*, the Florida Legislature requires the city to illustrate the boundaries of the coastal planning area and Coastal High Hazard Area (CHHA).

A. Coastal Planning Area

The coastal planning area includes all land area in the city, and supports a mixture of resort facilities, housing, and retail business. Many of these structures were built prior to stringent federal, state, and local regulations designed to protect them from hurricane hazards, and as a result, remain susceptible to damage by major storms.

B. Coastal High Hazard Area

Until 1993, the CHHA only included property seaward of the Coastal Construction Control Line and the V-Zone established by the National Flood Insurance Program. Realizing that land outside this area was equally susceptible to severe damage resulting from strong storms, the Florida Legislature amended the CHHA definition. According to Section 163.3178, F.S., the CHHA is defined as "category 1 evacuation zones", or those areas that must evacuate when a category 1 hurricane threatens a region. According to the Tampa Bay Regional Planning Council, Treasure Island is located entirely within Evacuation Level "A", and therefore all residents would evacuate in the event of any hurricane. With this designation, the entire city is

within the CHHA, as shown on *Map LU-2: Flood Zones, Floodplains, and Coastal High Hazard Area*.

C. Existing Infrastructure

Table 2 lists Treasure Island's existing infrastructure. Because the CHHA encompasses the entire city, existing infrastructure cannot be relocated to a less threatened area.

Table 2
Existing Infrastructure, 1996

Seawalls	50-foot seawalls on the east ends of 127th, 122nd, 121st, 120th, 119th, 101st, 102nd, and 99th Avenues. 20-foot seawall on east end of Harrell Ave., on each corner of the bridge that crosses from Isle of Capri on 116th Ave, along all four corners of 115th Ave. by the Isle of Palms, on all four corners of 107th Ave. where it crosses Paradise Island, and six 20-foot seawalls and one 100-foot seawall on the bridges along the Treasure Island Causeway. 40-foot seawall on both sides of bridge to the Isle of Palms. 65-foot seawall at south end of Bayshore Drive. 680 feet of seawall behind the City Hall and Fire Department. 2,334 feet of seawall along the Paradise Island Golf Course.
Sanitary Sewer & Potable Water Facilities	Potable water services are provided by Pinellas County. Sewage treatment service is provided by the City of St. Petersburg. The city owns and maintains 25 miles of sanitary sewer lines and 11 lift stations.
Drainage Facilities	Natural drainage pattern of the city diverts water into Boca Ciega Bay.
Bridges	The city owns the following bridges: three on the Treasure Island Causeway and a fixed bridge on both the Isle of Palms and the Isle of Capri.
Marina	The city owns a municipal marina behind City Hall and four boat ramps accessing Boca Ciega Bay.
Boat Launch Facilities	A light craft launching area to the Gulf is located at Municipal Lot No. 2.

D. Future Demand on Infrastructure

Because Treasure Island is virtually built-out, future demand on existing infrastructure is expected to remain relatively consistent with existing demand. For a discussion of capital improvement projects, see the *Capital Improvements Element*.

XI. NATURAL DISASTER PLANNING

The National Weather Service has identified the Tampa Bay region as one of the most hurricane-vulnerable areas in the United States, with the potential for large-scale loss of life. This is especially true of Treasure Island. Since 1886, 37 hurricanes have passed within 100 nautical miles of the mouth of Tampa Bay. Based on these statistics, a hurricane can be expected to pass within 100 nautical miles of the city at least once every 2.8 years (Pinellas County Department of Emergency Management, 1985). The latest storm to hit the area was Tropical Storm Josephine. Skirting the Pinellas County coastline on October 7, 1993, the storm resulted in a presidential disaster declaration with over $25 million worth of damage.

The most recent major hurricane that affected the Pinellas County coastline was Hurricane Elena in the summer of 1985. Although the center of this Category 3 storm remained more than 100 miles from shore, heavy flooding occurred, structures were damaged, and electrical service was disrupted for over 40,000 county residents. In southern Pinellas County, damage assessment teams identified more than 7,500 structures that sustained at least moderate damage. Within Treasure Island, the city had to repair sidewalks, the phone system, parking lots, and the drawbridge's hydraulic system. Although damage was considerable, the results could have been significantly worse had Hurricane Elena come closer to the Pinellas County shoreline and been a more intense storm (Florida Department of Community Affairs, 1985).

Although cyclonic storms are recognized as the most common type of life-threatening disaster affecting Pinellas County, a recent disaster was not caused by a hurricane, tropical storm, or tornado. In March, 1993, an unusually strong cold front with associated gale force winds, hail, and rain moved into the Tampa Bay area. This winter storm, more commonly referred to as the "Storm of the Century", dropped temperatures into the high 20s, swept boats onto shore, shattered windows, and tore roofs. The storm resulted in $20 million worth of damage and received a presidential disaster declaration. Treasure Island beaches suffered serious erosion due to strong tidal effects of the storm.

With the looming possibility of severe storms or other natural disasters striking Treasure Island, fast, safe, and efficient evacuation is critical in protecting infrastructure and the life of residents. The following section summarizes the plans and procedures guiding hurricane evacuation, and details the various elements that affect evacuation within Treasure Island.

A. *Treasure Island Emergency Action Guide* and the *Pinellas County Comprehensive Emergency Management Plan*

Adopted in 1983, the *Treasure Island Emergency Action Guide* outlines the procedures to be taken in response to a natural disaster. The *Guide* defines the Disaster Committee, which is comprised of the Mayor, department heads, and the City Commission, and details their roles. The *Guide* provides standard operating procedures, and provides a description of the personnel, equipment, communications and warning system involved in supervising an evacuation. Also included is an outline of the expected public response to occur during warning periods, evacuations, and after the emergency passes. The city has designated the Fire Chief as the emergency management coordinator who oversees the development and maintenance of the *Guide*. Continuously updated, the document works in unison with the Pinellas County *Comprehensive Emergency Management Plan* (CEMP).

The CEMP was developed by the Pinellas County Department of Emergency Management to set forth policies, procedures, and guidelines to prepare for, respond to, recover from, and mitigate future impacts of the hazards and disasters that could affect Pinellas County. A key component in implementing the CEMP is the Disaster Advisory Committee (DAC). Consisting of representatives from all municipalities, fire districts, disaster response agencies, and other key county officials, the DAC acts as the "conduit for information on plans, exercises, training, and response and recovery activities" (Pinellas County Department of Emergency Management, 1997). The DAC also advises the Board of County Commissioners on the timing and level of any needed evacuations. Treasure Island actively participates in the DAC, with the Fire Chief serving as the city representative.

B. Hurricane Vulnerability Zone

Based on elevation, proximity to shore, and other geographical factors, all of the land area in Pinellas County falls within one of six hurricane evacuation levels. An area is assigned an evacuation level of "A" through "E" based on its likelihood of being inundated by landfalling hurricanes of categories 1 through 5. For example, an area that would be inundated by a category 1 hurricane is designated as Evacuation Level "A" (also called the Coastal High Hazard Area). Areas that would not be inundated even during a category 5 hurricane are designated as non-evacuation areas. All residents of mobile homes, regardless of location, are required to evacuate in the event of any hurricane.

The 1998 Hurricane Guide, distributed to residents annually by Pinellas County and local municipalities, contains a color-coded map delineating evacuation levels. Table 3 defines Evacuation Levels "A" through "E" by their corresponding hurricane and storm surge vulnerability levels (Tampa Bay Regional Planning Council, 1998). According to this map, all of Treasure Island is located in Evacuation Level "A."

Table 3
Hurricane Evacuation Levels

LEVEL A	Category 1 hurricane -- Coastal High Hazard Area Storm surge of five (5) to seven (7) feet

~~LEVEL B~~	~~Category 2 hurricane Storm surge of seven (7) to twelve (12) feet~~
~~LEVEL C~~	~~Category 3 hurricane Storm surge of twelve (12) to fifteen (15) feet~~
~~LEVEL D~~	~~Category 4 hurricane Storm surge of fifteen (15) to twenty (20) feet~~
~~LEVEL E~~	~~Category 5 hurricane Storm surge of twenty (20) to twenty four (24) feet~~

~~Source: Tampa Bay Regional Planning Council, 1998~~

~~C. Evacuation Population~~

~~Because all residents must evacuate when the Board of County Commissioners announce any evacuation, the affected population would equal the total city population. Emergency transportation is provided by the county for those disabled and elderly residents who have no other means to evacuate. Treasure Island is assigned two large buses, provided by the Pinellas County School Board, which report to the Treasure Island Community Center located at 1 Park Place. The Pinellas County Emergency Operation Center (EOC) arranges any additional emergency transportation that may be needed.~~

~~Residents requiring special assistance during an evacuation are urged to pre-register with the city and/or county. According to the Treasure Island Fire Department, 25 residents are currently listed on the "evacuees with special needs" roster. In accordance with Section 252.355, F.S., this roster is maintained by both the Fire Department and the Pinellas County Department of Emergency Management. Emergency personnel are charged with keeping records of all transported evacuees and where they are taken. The city, in coordination with the Pinellas County EOC, would confirm that all registered people with special needs have received necessary assistance before evacuating the Treasure Island EOC located in City Hall.~~

~~D. Evacuation Routes~~

~~As shown on *Map T-4: Existing & Future Hurricane Evacuation Routes*, the evacuation routes for Treasure Island direct traffic along the Treasure Island Causeway, east on Central Avenue, north on I-275, and across the Howard Frankland Bridge to I-4. The bridge approaches to the causeway and bridge are low-lying and susceptible to flooding. The Tampa Bay Regional Planning Council's *Hurricane Evacuation Plan* identifies 31 critical route points in Pinellas County, which could potentially cut off the evacuation of other areas if severe flooding occurs. Two of these points are located within the city:~~

- ~~Boulevard south of John's Pass: Inundation can impede the evacuation of North Treasure Island south to the Treasure Island Causeway; elevation 4.7 feet above mean sea level (msl).~~

- Mainland approach to the Treasure Island Causeway: Inundation can impede the evacuation of Treasure Island's evacuation east to St. Petersburg; elevation 4.0 feet above msl.

E. Evacuation Times

Pinellas County periodically prepares estimates of the time needed to evacuate threatened residents from an approaching hurricane. Evacuation time includes two components: "clearance time", the time required for all evacuees to pack, travel on an evacuation route, wait in traffic jams, and arrive at a safe location; and "additional delay", caused by the expected 20 percent reduction in roadway capacity due to rainfall. As shown in Table 4, evacuation times are estimated for two scenarios, an "expected threat" and an "unexpected threat." An expected threat assumes good public response due to average lead time, while an unexpected threat assumes a rapid public response because of short lead time. Treasure Island and other areas located in Evacuation Level "A" should be able to evacuate within thirteen hours for an expected threat and twelve hours for an unexpected threat.

Table 4
Pinellas County Clearance Times
by Evacuation Level and Threat

Evacuation Level	Expected Threat* + Additional Delay** = Evacuation Time In Hours	Unexpected Threat† + Additional Delay** = Evacuation Time In Hours
A	10 + 3 = 13	10 + 2 = 12
B	13 + 3 = 16	12 + 2 = 14
C	13 + 3 = 16	12 + 2 = 14
D	14 + 3 = 17	15 + 2 = 17
E	17 + 3 = 20	15 + 2 = 17

Source: Pinellas County Department of Emergency Management, 1997

* An expected threat anticipates a good public response due to average lead time.

** Additionally delay resulting from a 20% reduction in roadway capacity due to pre-storm rainfall.

† An unexpected threat anticipates a rapid public response due to short lead time.

F. Hurricane Shelters

The American Red Cross is the lead agency providing emergency public shelter for Treasure Island. The agency has a total of 62 primary shelters, located throughout Pinellas County. Primary shelters are typically schools and large churches located in non-evacuation zones. Secondary shelters are facilities that, because of size, food preparation capability, or other factors, are used only for overflow. These shelters are opened when the nearest primary

shelter reaches capacity or when a major hurricane evacuation is called. Currently, city evacuees are not zoned to any particular shelter. The closest primary shelters available to Treasure Island residents are Azalea Elementary School at 1680-74th Street North, and Azalea Middle School at 7855-22nd Avenue North. These shelters have a combined capacity of 3,510 persons.

G. Number of Persons Requiring Public Hurricane Shelter

A number of refuge alternatives are available to evacuees. As forecasted by the Tampa Bay Regional Planning Council, approximately fifteen percent of evacuees seek public shelters during a disaster. Other options include leaving the region, checking into a motel or hotel, or staying with a friend or relative within a non-evacuation zone. Currently, Pinellas County is recommending the "Host Home" concept as the preferred kind of evacuation. The Host Home program solicits churches, businesses, and organizations to pre-determine the evacuation status of all members, and encourage members living in non-evacuation areas to host evacuees. In cases where the entire membership lives in an evacuation area or in mobile homes, a church or facility outside that area is encouraged to accommodate those members during an evacuation. Because of projected deficits in hurricane shelter spaces that exist, all public education and information efforts are focused on encouraging evacuees to stay with friends, relatives, motels/hotels, or host-homes in non-evacuation zones. Furthermore, Pinellas County is looking at alternatives to traditional public shelters. These include retrofitting structures to meet shelter space criteria, using unconventional refuge locations, and evacuating guests from transient accommodations to inland "sister" accommodations.

H. Anticipated Evacuation Population

The 100 additional residents expected to reside in the city by 2010 will have virtually no impact on the amount of evacuation space needed. However, the city will continue to circulate information regarding hurricane routes, shelters, and evacuation procedures.

I. Measures to Reduce Evacuation Times

The city actively informs residents of hurricane evacuation procedures by conducting annual seminars, distributing newsletters and flyers, and actively supporting the Disaster Advisory Committee. In addition, Treasure Island continues to support the Metropolitan Planning Organizations in its efforts to improve regional evacuation routes.

XII. POST-DISASTER REDEVELOPMENT

Recovery from a major disaster generally occurs in three stages: the immediate emergency period, a short-range restoration period, and a long-range reconstruction period. Many question arise throughout this process from how reconstruction expenses are to be paid, to what new regulations must be followed during redevelopment. To lessen the chaos that usually follows a major disaster, local governments should outline clear and concise redevelopment procedures in advance.

In the event of such an occurrence, the city is to follow the procedures spelled out in the *Treasure Island Disaster Recovery Planning Guide*. The document details a step by step

process that should be undertaken following a disaster, including search and rescue procedures, restoration of services, and damage assessments. Redevelopment provisions are outlined within the land development regulations. Furthermore, the city is to consult the Pinellas County *Post-Disaster Redevelopment Guide* and *Post-Disaster Redevelopment Plan,* tailoring procedures to meet the needs of the community. Below is a brief description of the policies and procedures the city will follow after a major disaster.

A. *Treasure Island Disaster Recovery Planning Guide*

Last updated in June 1995, the *Treasure Island Disaster Recovery Planning Guide* includes all pertinent ordinances, forms, and procedures that should be carried out immediately following a disaster. Associated emergency ordinances empower local officials to impose curfews, prohibit price gouging, and regulate the use of potable water. Recovery operations are divided into three phases, an immediate emergency period, a short-range restoration period, and a long-range reconstruction period. The procedures and forms included within the *Guide* address each phase. However, reconstruction and redevelopment procedures are more thoroughly addressed within the land development regulations.

B. *Treasure Island Land Development Code*

The *Land Development Code* contain a non-conforming use provision that states, "a structure that has been damaged or made unsafe or unusable to an extent less than 50 percent of its fair market value may be restored or reconstructed for its intended use." However, the regulations specifically state that "nothing contained in this section shall relieve the owner/developer of the obligation to restore the damaged structure in compliance with the *Building and Life Safety Codes* in effect." As such, all damaged property must be restored to prevent recurring damage from a severe storm.

C. *Pinellas County Post-Disaster Redevelopment Guide*

The Pinellas County *Post-Disaster Redevelopment Guide* adheres to the requirements of Rule 9J-5, F.A.C., by setting forth procedures to eliminate the exposure of human life and property to natural hazards. However, the guide has a dual purpose; it also provides locals governments with supplemental guidance in carrying out critical actions following a major disaster.

The *Post-Disaster Redevelopment Guide* also encourages each local government to establish a Post-Disaster Redevelopment Task Force. The task force advises the governing board regarding issues and problems faced during redevelopment and reconstruction. Among other functions, the task force would review damage reports, recommend rezonings and building moratoria, set a schedule for recovery, and recommend relocations and property acquisitions. For smaller local governments like Treasure Island, the task group should be broad-based and include both elected and non-elected representatives who could provide fresh perspectives on development.

D. Reconstruction

To effectively manage the timing and sequence of reconstruction, the city will follow a sequential process. According to the *Treasure Island Disaster Recovery Planning Guide,* a primary task of the Building Official and Building Inspector will create a damage assessment

team to determine the extent of property damage, provide data in order to complete federal assistance applications, and identify and mark structures unsafe to occupy. Reconstruction cannot commence until a damage assessment field report is completed. The land development regulations provide guidance and instructions for the massive undertaking of post-disaster redevelopment. However, the city realizes that certain topics must be added, amended, and/or strengthened to expedite this process, including economic recovery, redevelopment of public facilities, and criteria for acquisition of damaged land and structures.

E. Hazard Mitigation

Treasure Island participates in a number of hazard mitigation programs created at the federal, state, and county level. Likely the most notable program developed by the federal government is the National Flood Insurance Program (NFIP) established in 1968. The program grants federal flood insurance to floodplain residents where building code and land use control measures have been instituted by the local government. In addition, the agency records data on the number of flood insurance claims in each community, allowing local governments to identify areas with critical flooding problems. According to the NFIP, the city contains one hundred and eleven "repetitive loss properties", or properties that have filed two or more flood insurance claims in the past five years.

Other federal programs include the Community Rating System, Disaster Assistance Programs, the Coastal Barrier Resources System, and beach renourishment projects administered by the CoE. In addition, the Interagency Hazard Mitigation Team dispatches survey teams to tour disaster sites following a presidential declaration of a major disaster. Based on the team's observations, a report is issued that includes recommendations to the local government regarding methods to reduce damage caused by future storms.

State programs include the *Coastal Zone Protection Act of 1985*; the Coastal Construction Control Line program; permitting programs operated by FDEP for the construction of piers, docks, breakwaters, groins, jetties, and beach renourishment; the State Conservation and Recreation Lands program; the Florida Beach Management and Erosion Control Program; the Coastal Barrier Infrastructure Program; and the Statewide Hazard Mitigation Strategy.

At the county level, the Local Mitigation Strategies initiative was designed to assist communities with hazard mitigation. Through this program, communities appoint work groups composed of local officials, city staff, community volunteers, and other interested parties to examine hazard mitigation issues. Each work group identifies repetitive loss properties, hazardous materials sites, and other vulnerable areas within its community, and formulates strategies to reduce known hazards. Appropriate recommendations of the work group are then integrated into the community's comprehensive plan, land development regulations, site plan reviews, and other planning procedures and guidelines. Treasure Island actively participates in this program.

XIII. POTABLE WATER

Rule 9J-5.013, F.A.C., requires local government to address current and projected water needs and sources within a ten-year planning time frame. Although conservation issues are discussed in the following paragraphs, in order to eliminate redundancy between elements, please refer to the extensive needs analysis provided in the *Infrastructure Element* of this

~~comprehensive plan. Furthermore, because Pinellas County Utilities System (PCUS) provides potable water to the city, a needs assessment-based study can be found within the *Pinellas County Comprehensive Plan Potable Water Sub-Element*.~~

~~To ensure that potable water will be available beyond the year 2015, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from Pinellas County and regional agencies, particularly the former West Coast Regional Water Supply Authority, recently renamed "Tampa Bay Water." Under a new cooperative agreement between the major water providers in Pinellas, Hillsborough, and Pasco counties, Tampa Bay Water will own and oversee the regional water system, providing a reliable supply to all member utilities while promoting resource sharing. This agency is also responsible for locating and developing new water sources, and is currently studying the feasibility of building a desalination plant somewhere in the region.~~

~~In support of these regional efforts, Pinellas County will continue working to conserve potable water by reducing system losses, protecting groundwater against degradation of water quality and yield, and encouraging county residents to install water conservation devices. In addition, the county's commitment to promoting reclaimed water use for irrigation could significantly reduce potable water demand, decrease the chloride content in deep wells, and eliminate the need to discharge treated wastewater into surface waterbodies. Reclaimed water is currently being supplied to golf courses and select residential communities throughout the county. Pinellas County is "committed to reusing all treated wastewater, and is completing the upgrade of all facilities to the level of advanced wastewater treatment so that all wastewater will be available to be utilized in the reclaimed water system" (Pinellas County, 1997). Recently, the city has begun to explore the idea of developing a reclaimed water program in cooperation with PCUS. This program would bring effluent from the South Cross Bayou Wastewater Treatment Plant to the barrier island for irrigation use. However, this proposal is still in its infancy, and many details have not yet been finalized.~~

~~XIV. HAZARDOUS WASTE~~

~~Hazardous wastes are "materials which by their nature are inherently dangerous to handle or dispose of, such as old explosives, radioactive materials, some chemicals, and some biological wastes" (International City Management Association, 1987). Many pieces of federal and state legislation have been passed in the last twenty-five years to control the amount of hazardous waste being discarded, in an effort to protect public health, safety, and welfare. Hazardous waste disposal in Florida is administered by Florida Department of Environmental Protection (FDEP), and locally hazardous waste management is handled at the county level. Although no federally recognized hazardous waste sites exist within Treasure Island, some small businesses such as gas stations, dry cleaners, and photo shops discard small quantities of hazardous materials.~~

~~Until 1993, Treasure Island participated with Pinellas County in the state's Amnesty Day program. This program encouraged residents to bring hazardous household chemicals to a mobile facility for disposal. In 1993, the program was discontinued with the opening of the Household Chemical Collection Center (HC3) located adjacent to the Refuse-to-Energy Plant. Residents are encouraged to dispose of fertilizers, fungicides, pesticides, household chemicals, cleansers, paints, solvents, automotive fluids, pool chemicals, and household~~

batteries at this facility. Pinellas County and some cities also coordinate local collection days, where hazardous materials are dropped off locally and then transported to appropriate disposal or recycling facilities.

In addition to these efforts, Pinellas County has developed a proactive program to reduce the volume of hazardous waste currently being produced. The Pollution Prevention Program provides counsel and technical assistance to any individual or company conducting business within Pinellas County.

Rule 9J-5.013(1)(b), F.A.C., requires that "for each natural resource (rivers, bays, lakes, wetlands, air, floodplains, soil, fisheries, wildlife, marine habitats and vegetative communities) known pollution problems including hazardous waste and the potential for conservation, use, or protection shall be identified." Pollution remains a critical issue affecting Treasure Island, Boca Ciega Bay, and the Gulf of Mexico. The most common types of hazardous waste affecting the city stem from atmospheric deposition of pollutants, stormwater discharges, and isolated spillage accidents involving petroleum. The most significant accident involving hazardous waste occurred on August 10, 1993, when three tankers collided near Fort DeSoto Park and spilled nearly 328,000 gallons of oil into Tampa Bay. The oil was spread north along the Pinellas County coastline and affected several south county beaches, including Treasure Island. However, more extensive damage was avoided due to favorable tide and weather conditions and quick mobilization of clean-up crews.

XV. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Sections 163.3177(9) and (10), F.S., and Rule 9J-5.012(3) and 9J-5.013(2) F.A.C., the following represents the coastal management and conservation goals, objectives, and policies of the City of Treasure Island intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

B. Nonapplicable Items

The municipal boundaries and the coastal area designation are the same. Therefore, those goals, objectives, and policies addressed in the other elements are applicable to the City of Treasure Island coastal area. However, based on the findings contained in this element and pursuant to Rule 9J-5.002, F.A.C., it has been determined that the following objectives and policies are not applicable to the City of Treasure Island:

- ~~Rule 9J-5.012(3)(c)12: Orderly development of deepwater ports - The city contains no ports.~~
- ~~Rule 9J-5.013(2)(c)7: Protection of existing natural reservations - The city contains no natural reservations.~~
- ~~Rule 9J-5.013(2)(c)2: Protection of areas suitable for extraction of minerals - The city contains no areas where minerals are to be extracted.~~
- ~~Rule 9J-5.013(2)(c)1: Protection of groundwater aquifer recharge areas and wellhead protection areas - No such areas are found within the city.~~

~~C. Implementation~~

~~Unless otherwise stated, the implementation of objectives and associated policies contained in Section D shall be through the implementation of land development regulations.~~

Introduction:

The Coastal Management, Conservation, and Resiliency Element centralizes interdisciplinary objectives for sustainability and adaptation to climate change. The element contains policies to address resiliency planning including natural resource protection, shoreline protection, land development, City operations and emergency preparedness.

Goal 1:

To ensure the highest environmental quality possible, the City ~~of Treasure Island~~ shall conserve, protect, and appropriately manage natural resources ~~(aquatic, wetland, terrestrial, and air)~~.

Objective 1.1: Water Conservation and Quality

The City shall protect the quality and quantity of surface and groundwater.

Policy 1.1.1: The City shall promote water conservation as an integral part of water management programs, rules, and plans and the use and reuse of water of the lowest acceptable quality for the intended purpose.

Policy 1.1.2: The City shall enforce the provisions set forth by the Southwest Florida Water Management District and Pinellas County as applicable ~~in the Southwest Florida Water Management District Water Shortage Plan, Chapter 40D-21, Florida Administrative Code~~.

Policy 1.1.3: The City shall meet or exceed the National Pollution Discharge Elimination System (NPDES) regulatory standards, and report on activities associated with the City's Stormwater Management Program annually to the Florida Department of Environmental Protection (FDEP).

Policy 1.1.4: The City shall explore incentive programs and regulations for private sewer lateral inspection and maintenance.

Measure: Improvement in surface and groundwater quality and quantity

Objective 1.2: Floodplain Management

Regulations for development within the 100-year floodplain shall be strictly enforced.

Policy 1.2.1: New development or redevelopment approvals shall require that post-development runoff rates, volumes and pollutant loafs do not exceed pre-development conditions impacts to exiting flood storage capacity be minimized to the greatest extent possible.

Policy 1.2.12: Recognizing that the community is located within the 100-year floodplain, the City shall strictly enforce all appropriate federal, state, and regional, and local coastal floodplain management, construction codes and coastal setback regulations.

Policy 1.2.3: The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood-storage capacity are maintained.

Policy 1.2.4: The City shall adhere to the impervious surface ratios defined in Objective 1.1 and associated policies of the *Future Land Use Element*, in order to minimize runoff and stabilize water quality.

Measure: Implementation of floodplain management and impervious surface ratio regulations

Objective 1.3: Wetlands

The City shall conserve or improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.

Policy 1.3.1: Mangroves and marsh Wetland areas shall be designated Preservation on the *Map LU-4:* City's Future Land Use Map.

Policy 1.3.2: The City shall coordinate with other agencies for the protection of locations of known marine seagrass beds and other protected habitats. shall be identified on *Map CM-1: Vegetative Cover and Marine Resources*, and shall be protected to the greatest extent possible from adverse impacts.

Policy 1.3.3: Projects (e.g., marinas, causeways, and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

Policy 1.3.4: Any project which produces changes in tidal circulation patterns shall be approved only after sufficient hydrographic information is available to allow an accurate evaluation of the possible impacts of the project.

Policy 1.3.~~5~~3: The City's existing wetlands shall be conserved and protected from physical and hydrological alterations, as required by law.

Policy 1.3.~~6~~4: ~~Marine w~~Wetlands, ~~barrier island~~ property containing native vegetative communities, ~~and/~~or shoreline locations ~~with limited habitat diversity~~ shall be considered priorities for environmental land acquisition.

Policy 1.3.~~7~~5: The City shall ~~continue to~~ preserve ~~Bird Key and~~ Elnor Island in its natural state.

Policy 1.3.6: The City shall review any proposed development and redevelopment that would reduce recreational and commercial working waterfront uses against the potential for the development to mitigate such loss of any economic and recreational benefits the City would lose.

~~**Measure:** Implementation of land regulations which protect environmental systems~~

Objective 1.4: ~~Native~~ Vegetation

The City shall conserve~~, appropriately use,~~ and protect native vegetation.

Policy 1.4.1: ~~By 2000, t~~The City shall ~~modify~~ enforce the local tree ordinance to require that all new development and redevelopment preserve ~~on-site native~~ vegetation according to standards contained in the land development regulations.

Policy 1.4.2: Native and Florida Friendly™ vegetation shall ~~continue to receive priority~~ be the preferred species in the landscaping requirements of the land development regulations.

Policy 1.4.3: ~~Land development regulations shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline, trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife~~ The City shall promote the construction of living shorelines where appropriate.

Policy 1.4.4: Land development regulations shall ~~continue to~~ encourage the removal and prohibit the planting of exotic and invasive species. ~~such as punk trees (*Melaleuca sp.*), Australian pine (*Casuarina sp.*), and Brazilian pepper (*Schinus sp.*).~~

Policy 1.4.5: The City shall consider soil conditions and vegetation classifications when designating land use categories.

~~**Policy 1.4.6:** Although limited natural resources remain in the City of Treasure Island, every effort shall be taken to protect these resources as follows:~~

Policy 1.4.6: ~~Recreational d~~Development shall be compatible with the surrounding natural environment and shall be subject to performance standards adopted in the land development regulations.~~; and~~

Policy 1.4.7· The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted by the land development regulations and the Florida Statutes.

~~**Measure:** Development and implementation of land development regulations~~

Objective 1.5: Species of Special Status

The City shall protect species with special status from adverse impacts of development.

Policy 1.5.1: The City shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (i.e., endangered, rare, threatened, and species of special concern).

~~**Policy 1.5.2:** Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months, or by collecting eggs from the nests, incubating them, and releasing the hatchlings.~~

~~**Policy 1.5.3:** All spoil islands shall be designated bird sanctuaries.~~

~~**Policy 1.5.4:** The City shall work in cooperation with the Florida Department of Environmental Protection , U.S. Fish and Wildlife Service, and other state and federal agencies to develop an area-specific manatee protection plan to ensure long-range manatee and habitat protection.~~

Policy 1.5.2: The City will work with the appropriate agencies to assist in enacting and enforcing measures to protect species of importance and their habitats.

Policy 1.5.3: The City shall identify and manage plant and wildlife species in City-owned natural areas in coordination with local, state and federal agencies.

~~**Measure:** Implementation of protective measures~~

Objective 1.6: Hazardous Waste

The City shall coordinate with the appropriate entities ~~participate with Pinellas County to~~ ensure hazardous wastes are handled, collected, transported, stored, disposed of, and recycled in a manner that protects human health, safety, and the environment.

Policy 1.6.1: The City shall support ~~the Pinellas County Pollution Prevention (P2) P~~programs which aim~~s~~ to regulate small generators of hazardous wastes and reduce the volume produced in the county.

Policy 1.6.2: The City, in conjunction with Pinellas County and neighboring local governments, shall ~~institute an educational program~~ perform public outreach ~~using regular bill mailings and public meetings~~ to inform residents of effective methods to minimize the use of,

safely store, dispose of, and recycle hazardous waste products such as oils, solvents, and paints.

Policy 1.6.3: The City shall encourage residents to deposit household hazardous waste at the ~~Pinellas County household chemical~~ appropriate collection centers.

~~**Policy 1.6.4:** The City shall direct generators and users of hazardous material to Pinellas County staff for technical assistance regarding proper disposal methods.~~

~~**Measure:** Participation in hazardous waste management efforts~~

Objective 1.7: Air Quality

The City shall comply with all state and federal standards for air quality.

Policy 1.7.1: The City shall work to reduce the potential for automobile emissions pollution by the following measures:

- Require vegetative buffer strips between roadways and ~~residential~~ development where appropriate.~~;~~
- Promote ~~alternative~~ multi-modal transportation, consistent with the Multimodal Transportation Element of this comprehensive plan, modes such as transit, carpooling, pedestrian and bicycle paths; and
- ~~Assure continued operation of roadways at acceptable levels of service.~~
- Support efforts to expand electric vehicle infrastructure within the City.
- Evaluate the feasibility of converting the City's fleet to electric or hybrid vehicles.

Policy 1.7.2: The City shall support expansion of renewable energy sources.

Policy 1.7.3: The City shall evaluate the feasibility of incorporating renewable energy during the construction or reconstruction of public buildings.

Policy 1.7.4: The City shall consider maintaining a greenhouse gas inventory and developing a reduction plan.

~~**Measure:** Compliance with standards~~

Objective 1.8: Boca Ciega Bay ~~Estuary~~ Protection

The City shall carry out the provisions of federal, state, and regional programs aimed at protecting the quality of Boca Ciega Bay.

~~**Policy 1.8.1:** In order to reduce non-point source pollutant loadings, land development regulations governing stormwater management shall follow the recommendations of the 1996 *Treasure Island Master Drainage Plan*, and shall meet the requirements of Chapter 40D-4, F.A.C.~~

Policy 1.8.12: ~~In order to reduce non-point source pollutant loadings and improve the functioning of the City drainage system, t~~The land development regulations shall include provisions prohibiting the dumping of debris ~~of any kind (e.g., yard clippings and trimmings),~~ into roadways, drainage ditches, the bay, canals, and stormwater collection and control structures.

~~**Policy 1.8.3:** The City shall coordinate with neighboring municipalities, Pinellas County, and the Tampa Bay Regional Council to protect estuarine areas by providing adequate sites for water-dependent uses, preventing pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.~~

Policy 1.8.24: The state of natural watercourses shall be protected, and their alteration shall be prohibited, except in cases of overriding public benefit as determined by the City Commission (e.g., construction of groins to reduce erosion).

Policy 1.8.35: The City shall ensure ~~utilize~~ construction that ~~and maintenance methods that do~~does not adversely affect water quality or flow.

Policy 1.8.46: The City shall adhere to regulations pertaining to Boca Ciega Bay as an aquatic preserve ~~as~~ outlined in the ~~Section 258.97,~~ Florida Statutes~~, Boca Ciega Bay Aquatic Preserve,~~ and the Florida Department of Environmental Protection Outstanding Florida Waters designation.

Policy 1.8.57: The City ~~of Treasure Island~~ shall work with the Southwest Florida Water Management District in implementing ~~the Tampa Bay Surface Water Improvement and Management (S.W.I.M.) program in an e~~efforts to improve water quality ~~and restore coastal habitats~~ within Boca Ciega Bay.

Policy 1.8.68: The City shall support the policies identified in the Tampa Bay National Estuary Program *Comprehensive Preservation and Management Plan* for Tampa Bay in an effort to improve water quality and encourage natural resource recovery.

~~**Measure:** Development practices consistent with the Outstanding Florida Waters designation, the S.W.I.M. program, and the Tampa Bay National Estuary Program.~~

Objective 1.9: Beaches and Dunes

The City ~~of Treasure Island~~ shall protect and support restor~~ation~~e of its beaches, dunes, and natural systems and establish construction standards ~~which~~ to minimize the impacts of man-made structures on these systems.

Policy 1.9.1: Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to ~~Section 161.05,~~ Florida Statutes.

Policy 1.9.2: Seawalls shall be prohibited on the Gulf of Mexico and ~~when~~ such existing seawalls ~~on the Gulf are damaged, they~~ shall not be replaced.

Policy 1.9.3: ~~A dune preservation zone shall be established in the land development regulations to~~The City shall uphold state regulations to protect the ~~primary~~ dune system~~,~~ ~~which shall address~~ and prohibit~~ion on~~ the excavation~~s~~, or destruction of native dune vegetation~~, and activities which affect the natural fluctuation of the dunes~~.

Policy 1.9.4: The City shall ~~continue~~ advocate for ~~its program for~~ the restoration and maintenance of the coastal dune system which shall include stabilization projects utilizing native vegetation and ~~development~~ implementing ~~of~~ an educational program emphasizing the need to protect the coastline. As appropriate, the City shall apply for state and other funding through the DEP to plan for and enhance the coastal dunes.

~~**Policy 1.9.5:** The City shall continue its program for the restoration and maintenance of its beaches.~~

Policy 1.9.6~~5~~5: The City shall ~~continue~~ provide~~ing~~ adequate public access to beaches and shorelines; enforcing public access to beaches renourished at public expense; enforcing the public access requirements of the *Coastal Zone Protection Act of 1985*; and providing parking facilities for beach and shoreline access.

Policy 1.9.7~~7~~6: The City shall limit shoreline development ~~that will adversely~~ impact~~s~~ to marine fisheries habitats.

Policy 1.9.7: The City shall assure shoreline stabilization strategies are found to be in the public interest while taking into consideration the City's vulnerability to climate change impacts.

~~**Measure:** Implementation of coastal construction regulations~~

Objective 1.10: Intergovernmental Coordination

The City shall participate in the establishment and implementation of an intergovernmental coordination mechanism to protect coastal resources which shall address natural systems on a systemwide basis regardless of political boundaries.

Policy 1.10.1: The City shall participate in proceedings to develop joint planning and management programs with neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater, protection of wetland vegetation, coastal management, and coordinating efforts to protect species with special status.

Policy 1.10.2: The City shall cooperate with the U.S. Army Corps of Engineers and Pinellas County in addressing the environmental issues associated with the maintenance of navigational channels.

~~**Policy 1.10.3:** Pursuant to Rule 9J-5.012(3)(b)11., Florida Administrative Code, the levels of service for coastal area are those designated in this element and in Objective 1.5 of the *Capital Improvements Element*.~~

Policy 1.10.34: For development and redevelopment which may impact coastal resources, t~~T~~he City shall ~~continue to~~ coordinate with Pinellas County to ~~plan and fund infrastructure and services consistent with~~ meet the adopted level-of-service ~~standards~~ and to ~~shall~~ ensure that permits ~~for development and redevelopment activities~~ are issued only if the public facilities necessary to meet the standards are available concurrent with the impacts of the development.

~~**Measure:** Establishment of intergovernmental coordination mechanisms to manage coastal resources and enforcement of concurrency requirements~~

Goal 2:

The City shall provide a set of guidelines for development and redevelopment that protects the lives and property of its residents from the effects of natural disasters.

Objective 2.1: Coastal High Hazard Area Development

The City shall limit public expenditures that support development permitted in Coastal High Hazard Area except for restoration or enhancement of natural resources, or facilities determined to be an overriding public benefit.

Policy 2.1.1: The Coastal High Hazard Area ~~is~~ shall be defined as the area ~~within an Evacuation Level "A" as established by the *Tampa Bay Region Hurricane Evacuation Study Update,* published by the Tampa Bay Regional Council and inclusive of the area~~ below the elevation of the category 1 storm surge line, as established by Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~**Policy 2.1.2:** The City shall not support or finance new local transportation corridors which lie within the Coastal High Hazard Area, although existing corridors may be maintained or improved as~~ The City shall limit public funding within the identified Coastal High Hazard Area unless infrastructure improvements are necessary to protect the health, safety, access, or ~~and~~ welfare of ~~existing~~ residents, and those population densities anticipated by this comprehensive plan.

~~**Measure:** Amount and nature of public expenditures in the Coastal High Hazard Area~~

Objective 2.2: Coastal High Hazard Area Population

The City shall ~~not increase permanent population concentrations in the Coastal High Hazard Area except as anticipated in this comprehensive plan.~~ support hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, through policies that consider the capability to safely evacuate the density of coastal population in the event of an impending natural disaster.

Policy 2.2.1: The City shall implement growth management directives to control development/redevelopment, including maintaining or reducing~~e~~ allowable permanent density

within the Coastal High Hazard Area consistent with adequate evacuation times. ~~with the adopted *Future Land Use Map,* of this comprehensive plan~~.

~~**Policy 2.2.2:** The City of Treasure Island shall continue to implement growth management directives which control development/redevelopment other than recreational purposes within the Coastal High Hazard Area consistent with the adopted *Future Land Use Map,* of this comprehensive plan.~~

Policy 2.2.2~~3~~: Consistent with ~~Section 163.3178(8),~~ Florida Statutes, as may be amended from time to time, the City ~~of Treasure Island~~ shall review proposed comprehensive plan map amendments for compliance with state coastal high-hazard provisions. Proposed amendments shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;

OR

2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffi~~r~~c-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available;

OR

3. Appropriate mitigation is provided that will satisfy subparagraphs 1. or 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for an applicant to accommodate impacts reasonably attributable to the development. The City and the applicant shall enter into a binding agreement to memorialize the mitigation plan.

AND

4. The Final Project Plan adheres to the provisions of Section 163.3178(8), Florida Statutes, as may be amended from time to time.

Policy 2.2.3~~4~~: The City may ~~shall maintain its~~ establish a program ~~off~~ or ~~public~~ land acquisition and management for recreation, conservation, and preservation areas. This may include designated adaptation action areas which experience coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.

Policy 2.2.4~~5~~: The City shall review federal and state development projects which are to be located within the City, and support those which are consistent with this plan.

~~**Measure:** Control of development within the Coastal High Hazard Area~~

Objective 2.3: Hurricane Clearance

The City shall through coordination with state, regional and county agencies, shall support funding necessary to improve evacuation routes and promote early evacuation of the population, in order to reduce hurricane clearance times.

Policy 2.3.1: The City shall coordinate with state, regional, and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

Policy 2.3.2: The City, in cooperation with the Pinellas County Department of Emergency Management, ~~and~~ the American Red Cross, and other agencies, shall sponsor preparedness seminars to increase hurricane awareness.

Policy 2.3.3: City emergency response personnel and volunteers shall coordinate pre- and post-event activities with county and state emergency response agencies in an effort to plan for safe and efficient evacuations and re-entries.

~~**Policy 2.3.4:** The City shall suspend the collection of tolls on the Treasure Island Causeway to expedite ordered evacuations and re-entries.~~

~~**Measure:** The City's participation with other governmental and non-profit agencies in the Tampa Bay Region to educate the public on emergency preparedness and early evacuation.~~

~~The participation of the City's emergency personnel with other agencies to provide traffic control in order to facilitate travel and reduce hurricane evacuation clearance times.~~

Objective 2.4: Natural Disaster Preparedness

The City shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

Policy 2.4.1: The City, in coordination with the Pinellas County Department of Emergency Management, shall ~~continue to~~ maintain and update ~~the *Treasure Island Emergency Action Guide*~~ an emergency preparedness and management plan which addresses the four phases of comprehensive emergency management: preparedness, response, recovery, and mitigation.

Policy 2.4.2: The City shall review the existing coastal construction building code and adopt, at a minimum, the coastal construction standards embodied in the *Coastal Zone Protection Act* and shall strictly enforce their implementation through the building inspection process.

Policy 2.4.3: Recognizing the entire community is located within the Hurricane Vulnerability Zone and the 100-year floodplain, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, ~~coastal~~ setback requirements, special

Coastal Construction Control Line facility siting restrictions, and floodplain management regulations in effect at the time of adoption of this plan.

Policy 2.4.4: Special care facilities, including hospitals, nursing homes, and similar types of facilities established for the care of non-ambulatory patients, shall not be located in the Coastal High Hazard Area.

~~**Measure:** Implementation of the *Treasure Island Emergency Action Guide*.~~

Goal 3:

The City shall expedite post-disaster recovery and reduce the future risk to human life, and public and private property from natural hazards, through recovery and redevelopment strategies.

Objective 3.1: Post-Disaster Recovery

The City shall develop and maintain ~~a system of~~ post-disaster recovery procedures, including debris clearance, property damage assessments, and restoration and continuity of basic services~~, which shall be outlined in the *Treasure Island Disaster Recovery Planning Guide*~~.

Policy 3.1.1: The City's emergency management coordinator~~, as designated by the City Manager, shall revise, as appropriate, the *Treasure Island Disaster Recovery Guide*;~~ shall maintain an Emergency Management Plan and act as a liaison between state, regional, county, and city emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the ~~c~~City of Treasure Island.

Policy 3.1.2: City infrastructure damaged by storms intended to be repaired or replaced ~~in its current location~~ shall be built to a higher standard, or relocated, to the extent feasible.

Policy 3.1.3: The City shall develop a Substantial Damage Management Plan that describes the community's process for evaluating damage to buildings and addressing those that have been substantially damaged.

Policy 3.1.4: The City may pursue grant funding to develop a Post Disaster Recovery Plan to outline procedures and higher design guidelines for redevelopment to expedite permitting during disaster recovery.

~~**Objective 3.2: Short-Term Reconstruction**~~

~~**The City shall maintain procedures to guide short-term repair and cleanup activities following a disaster, in order to protect public health and safety.**~~

Policy 3.1.5~~2.1~~: Following a major disaster, the City Commission may adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

~~**Policy 3.2.2:** The City shall adopt post-disaster redevelopment procedures which will expedite permitting for minor repairs, include development plan review, engineering approval, and permitting while ensuring coordination with appropriate agencies and consistency with the objectives of this comprehensive plan.~~

~~**Measure:** Establishment of reconstruction permitting procedures~~

Objective 3.~~3~~2: Hazard Mitigation

The City shall ~~follow~~ maintain long-term redevelopment strategies~~,~~ which will be used to promote hazard mitigation.

Policy 3.~~3~~2.1: Where feasible, property which has received recurring major hurricane damage from storm surge should be publicly acquired or designated Preservation on the adopted *Future Land Use Map* of this comprehensive plan*,* to prevent redevelopment of the property to its pre-disaster land use.

Policy 3.~~3~~2.2: The City may consider one or more of the following strategies in those areas which receive major or moderate damage:

- Reduction of permissible permanent density of development in the area;
- Reconstruction according to more stringent building and construction standards; and
- Public acquisition of damaged areas.

Policy 3.~~3~~2.3: The City shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:

- Enhancement of local recreational and open space opportunities;
- Enhancement of local public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion, noise, and other transportation related problems; and
- Enhancement of the long-term economic vitality of the local commercial base.

Policy 3.~~3~~2.4: The City shall explore the potential for removal, relocation, or structural modification of any infrastructure damaged during a natural disaster, consistent with federal funding guidelines and public safety.

Policy 3.~~3~~2.5: Appropriate recommendations of interagency hazard mitigation reports, such as the *Pinellas County Local Mitigation Strategies* initiative, shall be incorporated into this comprehensive plan.

~~**Measure:** Implementation of post-disaster redevelopment policies and procedures~~

Objective 3.3 Redevelopment Strategies

The City shall implement redevelopment strategies to reduce future risk of damage to real property.

Policy 3.3.1: The City shall work to identify areas particularly susceptible to damage from flooding, including FEMA designated flood zones and repetitive loss areas, and shall specify procedures for relocating or replacing public infrastructure away from these locations, where feasible. Working in coordination with county, state, and federal agencies and programs, the City will work to mitigate hazards through acquisition, elevation, or relocation mitigation alternatives.

Policy 3.3.2: The City will work with FEMA and other agencies as appropriate to support public and private projects and programs that elevate, relocate, or provide for the voluntary acquisition of properties with repetitive flooding.

Policy 3.3.3: The City will maintain a list of critical facilities within areas vulnerable to repeat flooding and analyze the facilities capacity to accommodate sea-level rise over the life expectancy of the infrastructure.

Policy 3.3.4: The City will maintain federal, state, County and regional programs that will assist in reducing flood risk to a level that is at minimum consistent with the required program, and where possible and in the best interest of the City, more stringent than the program.

Policy 3.3.5: The City will participate in the Community Rating System administered by the National Flood Insurance Program.

Policy 3.3.6: The City shall adopt a Community Rating System target score in its Strategic Plan, and as appropriate maintain or strengthen its adaptation strategies to meet the target score.

Policy 3.3.7: The City will take advantage of emerging data and technological opportunities to regularly evaluate adaptation strategies for public infrastructure identified as vulnerable to climate-related impacts. Adaptation strategies may include, but are not limited to:

a. Public Infrastructure Planning, Siting, Construction, Replacement, Operation and Maintenance
b. Emergency Management
c. Stormwater Management
d. Land Development Regulations
e. Building Codes
f. Comprehensive Planning
g. Utility Asset Management

Policy 3.3.8: The City shall, through its land development regulations, ensure that any structure not compliant with current flood plain regulations, shall be rebuilt only to the extent that complies with the current floodplain management standards for the affected property.

Policy 3.3.9: The City may evaluate the feasibility of pre-buildback regulations as a mitigation strategy in order to expedite potential permitting and other needs for post-disaster recovery.

Goal 4: Sustainability & Resiliency

The City shall aim to protect and enhance quality of life through actions and strategies that promote sustainability, where environmental, economic, and social development meets the needs of the present without compromising the livelihood of future generations. Resiliency shall be of the utmost importance.

Objective 4.1: Sustainability Planning

The City shall provide for and implement strategies to ensure planning for a sustainable and resilient community.

Policy 4.1.1: The City shall adopt and maintain a sustainability and resiliency plan and coordinate with other entities to develop and fund sustainability and resiliency strategies.

Policy 4.1.2: As part of its sustainability and resiliency planning, the City will evaluate and incorporate as appropriate pre-disaster mitigation strategies to enhance resiliency.

Policy 4.1.2: The City shall consider pursuing LEED for cities certification.

Policy 4.1.3: The City shall consider sustainability and resiliency in the CIP review and prioritization process.

Policy 4.1.4: The City shall evaluate the appropriateness of a green building ordinance with incentives or options, which may include in lieu fees, to meet green building standards."

Objective 4.2: Sustainability and Resiliency Education and Outreach

The City will coordinate with public and private partners for ongoing assessments of existing and projected conditions related to our changing climate and collaborate as necessary in the identification and development of effective solutions and strategies to adapt and improve resiliency of the community.

Policy 4.2.1: The City shall provide regular outreach to encourage public education of current policies, ideas, and sustainable practices to promote sustainability, reduce household GHGs and energy waste, promote participation in clean energy programs, and increase community resiliency.

Policy 4.2.2: The City shall incorporate sustainability education into City programming and events as feasible.

Policy 4.2.3: The City shall provide, as part of information at the beginning of the hurricane season, information on evacuation routes, sources of information in case of emergencies, and best practices and contact information for reporting of flood and debris post disaster.

Policy 4.2.4: The City will foster effective collaborations, partnerships (including P3), and coordination with national, state, regional, and local partners to identify risks, vulnerabilities, and opportunities associated with coastal hazards and the impacts from climate change.

Objective 4.3 Resiliency in Design

The City shall ensure the application of various design techniques to enhance resiliency and address climate change needs for the City's built environment.

Policy 4.3.1: The City shall encourage the incorporation of resilient design elements in new development and redevelopment and adopt design guidelines conducive to address climate change mitigation, coordinated with Florida Building Code requirements.

Policy 4.3.2: To promote resiliency to natural disasters, the City may develop programs to incentivize building standards above those required by law.

Policy 4.3.3: Land development regulations shall encourage or require the maintenance of seawalls and increased seawall heights, as feasible.

Policy 4.3.4: The land development regulations shall contain provisions that encourage increased resiliency to future environmental changes and incorporate building design specifications that increase resilience to impacts from more intense storm and increasing flood events through available resilience strategies.

Policy 4.3.5: The City may consider adopting redevelopment regulations providing for adaptive building design (including first floor adaptability) and form-based approaches, including but not limited to flexible first floor ceiling heights, overall maximum building heights, freeboard regulations, and flex use, which provide for physical modifications of buildings for ~~easy~~ change of use.

Policy 4.3.6: To improve resiliency and address impacts of climate change, the City may evaluate revising its code to permit a maximum freeboard requirement without penalty for building height in order to allow flexible adaptability of ground level uses.

Policy 4.3.7: The City shall encourage reductions in impervious cover and promote stormwater infiltration onsite to the extent feasible.

Policy 4.3.8: The City may assess and implement innovative infrastructure for stormwater management, including hard and natural systems, and incorporate these guidelines into design construction criteria.

Policy 4.3.9: The City shall promote approaches to design that lead to the reduction of heat islands, including, but not limited to, the incorporation of acceptable alternative construction materials allowable by Building Code or engineering, cool roofs, and increases in tree canopies within the City.

Policy 4.3.10: The City shall ensure power resiliency for critical City infrastructure and support hardening of infrastructure and utility undergrounding, as appropriate.

Objective 4.4: Waste Reduction

The City shall promote waste reduction to support a sustainable community.

Policy 4.4.1: The City shall consider the elimination of use of single use plastics and polystyrene by the City, licensees operating on City property, and users of City facilities and at permitted events on City property.

Policy 4.4.2: The City shall strive to divert City construction and demolition waste as feasible.

Policy 4.4.3: The City shall assess the feasibility of implementing a residential composting program.

Policy 4.4.4: The City shall encourage commercial waste reduction through policies or incentives.

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~~*Sea Turtle Conservation Program, Pinellas County, Florida, 1996 Report*, 1996.~~

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~~Pinellas County,~~
~~*Supporting Documentation for the Proposed Amendments to the Pinellas County Comprehensive Plan Based on the Recommendations of the Evaluation and Appraisal Reports*, 1997.~~
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PARKS, RECREATION AND OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, and other recreational facilities.

Section 163.3177(4)(e), Florida Statutes

I. INTRODUCTION

Pinellas County has become one of the most attractive areas in the United States for those who seek warmth, sunshine, and abundant leisure and recreational opportunities. As one of Pinellas County's prime coastal municipalities, Treasure Island offers residents and visitors a unique natural setting. The shallow Gulf waters and natural resources of the city provide an attractive and readily accessible environment for recreational activities. Approximately 3.5 miles of beaches stretch along the Gulf of Mexico, providing year-round sunbathing and swimming for residents while attracting thousands of tourists each year. The scenic waters of the Gulf and Boca Ciega Bay are popular for boating, fishing, picnicking, and observing wildlife. In addition to these outdoor attractions, the city offers a wide variety of restaurants, shops, hotels, and other entertainment options.

Although the population is relatively stable in size, the process of maintaining and upgrading recreational resources is ongoing. The City of Treasure Island, along with other governmental agencies, shares in the responsibility of providing recreational opportunities and protecting open spaces. This element of the comprehensive plan assesses current opportunities, analyzes future needs, and contains goal, objective, and policy statements which will be used by the city to further the system of public and private recreation and open space sites available to the public.

II. INVENTORY OF EXISTING RECREATION AND OPEN SPACE FACILITIES

A. Existing Recreation Facilities

1. Resource-Based and User-Oriented Sites and Facilities

Outdoor recreation, broadly defined, is any leisure activity which takes place outdoors. Typically, the vast field of outdoor recreation is subdivided into two categories: "resource-based" and "user-oriented" (Florida Department of Environmental Protection, 1994).

Resource-based outdoor recreation is dependent on some particular element or combination of elements in the natural environment, such as a beach or a forest. Participants must travel to a suitable, naturally-occurring area; facilities cannot be located for user convenience. This category includes both active and passive types of activities, and tends to be informal rather than rule- or team-oriented. Examples of resource-based recreation include beach activities, boating, fishing, hiking, nature study, and visiting historical/archeological sites.

User-oriented activities, by contrast, tend to be structured and rule-oriented, and are often conducted as part of a local recreation program under the supervision of trained staff. Facilities for user-oriented recreation are part of the built environment, and most can be located in neighborhoods or urban centers for the convenience of users. Some common user-oriented activities include golf, tennis, basketball, football, and swimming pool use.

2. Resource-Based Recreation

There are many opportunities for resource-based recreation in Treasure Island. The most prominent recreational resources are the Gulf of Mexico and Boca Ciega Bay, which surround the city. Twenty-eight access points along the Gulf Beaches and Boca Ciega Bay offer a range of amenities, including rest rooms, showers, dune walk-overs, and concession stands. Boat ramps and fishing sites are found at the Bay access points on 84th, 99th, 100th, and 123rd Avenues.

3. User-Oriented Facilities

There are a number of activity-based recreation sites and facilities within Treasure Island, including:

- The Treasure Island Park and Community Center, located at 1 Park Place and 106th Avenue. The Center has picnic tables, a shelter, an exercise parcourse with 12 stations, a multi-purpose field, and a center that hosts numerous community events.
- The Treasure Island Golf, Tennis, and Recreation Center, located on Paradise Boulevard. Facilities include a par-3 executive golf course, a putting green, tennis courts, shuffleboard courts, a basketball goal, a volleyball court, a horseshoe pit, a clubhouse, an equipped playground, and picnicking areas. The center originally existed as two separate sites: the Paradise Isle Golf and Tennis Club, which was owned by the city and leased to a private agency, and the Paradise Island Playground. The city upgraded and combined the sites in 1994.
- Roselli Park, located at Second Street East and Capri Circle South. This park provides picnic tables, tennis courts, shuffleboard courts, a baseball/softball field, an equipped play area, a basketball goal, and a concession stand.
- The Boardwalk, located at the southern end of Sunset Beach.

The Recreation Department provides a number of programs and activities at these recreation centers. Past activities have included art classes, concerts, holiday parties, sporting events, and special events for children.

4. Recreation Facilities Levels of Service/Standards

In order to identify existing and future recreation needs, an inventory of recreation and open space lands was updated, and a population-based recreation standard was developed. Because many parks are suitable for both resource-based and user-oriented activities, the sites and facilities were first categorized by physical size, then by specific activity.

The standards adopted by the city were formulated by the Florida Department of Environmental Protection (1994) to provide guidance to local governments, and have been modified to meet the specific recreation needs of the community. For example,

handball/racquetball courts were removed from the list in accordance with citizen input. Other activities are already adequately served by regional facilities found outside of city limits, such as the football field at Boca Ciega High School. Still other facilities are supplied in abundance by the private sector, such as the swimming pools and shuffleboard courts found at many hotels and commercial recreation centers.

a. Recreation Site Guidelines

Site guidelines are a set of general criteria for determining the specific types and amounts of park lands necessary to accommodate the recreational needs of local communities. The criteria define the acreage, facility type and service area requirements for various types of community recreation sites and areas, and are shown in Table 1.

Table 1
Level-of-Service Standards For Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini-Park	2 - 3 block area/2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile/5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles/5,000	All facilities found in the neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre/1,000	Passive recreation area, trails, and commemorative structures optional.
Beach	1 access/0.5 mile of	Walkways, parking, and rest rooms

Source: Florida Department of Environmental Protection, 1994

b. Facility Standards for Specific Activities

In order to adequately assess the recreational needs of a community, it is necessary to look not only at the need for different facilities, but also the need for particular types of activities within each facility. The adopted level-of-service standards for specific activities are presented in Table 2.

Table 2
Level-of-Service Standards for Specific Activities

Activity	Per Person Level-of-Service Standard
Baseball/Softball	1 field per 6,000
Basketball	1 court per 5,000
Beach Activities	1 mile beach per 25,000
Bicycling	1 mile of trail per 5,000
Boating	1 boat ramp/dock per 5,000
Fishing (from land)	1 site per 5,000
General Play	1 equipped play area per 10,000
Golf	1 9-hole course per 25,000
Jogging/Walking	1 exercise/parcourse trail per 15,000
Picnicking	1 acre per 6,000
Tennis	1 court per 2,000

Source: Florida Department of Environmental Protection, 1994

5. Existing Recreation Inventory

Table 3 presents an inventory of existing recreation and open space sites and facilities in the city, including information on ownership, location, access, facilities provided, and condition for each site. These sites are also geographically located on *Map R/OS-1: Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities.*

Table 3
Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipment mments
COMMUNITY PARKS					
1	Municipal Beach rs E 1	M	3.4	N/A	Restrooms, Show Concession Stand
2	Treasure Island Tennis, Golf,	Y/M	15.0	N/A	8 Tennis CourtsE

	& Recreation Center 10315 Paradise				1 Par 3 (9 golf holes) 2 Shuffleboard Courts 1 Horseshoe Pit 1 Clubhouse w/ Storage 1 Putting Green 1 Basketball Goal 1 Volleyball Court 1 Equipped Play Area
NEIGHBORHOOD PARKS					
3	Treasure Island Park & Community Center 1 Park Place & 106th Ave.	M	4.0	N/A	Tables, 1 ShelterE 1 Community Center 1 Commem. Structure 1Exercise/Parcourse (12 stat.) 1 Multi-purpose Field 1 Equipped Play Area
4	Roselli Park 2nd St. E & Capri Circle So.	M	3.4	N/A	Tables, 2 Tennis Co G 1 2 Shuffleboard Courts 1 Baseball/Softball Field 1 Equipped Play Area 1 Basketball Goal
5	Treasure Island Beach Center 8000 W. Gulf Boulevard	M	1.03		1 Multipurpose Bui D Use to be med
MINI-PARKS					
6	82nd Ave. Mini Park 82nd Ave. & Gulf Blvd.	M	0.24	50' □ 75'	Tables
7	Beach Park Between 77th & 79th Ave.	M	0.9	300' □ 75'	None F
8	Bay Access/Mini Park 125th Ave.	M	0.33	55' □ 100'	1 Saltwater Board lk G 1 (30' Length) 1 Equipped Play Area
Map No.	**Site, Type, Name & Address**	**Mgmt/ Owner**	**Total Acres**	**Beach Areas**	**Equipment** **Age ents**
MINI-PARKS (continued)					
9	Kingfish Drive Park Kingfish Drive Boardwalk (20' Length)	M	0.25	N/A	3 Tables, 1 Shelter G1 1 Saltwater
10	Bay Access/Mini Park	M	0.1	60' □ 75'	Table G

	103rd Ave. on Boca Ciega Bay				
11	Bay Access/Mini Park	M	0.15	60' □ 75'	Table
	119th Ave. on Boca Ciega Bay				1 Saltwater Boardwalk (10' Length)
12	Bay Access/Mini Park	M	0.1	60' □ 75'	Table G
	127th Ave. on Boca Ciega Bay				
13	Bay Access/Mini Park	M		60' □ 75'	1 Table
	125th Ave. on Boca Ciega Bay				1 Boardwalk (30' □ 20')
SPECIAL PURPOSE FACILITIES					
14	Municipal Marina	M	3.4	N/A	2 Saltwater Boaralk1
	120 - 108th Ave. on Boca Ciega Bay				(70' Length), Tables, 1 Saltwater Marina (20 slips)
15	Bay Access/Boat Ramp	M	0.10	45' □ 105'	Tabl
	84th Ave. on Boca Ciega Bay	1 Saltwater Boardwalk (10' Length)			1 Saltwater Ramp (1 lane)
16	City Hall & Auditorium	M	8,542 sq. ft.	N/A	Conference Room
	120 - 108th Avenue				Auditorium, Art Guild
17	Bay Access/Boat Ramp	M	0.21	72' □ 130'	1 Saltwater Ramp (1
	100th Ave. on Boca Ciega Bay				
18 G 1	John's Pass Bridge Catwalk	S	0.10	N/A	2 Saltwater Catwal
	SR 699/Welch Causeway John's Pass at Gulf of Mexico				(700' Length)
19 G 1	Bay Access/Boat Ramp	M	0.10	50' □ 100'	1 Saltwater Ramp
	123rd Ave. on Boca Ciega Bay				(1 Lane)
CONSERVATION/PRESERVATION AREA					
20 ation	Elnor Island	M	10.5	N/A	None E
	John's Pass in Boca Ciega Bay				Area/Open Space

Recreation and Open Space Sites - Existing Inventory

Map No.	**Site, Type, Name & Address**	**Mgmt/ Owner**	**Total Acres**	**Beach Areas**	**Age Equipmen mments**
PUBLIC BEACH ACCESS					

21	Public Beach	M Recreation	180.0	Dimensions vary	Noneion/ pace/
22	Weckesser Park	M	0.02	80' □ 117'	4 Picnic TablesG
	88th Avenue o& Gulf Blvd.				
23	97th Avenue & Gulf Blvd.	M	0.05	30' □ 75'	None
24	99th Avenue & Gulf Blvd.	M	0.08	30' □ 110'	Dune walk-over (0G
25	100th Avenue & Gulf Blvd.	M	0.10	60' □ 75'	Dune walk-over (40' □ 40')
26	101st Avenue & Gulf Blvd.	M	0.10	60' □ 75'	None G1
27	102nd Avenue & Gulf Blvd.	M	0.09	50' □ 75'	Dune walk-over (50')G1
28	103rd Avenue & Gulf Blvd.	M	0.10	60' □ 75'	Dune walk-over (50')1
29	119th Avenue & Gulf Blvd.	M	0.21	30' □ 300'	None1
30	120th Avenue & Gulf Blvd.	M	0.21	60' □ 150'	Dune walk-over (')1
31	121st Avenue & Gulf Blvd.	M	0.09	60' □ 75'	Dune walk-over (40')
32	122nd Avenue & Gulf Blvd. (150') G 1	M	0.50	40' □ 120'	Dune walk-over
33	123rd Avenue & Gulf Blvd.	M (150')	0.75	50' □ 100' G 1	Dune walk-over
34	124th Avenue & Gulf Blvd.	M	0.55	40' □ 100'	Dune walk-over (1)1
35	125th Avenue & Gulf Blvd.	M	0.03	50' □ 30'	Dune walk-over (150') 1
36 1	126th Avenue & Gulf Blvd.	M	0.10	30' □ 150	Dune walk-over (40'
37	127th Avenue & Gulf Blvd.	M	0.50	50' □ 400'	None 1
38	Bay Access	M	0.10	60' □ 75'	None

Blind Pass Dr. &
Bayshore Dr. on Boca Ciega Bay

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	ge Equipment

Comments

PUBLIC BEACH ACCESS (continued)

39	Bay Access	M	0.1	60' □ 75'	None

~~87th Avenue on Boca Ciega Bay~~

~~40 Bay Access M 0.06 40 □ 70' None G~~

~~90th Avenue on Boca Ciega Bay~~

~~41 Bay Access M 0.7 15' □ 130' None G~~

~~95th Avenue on Boca Ciega Bay~~

~~42 Bay Access M 0.1 60' □ 75' 1 Table, 1 Boat Ramp,~~

~~99th Avenue on Boca Ciega Bay 1 Dock~~

~~43 Bay Access M 0.1 60' □ 75' None~~

~~101st Avenue on Boca Ciega Bay~~

~~44 Bay Access M 0.1 60' □ 75 1 Bench~~
~~G 1~~
~~102nd Avenue on Boca Ciega Bay~~

~~45 Bay Access M 0.1 60' □ 75' 1 Bench G~~

~~120th Avenue on Boca Ciega Bay~~

~~46 Bay Access M 0.1 60' □ 75' 1 Saltwater Boardwalk~~

~~G 1~~
~~121st Avenue on Boca Ciega Bay (30' □ 15'), 1 Dock, 1 Bench~~

~~47 Bay Access M 0.1 60' □ 75' 1 Bench~~

~~G 1~~
~~122nd Avenue on Boca Ciega Bay~~

~~48 Bay Access M 0.1 60' □ 75' 1 Saltwater Boardwalk~~

~~G 1~~
~~123rd Avenue on Boca Ciega Bay (10' length), 1 Boat Ramp~~
~~1 Dock (30')~~

~~49 Bay Access M 0.1 60' □ 75' 1 Bench~~

~~G 1~~
~~124th Avenue on Boca Ciega Bay~~

~~PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS~~

~~50 Bilmar Beach Resort X 1.0 550' □ 50' 2 Swimming Pools~~

~~E 1~~
~~10650 Gulf Blvd. (60' □ 40', 45' □ 25')~~

~~51 John's Pass Marina X 3.0 N/A 1 Saltwater Marina~~

~~E 1~~
~~12795 Fish Drive (14 slips/moorings)~~

on John's Pass (140 dry dock)

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipmentts
	PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)				
52	Jolly Roger Boatel	X	1.0	N/A	1 Saltwater Marina
	11525 Gulf Blvd. on Intracoastal Waterway				(6 slips/moorings)
53	Treasure Island Tennis	Y	1.5		14 Tennis Courts
	& Yacht Club				1 Saltwater Marina
	400 Treasure Island Causeway on Intracoastal				(36 slips/moorings)
54	Key Capri	Y	1.0		1 Saltwater Marina
	Key Capri on				(36 slips/moorings)
	Gulf of Mexico				1 Fishing Pier
55	Capri Lagoons Club	Y	1.0		1 Saltwater Marina
	12500 Capri Circle N. on Gulf of Mexico				(14 slips/moorings)
56	Paradise Island Towers	Y	1.0		1 Saltwater MarinaE
	10355 Paradise Boulevard				(12 slips/moorings)
57	Bay Breeze	X	DK	N/A	1 DockG
	10109 Gulf Boulevard on Bay				
58	Beach Club of T.I.	X	DK	N/A	1 Doc
	8516 E. Bay Drive on Gulf				
59	Beach Villas of T.I.	X	DK	N/A	Shuffleboard
	10280 Gulf Boulevard on Gulf				
60	Blind Pass Lagoons	X	DK	N/A	Marina, Pool
	9805 Harrell Avenue				
61	Blue Waters	X	DK	N/A	ShuffleboardG
	8105 W. Gulf Boulevard				

62	Caravel 12405 3rd St. E	X	DK	N/A	Dock	G
63	Capri Harbor 12200 2nd St. E		X	DK	N/A	Pool, Dock
G	1					
64	Capri Isle Garden 250 & 280 126 Ave.		X	DK	N/A	Dock
G	1					
65	Chalet Capri 275 Capri Circle		X	DK	N/A	Pool, Dock
G	1					

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address		Mgmt/ Owner	Total Acres	Beach Areas	Age Equipmen dments
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)						
66	Capri Cove 11700 Capri Circle S		X	DK	N/A	Dock
67	Capri Landings 11775 116th Ave.		X	DK	N/A	Pool, Dock
68	Club Capri 175 116th Ave.		X	DK	N/A	Pool, Dock
69	Chanticleer 290 107th Ave.		X	DK	N/A	Dock
70	Copa Palms 11440 1st St. E		X	DK	N/A	Dock, Poo G
71	Courtyard Villas 279 104th Ave.	X	DK	N/A	Dock, Pool	
72	Fairlane 129 104th Ave.		X	DK	N/A	Dock G
73	Gulf to Bay Lagoons 10301 Gulf Blvd.		X	DK	N/A	Dock, Pool 1
74	Isla Del Capri 11655 3rd St. E		X	DK	N/A	Pool, Dock
75	Island Sun		X	DK	N/A	Dock, Pool

	12525 3rd St. E				
76	LaCosta Brava	X	DK	N/A	Pool, Dock
	505 Plaza Seville Ct.				
77	Lagoon Lane Condo	X	DK	N/A	Pool, Dock
	11901 Lagoon Lane				
78	Landt-Tri	X	DK	N/A	Dock
	225 116th Ave.				
79	Lands End	X	DK	N/A	Pools, Jacuzzi, Boar
	7500 Bayshore Dr.				Tennis, Volleyball

Recreation and Open Space Sites - Existing Inventory

Map No.	Site, Type, Name & Address	Mgmt/ Owner	Total Acres	Beach Areas	Age Equipment ts
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)					
80	Malyn	X	DK	N/A	Pool, Dock
	282 107th Ave.				
81	Mansions by the Sea	X	DK	N/A	Tennis, BoardwalkG
	7600 Bayshore Dr.				Pools, Shuffleboard
82	Mohawk Villas	X	DK	N/A	Pool
	8422 W Gulf Blvd				
83	Open Water Condo	X	DK	N/A	Dock
	275 110th Ave.				
84	Outrigger Condo	X	DK	N/A	Dock
	283 104th Ave.				
85	Pointe Capri	X	DK	N/A	Pool, Dock
	184 117th Ave.				
86	Pointes West	X	DK	N/A	Pool, DockG
	12000 Capri Circle S				
87	Porto Fino	X	DK	N/A	Dock

	143 94th Ave.				
88	Sanctuary	X	DK	N/A	Dock
	12495 3rd St. E				
89	Sand Dunes	X	DK	N/A	Pool
	200 120th Ave.				
90	Smugglers Cove	X	DK	N/A	Pool, Dock
	215 85th Ave.				
91	St. James	X	DK	N/A	Pool, Dock
	285 107th Ave.				
92	Sun Ketch	X	DK	N/A	Pools
93	Sunset Cove	X	DK	N/A	Pool, Dock
	8567 W Gulf Blvd.				
94	Sunset Chateau	X	DK	N/A	PoolG
	8470 W Gulf Blvd.				

Recreation and Open Space Sites - Existing Inventory

Map No.	**Site, Type, Name & Address**	**Mgmt/ Owner**	**Total Acres**	**Beach Areas**	**Equipment**
PRIVATE CLUB, COMMERCIAL, MISCELLANEOUS (continued)					
95	Tides of Capri E.	X	DK	N/A	Dock, Pool G
	12055 3rd St. E				
96	Tides of Capri W.	X	DK	N/A	Dock, Pool
	11650 Capri Cir. S				

97	Treasure Island Villas 10365 Paradise Blvd.	X	DK	N/A	Pool, Docks
98	T. I. Lagoons 9901 1st St. E	X	DK	N/A	Pool, Dock
99	Treasure Sands 11000 Gulf Blvd.	X	DK	N/A	Pool G
100	Treasure of Capri 255 Capri Circle N	X	DK	N/A	Pool, Marina
101	Village of Paradise Is Intracoastal Waterway	X	DK	N/A	Pool, Docks
102	Westwind 9715 Harrell Ave.	X	DK	N/A	Dock
103	Whitehart Condo 9755 Harrell Ave.	X	DK	N/A	Pool, Dock
104	135 Sunset Place 135 92nd Ave.	X	DK	N/A	Dock

Footnotes:
1 Management/Ownership Code: F - federal, S - state, C - county, M - municipal, Y - club, X - commercial, Z - non-profit organization, SD - special district
2 Condition Code: E - excellent, G - good, F - fair, NI - needs improvement, U - under construction, ND - not developed
3 Age Group Served Code: 1 - all, 2 - children, 3 - youth, 4 - adults, 5 - seniors, 6 - children and youth

6. Recreation for All Age Groups

All parks and recreational facilities are not used equally by the same groups of people. Persons of different age groups tend to prefer different types of recreation. Children often prefer to play active games and team sports with other children; senior citizens tend to enjoy dancing, arts, and crafts, and some prefer seniors-only activities. The Recreation Department addresses these age-specific needs, offering recreational classes, clubs, and events which appeal to a variety of age groups. The resource-based parks, while providing separate areas for recreation activities, are designed for all age groups to enjoy. Table 3 indicates the age groups served by each park and facility.

7. Recreation and the Business Community

While the city provides residents and tourists with many recreational opportunities, the business community also adds a vital component to recreation and leisure in Treasure Island. Examples of privately-owned recreational facilities include the Bilmar Beach Resort, John's Pass Marina, Jolly Roger Boatel, Treasure Island Tennis and Yacht Club, Key Capri, Capri Lagoons Club, Blind Pass Lagoons, and Paradise Island Towers. Private facilities are also inventoried in Table 3.

8. Recreation for Visitors

The Florida tourism industry, which draws visitors from all over the United States as well as Canada and Europe, is dependent on the state's favorable climate and abundant natural resources. As a barrier island community, Treasure Island possesses many of the features which draw Florida vacationers: miles of beaches, hotel, motel, and condominium accommodations, dining, night-life, shopping, popular attractions, and recreational opportunities on both the Gulf of Mexico and Boca Ciega Bay. These same resources attract Pinellas County residents from outside the city, who also contribute an important source of revenue and economic stimulus. When planning for the use of recreational and open space facilities, therefore, the needs of tourists and visitors must be taken into account.

The city encourages tourism through its membership in the Greater Gulf Beaches Chamber of Commerce, which prints informational brochures and holds promotional events for a consortium of local beach communities. In addition, the city extends nearly all of its recreational facilities to residents and visitors equally. Beaches, parks, open space areas, and all-ages events are accessible to all for free or for the same fee; only the golf course and some children's events charge a differential fee for nonresidents.

9. Recreation for Special Population Groups

Special population groups served by the City of Treasure Island include the physically disabled and members of various age groups. Parking facilities for disabled drivers are provided at municipal parks and facilities, and programs offered by the Recreation Department are accessible to patrons of all ages and levels of physical ability. Ramps, safety railings, modified restroom facilities, specially equipped playgrounds, and other accommodations allow safe use of the facilities by all.

10. Public Participation

Because recreational facilities are designed for use by the public, it is important for local governments to involve the public in the recreational planning process. Identifying citizens' needs and preferences in the early stages of planning leads to more effective use of financial resources, and decreases conflict over project choices.

The city encourages public participation through its Facilities Committee, a group of citizens, business people, and architects who provide the city with input regarding planned recreational improvements, and through public hearings which are held whenever a new project is considered. Based on citizen feedback, the city has canceled plans to build a handball/racquetball court which was recommended by the previous plan, and has concentrated on improving golf and tennis facilities.

11. Bicycle Recreation

Statewide, bicycle riding is the third most popular outdoor pastime among residents and tourists, after saltwater beach activities and pool swimming. The Tampa Bay area alone is projected to need 677.85 linear miles of new bike lanes and trails by the year 2000 to keep up with user demand (Florida Department of Environmental Protection, 1994). To help meet this need, Pinellas County has adopted the *Pinellas Bikeways Plan*, which seeks to coordinate the efforts of the County and local municipalities in creating a countywide network of bicycle routes. Projects will be financed through Penny for Pinellas and other local, state, and federal funding sources. Included in the plan is a proposed Gulf Beaches Bike Path, which would extend from Sand Key Park to the Pinellas Bayway, passing through Treasure Island. The route could include expanded sidewalks, bike lanes along existing roads, or dedicated bike trails, and could incorporate municipal, county, or state rights-of-way (Pinellas County Department of Planning, 1996).

Treasure Island is a popular destination for the many bicyclists who use Gulf Boulevard as a thoroughfare. Gulf Boulevard is an FDOT right-of-way, on which the city is unable to designate bike lanes. However, the city has a beautification project planned for this road, and has created 1.5 miles of bike lanes along three other rights-of-way, Capri Boulevard, Paradise Boulevard, and 115th Avenue. In addition, plans are being evaluated for an approximately four-mile-long pedestrian and bike trail, which would connect beachfront sidewalk areas with Gulf Boulevard.

To complement these projects, the city promotes safe bicycling in other ways, such as regular maintenance of sidewalks and vehicle lanes which receive bicycle travel. Where feasible, newly constructed or resurfaced roads can also be made "bicycle friendly" by the allocation of surplus space to the sidewalk or outside vehicle lane.

B. Existing Open Space

For the purposes of this plan, open space will be defined as undeveloped lands that are suitable for passive recreation or conservation uses, and which are available to the public for free or for a small fee. In addition to providing recreational opportunities, open space enhances community design by allowing trees and plants to grow, providing buffering between conflicting land uses, protecting homeowner privacy, and preserving views of the Gulf and Bay. Existing open spaces in Treasure Island were inventoried and classified according to function: passive recreation, conservation, or corridor open space.

1. Recreation Open Space

The primary role of passive recreational lands is to provide resource-based recreation. This classification overlaps the park designation and includes parks that were established for the protection of historic and/or natural resources or aesthetic beauty. There are approximately 33 acres of recreation open space in the city. *Map R/OS-1, Public Facilities, Recreation Facilities, and Water-Dependent/Water-Related Facilities* shows the location and extent of passive recreation open space. In addition, all of the beach acreage considered conservation open space is open to the public for recreation.

2. Conservation Open Space

Lands not suitable for development due to their environmental importance are classified as conservation open space. These areas include lakes, rivers, wetlands, floodplains, and areas dedicated to future resource development. There are 126 acres of conservation open space in the city, which consists of 20 acres on two spoil islands and 115.5 acres of public beach seaward of the Coastal Construction Control Line.

3. Corridor Open Space

Corridor open spaces are areas through which people travel but which are also designed for aesthetic enjoyment and leisure. These corridors can provide a linkage between recreational facilities and residential or commercial areas. Examples of corridor open space in Treasure Island include the rights-of-way along Gulf Boulevard and the public beach access points.

C. Natural Reservations

Rule 9J-5, F.A.C., defines natural reservations as those areas designated for conservation purposes, and operated by federal, state, regional, or local government or non-profit agencies. These areas include national and state parks, and lands purchased under the Save Our Coast, Conservation and Recreation Lands, Save Our Rivers, or similar programs. Also included are sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, National Seashores, and Outstanding Florida Waters. Boca Ciega Bay is an Outstanding Florida Water, an Aquatic Preserve, and a part of the Tampa Bay National Estuary Program.

1. Outstanding Florida Waters

The Outstanding Florida Waters (OFW) program is administered by the Department of Environmental Protection. With an OFW designation, the Department cannot issue permits that would allow direct or indirect pollutant discharges which would lower existing water quality. Additionally, permits for dredging and filling must meet OFW requirements. Boca Ciega Bay is designated as a Class III Outstanding Florida Water, which can be used for body contact activities such as swimming or water skiing as well as the maintenance of a productive fish and wildlife population.

2. Archaeological Site

The city has one prehistoric archaeological site listed in the *Florida Master Site File*, located in the John's Pass area. However, this site has since been covered by construction and is inaccessible.

3. Tampa Bay National Estuary Program

The Tampa Bay National Estuary Program was created in 1991 under the Clean Water Act. Administered by the U.S. Environmental Protection Agency (EPA) with local support from the Tampa Bay Regional Planning Council, the program's purpose is "to assist the community in developing a comprehensive plan to restore and protect Tampa Bay." Participating local governments must abide by the program's *Comprehensive Conservation and Management Plan*, which has set goals of reducing pollutants and

restoring native vegetation. As a part of the larger Tampa Bay estuary, Boca Ciega Bay is also protected by this program.

4. Boca Ciega Bay Aquatic Preserve

The Boca Ciega Bay Aquatic Preserve was established under the provisions of Section 258.397, F.S. Designed to protect water quality and marine life, the program prohibits dredging and spoiling activities in the Bay unless they are approved by the Pinellas County Water Navigation Control Authority. Construction of seawalls is also prohibited waterward of the mean high water line.

III. EXISTING AND PROJECTED NEEDS

The need for recreational facilities is determined by comparing the total population (permanent plus seasonal) with the level-of-service standard for each type of facility. For example, a city with a population of 10,000 and a standard of one mini-park per 2,500 persons would have a need for four mini-parks. Because populations change and increase over time, it is necessary to compare level-of-service standards against projected future populations at various intervals.

For this study, the adopted level-of-service standards presented in Table 1 were compared with population estimates and projections for Treasure Island through the year 2010, as discussed in the *Future Land Use Element*. Projections for the years 2000, 2005, and 2010 were used to calculate the minimum number of various park facilities needed for those years. These numbers were compared against the numbers of existing park facilities in each category, and the total number of needed new facilities was determined. As shown in Table 4, the city has adequate park facilities to meet level-of-service standards through the year 2010.

Table 4
Existing and Projected Need for Parks and Open Space

Park Type	Per Person Level-of-Service Standard	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total New Facilities Required
Mini	1 per 2,500	5	5	5	5	7	0
Neighborhood	1 per 5,000	2	2	2	2	2	0
Community	1 per 5,000	2	2	2	2	2	0
						33 acres	0 acres

Park Type	Per Person Level-of-Service Standard	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total New Facilities Required
Open Space	1 acre per 1,000	13 acres	13.1 acres	13.1 acres	13.2 acres		
Beach Access	1 per ½ mile of shoreline	7	7	7	7	28	0

* Based on an estimated 1995 total (permanent + seasonal) population of 13,054.
** Based on a projected 2000 total (permanent + seasonal) population of 13,114.
† Based on a projected 2005 total (permanent + seasonal) population of 13,149.
†† Based on a projected 2010 total (permanent + seasonal) population of 13,169.
Source: Florida Department of Environmental Protection, *Outdoor Recreation in Florida,* 1994 Pinellas County Department of Planning, *Pinellas County Population Projections, 1995-2030*, Appendix A, 1995

As with parks and open space, the adopted level-of-service standards presented in Table 5 were compared with population estimates and projections through the year 2010. The analysis indicates that the city has adequate facilities to meet level-of-service standards for specific recreational activities through the year 2010.

Table 5
Existing and Projected Need For Specific Activities

Activity	Per Person Level-of-Service Standards	Minimum Existing Facilities Needed*	Minimum Facilities Needed by 2000**	Minimum Facilities Needed by 2005†	Minimum Facilities Needed by 2010††	Existing Facilities	Total Additional Facilities Needed
Baseball/Softball	1 field/6,000	2	2	2	2	2	0
Basketball	1 court/5,000	2	2	2	2	2	0
Beach Activities	1 mile beach/25,000	1	1	1	1	3.5	0
Bicycling	1 mile trail/5,000	2	2	2	2	3	0

Activity	**Per Person Level-of-Service Standards**	**Minimum Existing Facilities Needed ***	**Minimum Facilities Needed by 2000****	**Minimum Facilities Needed by 2005†**	**Minimum Facilities Needed by 2010††**	**Existing Facilities**	**Total Additional Facilities Needed**
Boating	1 dock/5,000	2	2	2	2	2	0
Fishing (land)	1 site/5,000	2	2	2	2	4	0
General Play	1 play area/10,000	1	1	1	1	4	0
Golf	1 9-hole course/25,000	1	1	1	1	1	0
Jogging/Walking	1 parcourse/15,000	1	1	1	1	1	0
Picnicking	1 acre/6,000	2	2	2	2	2	0
Tennis	1 court/2,000	6	6	6	6	12	0

* Based on an estimated 1995 total (permanent + seasonal) population of 13,054.
** Based on a projected 2000 total (permanent + seasonal) population of 13,114.
† Based on a projected 2005 total (permanent + seasonal) population of 13,149.
†† Based on a projected 2010 total (permanent + seasonal) population of 13,169.
Source: Florida Department of Environmental Protection, *Outdoor Recreation in Florida,* 1994 Pinellas County Department of Planning, *Pinellas County Population Projections, 1995-2030*, Appendix A, 1995

Most recreational facilities in Treasure Island are focused on the Gulf of Mexico, which draws a large number of residents as well as many local visitors and tourists. It is of the utmost importance to keep these facilities adequately maintained. The analysis shows that the city has adequate recreational facilities to meet the needs of the community through the year 2010. The city meets adopted level-of-service standards for parks, open space, and specific recreational activities, and anticipates no deficiencies for the remainder of the planning period.

The city will continue to obtain citizen input into its recreational planning process, and to revise its level-of-service standards to reflect community interest. For example, the demonstrated popularity of tennis in the community may require the level-of-service standard to be increased in the future, in order to keep up with user demand. In addition, the city may choose to address the lack of facilities for in-line skating, which is popular among residents but currently illegal on many roads and sidewalks.

IV. GOALS, OBJECTIVES, AND POLICIES

~~**A. Introduction**~~

~~Pursuant to Section 163.3177(6)(e), Florida Statutes (F.S.), the following represents the recreation and open space goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term end towards which the recreation programs and activities of the community are ultimately directed.~~

~~**B. Nonapplicable Items**~~

~~Based on the findings contained in this element, it has been determined that all items contained in Section 163.3177(6)(e), F.S., are applicable.~~

~~**C. Implementation**~~

~~Unless otherwise stated, the implementation of objectives and policies contained in Section D shall be through the application of the land development regulations.~~

Introduction:

The Parks, Recreation and Open Space Element commits the City to maintaining proper care of its parks and open spaces, ensuring quality spaces for activities to provide opportunities for community unity and healthy lifestyles. The City commits to ensuring equity, accessibility, and equality in community programming in order to enhance the quality of life for residents and visitors of all ages and abilities.

~~**D. Local Goals, Objectives, and Policies**~~

Goal:

The City shall ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public recreational parks and facilities and promote private recreational opportunities which shall meet the needs of current and future residents, visitors, and tourists.

Objective 1.1: ~~Level-of-Service~~ Standards

The City, in cooperation with other governmental agencies, shall ~~continue to~~ provide and maintain a system of accessible open spaces, parks, and recreational facilities, including ~~access to them and to~~ beaches and shores, ~~which~~ to meet or exceed user needs.

Policy 1.1.1: The City shall adopt a Master Park Plan to ensure user needs are addressed and facilities maintained. ~~standards shown in Tables 1 and 2 shall be the adopted level-of-service standards for park and recreation facilities in the City of Treasure Island.~~

Table 1
Level-of-Service Standards for Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini Park	2 - 3 block area/2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile/5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles/5,000	All facilities found in the neighborhood park plus facilities to service the entire family including: softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre/1,000	Passive recreation area, trails, and commemorative structures optional.
Beach	1 access/0.5 mile of	Walkways, parking, and rest rooms optional.

Table 2
Level-of-Service Standards for Specific Activities

Activity	Per Person Level-of-Service Standard
Baseball/Softball	1 field per 6,000
Basketball	1 court per 5,000
Beach Activities	1 mile beach per 25,000
Bicycling	1 mile of trail per 5,000
Boating	1 boat ramp/dock per 5,000
Fishing (from land)	1 site per 5,000
Golf	1 9-hole course per 25,000
Jogging/Walking	1 exercise/parcourse trail per 15,000
Picnicking	1 acre per 6,000

~~Activity~~	~~Per Person Level-of-Service Standard~~
~~Tennis~~	~~1 court per 2,000~~

Policy 1.1.2: Land set aside by new development for parks, recreation or open space purposes shall ~~be determined suitable for that purpose~~ be of a sufficient size and/or condition suitable for utilization as a parks, recreation, or open space, as applicable. This shall be a criteria evaluated during the site planning process, if needed. ~~and should not be land which is remaining after development.~~

Policy 1.1.3: The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for C~~c~~ity development and redevelopment.

Policy 1.1.4: The City shall ensure that recreation and historic park sites be held inviolate against diversion to other uses, except in instances of overriding public benefit.

Policy 1.1.5: The City shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas.

Policy 1.1.6: The City shall ~~continue to~~ support the promotional efforts to attract visitors and the utilization of year-round recreational tourist sites and activities.

Policy 1.1.7: ~~The City shall create a dedicated pedestrian and bicycle trail, as feasible, which shall be coordinated with the *Pinellas County Bikeways Plan*.~~ The City shall strive to enhance multimodal transportation connectivity to parks and open space facilities, consistent with the Mutimodal Transportation Element of this comprehensive plan, and coordinate, as feasible, with Pinellas County's regional multimodal transportation plans.

Policy 1.1.8: The City shall coordinate with neighboring municipalities to provide shared parks and recreational facilities for its residents.

~~Measure:~~ ~~Parks and recreation facility standards met~~

Objective 1.2: Public and Private Recreation

The City shall ~~continue to~~ coordinate public and private recreation resources.

Policy 1.2.1: The City ~~shall encourage~~ will include public participation in park and recreation planning.

Policy 1.2.2: The City, along with local businesses and development authorities, shall encourage coordination with local art and cultural organizations in local planning and redevelopment efforts. The City shall encourage public art by establishing a list of locations for future public art installments in parks, open spaces, and public spaces.

Policy 1.2.3: To ensure that any privately held open spaces provided to serve the public are of adequate size and can accommodate required amenities, the City shall establish minimum dimensions and configurations, among other design standards as applicable, for public open space as part of its land development regulations.

~~**Measure:** Private sector participation in recreational planning~~

Objective 1.3: Protection from Incompatible Land Uses

Lands designated as Recreation/Open Space or Preservation will ~~continue to~~ be protected from incompatible land uses.

Policy 1.3.1: The City shall adopt land development regulations which includes specific open space definitions and standards, ~~landscape and signage,~~ provides for the protection of open space and natural vegetation, and defines ~~as well as the~~ appropriate uses of open space and view corridors for buffering between land uses.

Policy 1.3.2: Open space ~~in parks~~ shall be maintained to protect and preserve native habitats and provide passive recreation opportunities as appropriate.

Policy 1.3.3: The City shall strive to use ~~O~~open space ~~shall be used~~ to buffer incompatible recreational activities or land uses.

Policy 1.3.4: The City may acquire and shall, within its jurisdiction, protect and maintain natural conservation and preservation lands ~~reservations~~.

~~**Measure:** Implementation of program policies addressing incompatible land uses~~

Objective 1.4:

The City shall ~~continue to~~ be responsive to the recreational needs of the permanent and seasonal population.

Policy 1.4.1: Access to park and recreation facilities and services shall be provided for all age groups, the disabled, and the economically disadvantaged, where feasible.

Policy 1.4.2: Parking facilities for disabled drivers and bicyclists shall be provided at parks and other recreation facilities, where feasible.

Policy 1.4.3: The provision of adequate public beach access shall be considered requisite to any and all shoreline development.

Policy 1.4.4: Public access to identified recreation sites shall be ensured and shall be designed to protect the integrity of ~~natural features including~~, where present, beaches and shores.

Policy 1.4.5: Encourage the use of adaptation strategies for planning and design of parks and open spaces in areas vulnerable to sea level rise and high tides in a manner that can help

serve multiple functions, such as: recreational; enhanced water quality; ecosystem restoration; and coastal flooding accommodation.

Policy 1.4.6: The City will, when feasible, improve accessibility and linkage for mobility impaired populations by upgrading the existing infrastructure that provides access to and guidance within parks. Americans with Disabilities Act (ADA) accessibility requirements guidelines will be met or exceeded, when feasible, at every park or facility location.

~~**Measure:** Adequate accessibility to parks and recreation facilities~~

Objective 1.5: Economic Efficiency and Sustainability

The City shall ~~continue to~~ provide open space, parks, and recreation facilities in an economically efficient and sustainable manner.

~~**Policy 1.5.1:** The land development regulations shall stipulate that new residential developments or redevelopments provide for the future recreation and open space needs created by the development.~~

Policy 1.5.2~~1~~: The City shall preserve, maintain, and enhance existing parks and recreation facilities through fiscal budgeting for programming and capital improvements, adopted fee schedules, and grants. ~~the use of adequate operating budgets, user fees, and proper management techniques.~~

Policy 1.5.3~~2~~: The City shall include funds for the acquisition and development of C~~c~~ity recreation sites in its Capital Improvements Program.

Policy 1.5.3: The City will consider and implement, if appropriate, a plan that prioritizes specific parks and open space in which to install renewable energy infrastructure.

Policy 1.5.4: The City shall integrate green design strategies into all new open space, parks, recreational, and preservation land facilities and structures.

Policy 1.5.5: The City shall consider maintaining a management program for invasive or exotic beach vegetation.

Policy.1.5.6: The City shall utilize where possible Florida Friendly™ or natural landscaping in it parks, open space, and recreational facilities.

~~**Measure:** Parks and recreation facilities cost assessment~~

Objective 1.6: Open Space ~~Character~~

The City shall ~~continue to~~ maintain or enhance the community's open space ~~character~~.

Policy 1.6.1: The City shall ~~continue to~~ maintain areas for parking and other supporting facilities in locations related to access ways to the public beaches and existing or proposed recreational facilities along the beaches.

Policy 1.6.2: The City shall ~~continue to~~ protect beaches as recreation and open space areas.

Policy 1.6.3: The City shall develop and incorporate into the land development regulations creative techniques aimed at preserving the access to and view of the beach and other recreational facilities by all residents of and visitors to this community.

Policy 1.6.4: The City shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

Policy 1.6.5: The City shall install signs at appropriate locations identifying ingress and egress points to and from the Gulf of Mexico.

~~**Measure:** Maintenance of recreation areas and number of public beach access points~~

~~References~~

~~City of Treasure Island,~~

~~*Treasure Island Comprehensive Plan*, 1989.~~

~~*Treasure Island Evaluation and Appraisal Report*, September 1996.~~

~~Pinellas County Department of Planning,~~

~~*Pinellas County Metropolitan Planning Organization Bikeways Plan*, December 1996.~~

~~Department of Planning, *Pinellas County Population Projections, 1995-2030, App. A*, 1995.~~

~~Department of Planning, *Guide to the Pinellas Trail*, Tenth Edition, Fall 1997.~~

~~*Pinellas County Comprehensive Plan*, 1989.~~

~~State of Florida,~~

~~*Chapter 163.3177, Florida Statutes*, 1994.~~

~~*Rule 9J-5, Florida Administrative Code*, 1994.~~

~~Department of Environmental Protection, Division of Recreation and Parks, Office of Park Planning, *Outdoor Recreation in Florida*, 1994.~~

~~Tampa Bay National Estuary Program, *Charting the Course for Tampa Bay*, December 1996.~~

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INTERGOVERNMENTAL COORDINATION ELEMENT

~~*The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, policies, and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies.*~~
~~*Rule 9J-5.015, Florida Administrative Code*~~

~~I. INVENTORY~~

~~A. Identification of Coordinating Entities~~

~~Pursuant to Rule 9J-5.015, F.A.C., The following organizations, utilities and governmental entities have been identified as being involved in the planning and coordination aspect of the *City of Treasure Island Comprehensive Plan*:~~

~~1. Adjacent Municipalities~~

~~a. City of Madeira Beach~~
~~b. City of St. Petersburg~~
~~c. City of St. Pete Beach~~

~~2. Pinellas County~~

~~a. Metropolitan Planning Organization (MPO) Forward Pinellas~~
~~b. Pinellas County School Board~~
~~c. Pinellas County Board of County Commissioners~~
~~d. Pinellas County Fire Protection Authority~~
~~e. Pinellas County Planning Council (PPC)~~
~~f. Pinellas County Utility System (PCUS)~~
~~g. Pinellas County Emergency Operations Center~~
~~h. Pinellas County Water and Navigation Control Authority~~

~~3. Regional Authorities~~

~~a. Tampa Bay Regional Planning Council (TBRPC)~~
~~b. Southwest Florida Water Management District (SWFWMD)~~
~~c. West Coast Regional Water Supply Authority (WCRWSA) (Tampa Bay Water)~~

~~4. State Agencies~~

~~a. Department of Transportation (DOT)~~
~~b. Department of Environmental Protection (DEP)~~
~~c. Department of Community Affairs (DCA) Department of Economic Opportunity (DEO)~~
~~d. Department of Education~~
~~e. Department of Children and Families~~

f. Department of Commerce
g. Executive Office of the Governor (EOG)
h. Department of State

5. Public/Private Utilities

a. Florida Power Corporation
b. General Telephone Company of Florida
c. Time Warner Cable
d. Pinellas County Utilities
e. Duke Energy
f. Teco People's Gas

II. EXISTING COORDINATION MECHANISMS

Pursuant to Rule 9J-5.015(1)(a), F.A.C., a A brief description of existing coordination mechanisms, where applicable, and the nature of the relationship (regulatory, advisory, etc.) is provided in the following text.

A. Existing Contracts/Agreements

Currently, the City of Treasure Island has ten agreements with various entities for the provision of services to the city including agreements with Duke Energy and Teco People's Gas Company. The city also maintains mutual aid agreements for police protection between the Treasure Island Police Department and the Madeira Beach Police Department, St. Petersburg Police Department and St. Petersburg Beach Police Department.

1. Ordinance Number 491 grants a certificate of convenience and necessity franchise to Time Warner Cable, Inc. to operate and maintain a Community Antenna Television System in the City of Treasure Island. The city and the cable company coordinate and consult when maintenance or construction of the cable system is necessary, or when those activities require construction or alteration of easements and rights-of-way.

2. Ordinance Number 227 grants an electric franchise to Florida Power Corporation (FPC), and authorizes FPC to construct, operate and maintain the facilities required to provide electric service to the residents and businesses of the city. The city receives a franchise fee from FPC, and both parties coordinate and communicate when maintenance or construction of the electrical transmission system is necessary, and when activity will occur in easements and rights-of-way. The Public Works Department is the office with primary coordination responsibility.

3. Ordinance Number 165 grants a franchise to General Telephone Company (GTE) of Florida to construct, operate and maintain the facilities necessary to provide telecommunications systems for public and private use. The city receives a franchise fee from GTE, and both parties coordinate and consult when maintenance or construction of the telephone system is necessary, or when activity will occur in easements and rights-of-way.

4. Ordinance Number 269 amends Ordinance Number 165 to commit GTE to pay the city, as consideration for the grant of the franchise, one percent of its gross local service revenues derived during each quarter of the calendar year.

5. An agreement with Pinellas County to perform maintenance services for traffic control signals in the corporate limits of the City of Treasure Island. This service agreement is coordinated by the City Manager.

6. An agreement with the city of St. Petersburg to treat total wastewater flow at the Northwest Treatment Plant of St. Petersburg for a period of 20 years. Under the agreement the city becomes a wholesale user of the sewage treatment plant. This service agreement is coordinated by the public works department and stipulates the charges for wastewater treatment services.

7. An agreement between the city and the City of St. Petersburg regarding the maintenance expense of the joint sewer force main extending from 79th Street and Treasure Island Causeway in the City of St. Petersburg to the Pasadena Pump Station. This maintenance agreement sets forth the conditions for the allocation of the costs of maintenance and operation of the force main. It is coordinated through the public works department.

8. A mutual aid agreement between the city and the Sheriff of Pinellas County to render assistance to one another in law enforcement emergencies.

9. A mutual aid agreement for police protection between the Treasure Island Police Department and the Madeira Beach Police Department. The agreement is for the purpose of securing mutual aid for police protection within the corporate limits of the respective municipalities.

10. A mutual aid agreement for police protection between the St. Pete Beach Police Department and the Treasure Island Police Department for the purpose of securing to each municipality and its citizens the benefits of mutual aid for police protection within the corporate limits of the respective municipalities.

11. A mutual aid agreement with the City of St. Petersburg Police Department for public safety on the Treasure Island Causeway east of the toll booth.

III. COORDINATION WITH LOCAL GOVERNMENTS

A. Pinellas County Metropolitan Planning Organization Forward Pinellas

In September 2014, the Pinellas Planning Council unified its membership with the Pinellas County Metropolitan Planning Organization to form a new entity, Forward Pinellas.
The City of Treasure Island coordinates transportation planning and regional land use planning with the Pinellas County Metropolitan Planning Organization (MPO) Forward Pinellas for the development and maintenance of mass transit plans, programs and projects. The city reviews those sections of the transportation improvement program that affect it.

~~Forward Pinellas establishes comprehensive countywide policies for growth and development.~~

~~B. Pinellas County School Board~~

~~The city has a crossing guard on the Treasure Island Causeway to assist children to cross the street safely. The crossing guard is paid with monies collected from a two- dollar surcharge levied on fines, forfeitures, and penalties. In matters of safety and discipline, the School Board cooperates with the local police department.~~

~~Pursuant to Section 235.193, F.S., the Intergovernmental Coordination Element (ICE) has been updated to include provisions for public educational facility siting. The City of Treasure Island has adopted a resolution that supports efforts to facilitate coordination of planning for the location and development of public educational facilities. Furthermore, pursuant to Section 163.3177(a), Objective 1.10 and associated policies have been added to the *Future Land Use Element* as part of the EAR-based amendment process that identifies the map categories into which the facilities may be established.~~

~~C. The Pinellas County Fire Protection Authority~~

~~Administered through the Pinellas County Emergency Management Department, the authority coordinates fire service-related activities for the five fire districts in the county. This service agreement is coordinated through the City Manager and the day-to-day operations involve the police and fire departments.~~

~~D. Pinellas County Planning Council (PPC)~~

~~An amendment to the Pinellas County home rule charter, providing for countywide planning authority, was approved in a countywide referendum on November 8, 1988. The powers and duties of the PPC are specified in the Laws of Florida, Chapter 88-458 and 88-464.~~

~~The PPC shall act as the countywide land planning agency for Pinellas County. The PPC establishes comprehensive countywide policies for growth and development. The *Countywide Comprehensive Plan* developed by the PPC serves as the principal coordinating mechanism for all local planning within the county.~~

~~In the event of a conflict between the *Countywide Future Land Use Plan* and a local government comprehensive plan concerning land use, the county plan prevails, unless the municipal plan provides for a less intense or a lesser density land use within the corporate boundaries than that provided by the county plan.~~

~~The PPC is composed of 13 members, and with the exception of the School Board member, all must be an elected official and a member of the governing body or one of the governing bodies they represent. They serve a two-year term and membership is specified as follows:~~

1. ~~One member from each of these municipalities: Clearwater, Dunedin, Pinellas Park, Largo, St. Petersburg, Tarpon Springs, Oldsmar, and Safety Harbor.~~

2. One member each from the Pinellas County School Board and the Pinellas County Board of County Commissioners.

3. One member serves as the representative of the following group of municipalities: St. Pete Beach, Treasure Island, and Madeira Beach. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

4. One member serves as the representative of the following group of municipalities: Indian Rocks Beach, Redington Shores, Redington Beach, Belleair Beach, Indian Shores, North Redington Beach, and Belleair Shore. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

5. One member serves as the representative of the following group of municipalities: Gulfport, Kenneth City, Belleair, South Pasadena, Belleair Bluffs, and Seminole. The governing body of each named municipality submits nominations to the Board of County Commissioners, who appoints one from those nominated.

A majority plus one of the entire Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, is required to take any action which is contrary to the recommendation of the PPC.

Directors of individual local government planning departments automatically become members of the Planners Advisory Committee. At the direction of the PPC, it performs a professional review of PPC staff recommendations that are to be acted upon by the PPC.

E. Pinellas County Utilities System (PCUS)

The city is served by the Pinellas County Utility System.

F. Pinellas County Emergency Operations Center (EOC)

Section 252.38 of the Florida Statutes delegates the authority to establish county and municipal Emergency Operation Centers (EOC). The EOC serves as a focal point for coordinated comprehensive emergency management efforts through the utilization of personnel and resources from municipal, county, and other disaster support agencies in the mitigation of, preparation for, response to, and recovery from both localized and countywide disasters. The EOC also serves as a center for information, coordination and requests for assistance from higher levels of government. The Fire Department Chief has been designated as the office with primary coordination responsibility with the EOC.

G. Pinellas County Water and Navigation Control Authority (PCWNCA)

The Pinellas County Board of County Commissioners serves as the Authority, and their control is countywide. They are involved in permit review and receive staff support from the Environmental Management Department. The PCWNCA coordinates with the City Manager and the Commission.

~~IV. COORDINATION WITH REGIONAL ENTITIES~~

~~A. Tampa Bay Regional Planning Council (TBRPC)~~

~~1. Legislative Authority~~

~~The TBRPC was established in 1962, under Chapter 160, Florida Statutes, and by interlocal agreement, Section 163.01, F.S., in 1975. It was reorganized under Chapter 160, F.S., amended in 1980 and subsequently replaced by Chapter 186 in 1985.~~

~~2. General Role~~

~~TBRPC is designated under Florida Statutes and Federal Law for many of its responsibilities. The TBRPC engages in areawide comprehensive and functional planning, mediates conflicts between local governments, adopts and maintains a *Strategic Regional Policy Plan*, and reviews and comments on applications and development orders for Developments of Regional Impact (DRIs). It also reviews applications for federal and state grants as the Regional Clearinghouse for Administrative District VIII, as designated by Presidential and Gubernatorial Executive Orders. The TBRPC serves as the Area Agency on Aging for District V and coordinates Tampa Bay management as the administrator of the Agency on Bay Management.~~

~~3. Nature of the Relationship~~

~~Treasure Island is not a member of the TBRPC and does not have an on-going formal relationship. The TBRPC reviews and transmits to the proper agencies dredge and fill permits, state and federal grant applications and transportation projects that impact or are located in the city. In these instances the city and the TBRPC communicate and coordinate review-related activities as necessary.~~

~~The TBRPC, comprised of locally elected representatives and gubernatorial appointees, was established to plan the region's long-term future and assist and guide in the resolution of contemporary problems and issues. The city's interests are indirectly represented by the elected official appointed by the county, which is a member of the TBRPC. The city receives technical assistance, by request, and has the opportunity to use the Regional Resource Library.~~

~~4. Office with Primary Responsibility~~

~~The City Manager and the Treasure Island City Commission are the offices with primary responsibility for coordination.~~

~~B. Southwest Florida Water Management District (SWFWMD)~~

~~1. Legislative Authority~~

The Southwest Florida Water Management District was created in 1961 under Chapter 61-691, Laws of Florida, as a public corporation for carrying out and effectuating the provisions of Chapter 378, Florida Statutes.

2. General Role

The Southwest Florida Water Management District (SWFWMD) is responsible for the administration of a permitting system for consumptive water use and other water related activities, the regulation of wells, and the management and storage of surface waters. SWFWMD is charged to effect the maximum beneficial utilization, development, and conservation of the water resources of the District in the best interests of its people and to prevent the waste, depletion, deterioration, and unreasonable use of resources. SWFWMD covers all or parts of 16 counties in west central Florida. A Governing Board, appointed by the Governor, determines overall policies, carries out regulatory responsibilities and functions, enters into contracts and authorizes a tax levy for administration of the District.

SWFWMD is divided into nine watershed basins; eight of these basins have basin boards, members of which are appointed by the Governor and confirmed by the Senate. The Pinellas-Anclote Basin Board is the Basin Board that serves Pinellas County.

SWFWMD is involved in major programs in the areas of flood control and water management, and has numerous water resources studies utilizing federal, state, regional and local input. In conjunction with municipal, regional and county governments, SWFWMD has sponsored several multiple use projects combining water management and recreation facilities.

The Surface Water Improvement and Management Program (SWIM) has responsibilities for identifying and addressing priority water bodies within the boundaries of the District which are in need of restoration, conservation, and/or preservation. Tampa Bay and its tributaries were identified by the legislature as a water body which must be addressed by the District. As a community of Tampa Bay, the municipality has an opportunity to coordinate with the SWIM program to address water quality issues and needs.

The Save Our Rivers (SOR) Program can be a source of acquisition funds the municipality may wish to become involved with to enhance protection of environmentally sensitive areas. SWFWMD bases land acquisition on the following needs criteria: natural flood control; water detention and/or retention; preservation and/or restoration of natural systems; water conveyance; water quality enhancement; structural flood control; recharge; and potable water supply. Local governments can nominate projects to SWFWMD for consideration under this program.

3. Nature of the Relationship

The city has a regulatory relationship with SWFWMD that permits all drainage plans and improvements. All coordination in terms of potable water is coordinated by Pinellas County, which provides potable water service to the city. The Public Works Department is the office with primary coordination responsibility.

4. Office With Primary Responsibility

The City Manager and Public Works Director are the officers with primary coordination responsibility.

C. West Coast Regional Water Supply Authority (Tampa Bay Water)

1. Legislative Authority

The West Coast Regional Water Supply Authority (WCRWSA), recently renamed "Tampa Bay Water", was established in 1974 as a result of enabling state legislation and a Five-Party Agreement between Hillsborough, Pasco, and Pinellas Counties, and the cities of St. Petersburg and Tampa. The WCRWSA was the first such entity organized under the provision of Chapter 373 of the Florida Statutes. As specified in Chapter 373 the authority was "...for the purpose of developing, storing, and supplying water for county or municipal purposes in such a manner as will give priority to reducing adverse environmental effects of excessive or improper withdrawals of water from concentrated areas."

General Role

The West Coast Regional Water Supply Authority Tampa Bay Water (TBW) was the first authority to realize the benefits of a cooperative approach to water supply development. The Statute requires an authority to design, construct, operate and maintain facilities necessary to insure an adequate water supply for all citizens within the authority. The WCRWSA TBW is in the wholesale water business, not retail. The WCRWSA TBW supplies water, by designing, constructing, operating and maintaining facilities, to Pinellas, Hillsborough and Pasco Counties. The WCRWSA TBW owns and operates well fields and supplies potable water to government entities.

2. Nature of the Relationship

There is no relationship with the Authority.

3. Office with Primary Responsibility

The Public Works Director is the officer with primary responsibility for coordination.

V. COORDINATION WITH STATE AGENCIES

State agencies have regulatory and review powers over various types of development within the municipal boundaries of the City of Treasure Island.

A. Florida Department of Transportation (FDOT)

1. Legislative Authority

The Florida Department of Transportation was created by the Governmental Reorganization Act of 1969. It operates under the authority of Chapters 334-339 and 341, Florida Statutes.

2. General Role

FDOT is responsible for coordinating the planning of all modes of transportation on land, sea and air, and for constructing and maintaining the state highway system. The State Transportation Engineer coordinates project development in the seven districts throughout Florida. The district engineers manage and administer the department's work program and systems maintenance.

Urban transportation system plans are developed jointly by FDOT and Metropolitan Planning Organizations (MPOs) Forward Pinellas. Technical and administrative dealings among these legally designated planning agencies are established to conform with federal regulations and have been formalized through inter-local transportation planning agreements.

3. Nature of the Relationship

FDOT maintains Gulf Boulevard (SR 699) and the city notifies FDOT of maintenance hazards and problems. The city also refers all applicants desiring access or curb cuts on Gulf Boulevard to FDOT for approval and permits.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

B. Florida Department of Environmental Protection (FDEP)

1. Legislative Authority

The Department of Environmental Protection was created as a result of the combination of the former Department of Environmental Regulation and Department of Natural Resources.

2. General Role

FDEP is the principal agency for the implementation of state environmental policies and law. The department establishes standards for the protection of natural systems through the permitting process of activities that may impact the environment, including permitting and monitoring potential sources of pollution and discharges for compliance with state standards. In the event of non-compliance or violation, FDEP can take enforcement action.

FDEP manages eight environmental regulatory programs: Water Quality, Water Quantity, Drinking Water, Solid Waste, Air Quality, Noise Control, Coastal Zone Planning, and Power Plant Siting. FDEP programs are administered mainly through field offices located throughout the state, however, the Water Quantity Program is managed through the five regional water management districts. The functions of the FDEP and its districts are coordinated through using joint application procedures. FDEP permitting programs require coordination with the U.S. Army Corps of Engineers.

In administering the Water Quality Program, FDEP assists local governments in obtaining grants for sewage treatment facilities and loans for other pollution control projects. FDEP also

coordinates the coastal zone management program with citizens groups and governmental entities at all levels.

3. Nature of the Relationship

FDEP regulates the activities concerning the potable water and sanitary sewer facilities in the city. Pinellas County provides potable water and St. Petersburg provides wastewater treatment services to the city and each provider coordinates the regulatory requirements. The city coordinates dredge and fill permitting with FDEP.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

C. Florida Department of Community Affairs (DCA)

1. Legislative Authority

The Department of Community Affairs Department of Economic Opportunity was created by the *Government Reorganization Act of 1969*, pursuant to Section 20.18, Florida Statutes.

2. General Role

The Department of Community Affairs (DCA) Economic Opportunity (DEO) serves as the State Land Planning Agency and the State agency for advising the Governor on policies and programs for improving the criminal justice system in the state.

As the State Land Planning Agency, the DCA (DEO) reviews comprehensive plans for Florida's 11 Regional Planning Councils. In addition, the DCA DEO reviews and approves local government comprehensive plans and amendments. In the area of criminal justice planning, the DCA DEO provides technical assistance to local governments, state agencies, and public and private agencies. The DCA DEO also reviews local applications for federal criminal justice grants and administers awarded funds. The DCA DEO is also responsible for assisting local communities and other units of local government in defining and responding to problems in the area of housing, community development and building codes and standards.

Developments of Regional Impact and Applications for Development are coordinated through the Division of Community Planning. This division also reviews local comprehensive plans for consistency with regional plans and the State Plan. They are also responsible for determining the consistency of local emergency management plans with regional plans through the Division of Emergency Management.

3. Nature of the Relationship

The DCA DEO reviews amendments to the city's local comprehensive plan. This is a regulatory relationship.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

D. Florida Department of Education

1. Legislative Authority

The Department of Education was created in 1885 and established in present form in 1969, under Article IX, Section 2 of the Constitution of the State of Florida, and Section 20.15, Florida Statutes.

2. General Role

The department develops comprehensive objectives for public education, policies for the efficient operation of all phases of public education, and all required rules and regulations for the enforcement of school codes. The State Board of Education consists of the Governor and Cabinet, with an elected Commissioner of Education who serves as chief executive officer of the department. Four divisions and four boards oversee the operation of public and private educational institutions from the primary grades through the university system, including the Florida School for the Deaf and the Blind. The department coordinates with all levels of government in carrying out each phase of the educational program, and exercises general supervision over all divisions and boards to ensure coordination of educational plans and programs, and to resolve controversies.

3. Nature of the Relationship

There is no relationship with the department.

4. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

E. Florida Department of Children and Families

1. Legislative Authorities

The former Department of Health and Rehabilitative Services was reorganized in 1996 into the new Department of Children and Families.

2.

3. Roles

The department administers programs in the areas of health, mental health, retardation, youth services, children's medical services, social and economic services, vocational rehabilitation, and aging and adult services. All of the department's health, social and rehabilitative services are provided through eleven statewide service districts. Departmental services are coordinated with those of other public and private agencies in each district through advisory councils. The department also contains the State Health Planning and Development Agency, which is charged with the planning of Florida's Health System Agencies and establishing state health policy.

4. Nature of the Relationship

There is no relationship with the department.

5. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

F. Florida Department of Commerce

1. Legislative Authority

The Department of Commerce was created by the *Government Reorganization Act of 1969*, pursuant to Section 20.17, Florida Statutes.

2. General Role

The Department of Commerce is responsible for the guidance, stimulation, and promotion of economic development within the state, as it relates to industry, marketing and international development. The department also provides state leadership in the development and promotion of the tourist industry.

Through its five field offices, the department assists regional and local governments in economic planning activities and in applying for funds in support of economic development programs. The department also serves as liaison between the state and Florida businesses, and between the state and Caribbean, South American and Central American concerns. The Division of Tourism coordinates national and international ad campaigns, and assists municipalities, chambers of commerce and other tourist-oriented entities in formulating cooperative promotional programs.

3. Nature of the Relationship

There is no relationship with the department.

4. Office with Primary Responsibility

The City Manager is the officer with primary responsibility for coordination.

G. The Executive Office of the Governor (EOG)

1. Legislative Authority

The Executive Office of the Governor was created in 1972 under Section 14.201, F.S.

2. General Role

The functions of the EOG apply mainly to preparation of the annual executive budget and legislative agenda of the governor, and review of state agency plans and programs. Another major responsibility is the preparation, development and revision of the *State Comprehensive*

Plan. The Office also gathers data on the state energy resources and administers the State's role in petroleum allocation and conservation.

The EOG is directed by an Administrative Commission composed of the Governor and the Cabinet. The office coordinates planning among federal, state, regional and local levels of government and those of other states. The Office also coordinates all state agency planning and programming activities, serves as the state planning and development clearinghouse, and designates regional and area clearinghouse review agencies. The EOG also serves as liaison between the state and federal officials, agencies, and members of Congress.

3. Nature of the Relationship

The EOG receives all grant applications from the city and forwards them to clearinghouse review agencies. There is no regular relationship other than this.

4. Office with Primary Responsibility

The City Manager is the officer with primary coordination responsibility.

H. Florida Department of State

1. Legislative Authority

Chapter 20 of the Florida Statutes establishes the Department of State; Chapter 15 specifies the duties of the head of the department, the Secretary of State.

2. General Role

The Florida Department of State has the following divisions: Administration, Corporations, Cultural Affairs, Elections, Library Services, Licensing, and Historic Resources. The Division of Historic Resources is authorized to conduct and carry out a program of historic preservation grants-in-aid, including matching grants, to any department or agency of the state; any unit of the county, municipal, or other local government; and any corporation, partnership, or other organization, whether public or private, for the purposes of administration and protection.

3. Nature of the Relationship

The City of Treasure Island has no continuing formal relationship with the Department of State.

4. Office with Primary Responsibility

The City Commission is the office responsible for coordination.

VI. COORDINATION WITH UTILITY COMPANIES

The following utilities coordinate their activities with the Treasure Island City Commission, through franchise agreements or by city ordinance. The City Manager is the officer with primary coordination responsibility.

A. Florida Power Corporation (FPC)

Florida Power Corporation has a franchise agreement with the City of Treasure Island to provide electricity for residential and commercial uses. FPC is regulated by the Public Service Commission.

B. General Telephone Company of Florida (GTE)

GTE has a franchise agreement with Treasure Island to provide commercial and residential phone service. GTE is regulated by the Public Service Commission.

C. Time Warner Cable

Time Warner Cable has a franchise agreement to provide cable television service to Treasure Island.

D. Pinellas County Utilities

The Pinellas County Utilities System provides potable water and utility billing services.

VII. ANALYSES

Pursuant to Rule 9J-5.005(2), F.A.C., this element will: discuss the effectiveness of existing coordination mechanisms which are used to further intergovernmental coordination; identify and discuss specific problems and needs within each element of the comprehensive plan which would benefit from additional coordination; compare the growth and development proposed in the plan with appropriate comprehensive regional policies in order to evaluate the needs for additional coordination; and coordinate the plan with the rules, principles and guidelines for development in any area of critical state concern falling within the local government's jurisdiction.

A. Effectiveness of Existing Coordination Mechanisms

1. Existing Contracts and Agreements

The City of Treasure Island has ten nine formal agreements: four three utility or service agreements, and six covering service agreements between the city, other Pinellas municipalities, Pinellas County, and the state. These formal mechanisms have proven to be effective and require no changes.

2. Coordination with Local Governments

a. Pinellas County School Board

The city cooperates with the Pinellas County School Board on the issue of a crossing guard on the Treasure Island Causeway. The School Board cooperates with the Police Department on matters of public safety.

The *General Educational Facilities Report* (June, 1992) of the Pinellas County School Board indicates that there are no schools planned for the City of Treasure Island.

b. Pinellas County Government

Treasure Island coordinates transportation planning with the Pinellas County Metropolitan Planning Organization Forward Pinellas regarding the development and maintenance of mass transit plans, programs and projects.

The existing coordination mechanisms between the City of Treasure Island and Pinellas County serve the city adequately and require no changes.

c. Pinellas County Planning Council (PPC)

The City of Treasure Island and the PPC have entered into an interlocal agreement stipulating that the PPC will provide planning assistance.

3. Coordination with Regional and State Agencies

The city coordinates and communicates with the Tampa Bay Regional Planning Council on a regular basis. The TBRPC serves as the state-designated regional clearinghouse. As such, it reviews all grant and permit applications submitted for regional impacts which effect the city.

Through the permitting process and the allocation of federal and state grant funds, the city communicates and coordinates with all state agencies, as specified in the data section of this element, that have regulatory and review jurisdiction over development in the city.

There is no planned development proposed within Treasure Island's area of concern that will require planning coordination in addition to that currently in effect. Additionally, a review of the *Strategic Regional Policy Plan* does not reveal a need for planning coordination in addition to that currently in practice and those additional efforts specified and adopted in this plan. These existing mechanisms for each agency, combined with those changes adopted in this plan, serve the city well and require no additional changes.

4. Coordination with Utilities

The provision of utility services in the form of electric and gas, telecommunication and community antenna systems are provided through formal franchise agreements. These existing mechanisms have proved to be effective and need no changes.

B. Intergovernmental Coordination and Plan Elements

This section discusses specific problems and needs within each element of the comprehensive plan which would benefit from improved or additional intergovernmental coordination.

1. Future Land Use Element

The City of Treasure Island is located on a barrier island off the coast of Pinellas County. The city is characterized by a mixture of single and multifamily residential areas. The community is essentially built-out with little room for growth and annexation of additional lands is unlikely.

The city shares a common border with the City of St. Pete Beach to the south and is separated by Blind Pass. The City of Madeira Beach is located to the north, but the cities are physically separated by John's Pass.

- Issue - Prevention and elimination of incompatible land uses along common borders

Finding: The City of Treasure Island should coordinate and consult with the cities of St. Pete Beach, Madeira Beach, and St. Petersburg to ensure that future changes in zoning and land use along common borders reflect the types of land uses typical of those areas.

2. Transportation Element

The City of Treasure Island is a beach community on a barrier island which is served by one major north-south road, Gulf Boulevard (SR 699). The Treasure Island Causeway connects the city with the mainland to the east.

- Issue - Traffic Circulation System Improvements

Finding: The City of Treasure Island is not fiscally responsible for addressing all the transportation improvements identified in the *Transportation Element*. The city should coordinate and consult with the Pinellas County MPO Forward Pinellas and the FDOT and closely review transportation plans and improvements prepared by these entities to ensure that improvements are economical and meet the needs of the city. The preservation and protection of rights-of-way for future roadway construction and improvement are areas of special concern.

3. Housing Element

The City of Treasure Island is primarily a residential community which is essentially built-out and no major new developments can be expected due to a lack of vacant land to develop. Residences are maintained to a high degree. There are no public housing units within the corporate limits, and no group homes, but there are two state-licensed foster care facilities located in the city.

- Issue - Availability of Public Housing

Due to the built-out nature of Treasure Island and the costs associated with land and rents on coastal islands, the need and potential for public housing is very low. There are no agricultural land uses in the corporate limits. The city should continue to encourage the opportunity for all citizens to purchase or rent decent and affordable housing free from arbitrary discrimination.

4. Infrastructure Element

The City of Treasure Island owns and maintains the sanitary sewer lines within the city limits. Solid waste is collected by the city and disposed of at the Pinellas County Refuse-to-Energy Plant. The city and its citizens receive potable water from the Pinellas County Utility System (PCUS) as a retail customer.

· Issue - Drainage

Finding: The city occasionally experiences Gulf Boulevard area-wide flooding during periods of heavy rains that coincide with high tides. The city needs to continue working with the FDOT to plan improvements in several areas to alleviate existing problems. To adequately address the deficiencies, the city must work closely with the Pinellas County MPO Forward Pinellas and the Florida Department of Transportation to ensure that future improvements to Gulf Boulevard address drainage problems in the design and engineering stages. The city will continue to work with the County to support regional approaches to address resilient solutions to drainage issues.

5. Coastal Management and Conservation Element

Treasure Island is located on a barrier island, but very little remains of what was once a unique ecosystem.

· Issue - Beach Renourishment and Conservation

Finding: Treasure Island continues to coordinate and consult with Pinellas County, The Army Corp or Engineers and the State of Florida concerning beach renourishment activities and construction of erosion control structures. Treasure Island also continues to work with the same party parities to develop a plan for dune system establishment and conservation to augment beach renourishment activities.

·

· Issue - Water Quality and Habitat

Finding: The development of a sound management plan for the contingency of stormwater treatment needs to be addressed by coordinating and consulting with concerned parties on the development of an areawide drainage plan. Treasure Island should consult and work with Pinellas County and other island communities to develop a coastal management program that addresses such issues as water quality and preservation of habitats. The city will pursue continue to work with the County to support regional approaches to address resilient solutions to drainage issues.

6. Recreation and Open Space Element

The City of Treasure Island enjoys a natural setting that provides an abundance of outdoor recreational opportunities. The existing facilities available for recreation in the city are adequate to meet the current and future needs of residents and visitors.

- Issue - Maintenance/Coordination of Recreational Facilities

Finding: Most recreational facilities in the city focus on the sandy beaches of the Gulf of Mexico. They serve residents and large numbers of visitors as well. It is important to maintain public access to recreational resources.

- Issue - Preservation and Acquisition of Open Space

Finding: The city should shall continue to coordinate closely with Pinellas County and the State to protect natural resources and open space.

VIII. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J-5.015(3) F.A.C., the following represents the intergovernmental coordination goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

B. Nonapplicable Items

The following objectives and policies are not applicable to the City of Treasure Island.

- Rule 9J-5.015(2)(d), F.A.C.: Those items pertain to the plan's coordination with the rules and principles guiding development, and development regulations in any designated area of critical state concern falling partially or wholly within the local government's jurisdiction. They are not applicable as no designated area of critical state concern falls partially or wholly within the local government's jurisdiction.
- Rule 9J-5.015(2)(d), (3)(b)4., (3)(c)8. & 9., F.A.C.: The City of Treasure Island has no dredge spoil disposal sites.

IX. GOALS, OBJECTIVES, AND POLICIES

C. Introduction

Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J 5.015(3) F.A.C., thefollowing represents the intergovernmental coordination goals, objectives, and policies of the City of Treasure Island. These goals, objectives, and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other thana local nature.

Introduction

The Intergovernmental Coordination Element provides for guidance on mutually beneficial partnerships with all levels of government and partner agencies, including coordination with

other units of local government providing services to the City, coordination with adjacent municipal and county comprehensive plans, the state comprehensive plan and regional water supply plans.

~~**D. Nonapplicable Items**~~

~~The following objectives and policies are not applicable to the City of Treasure Island~~

~~Rule 9J 5.015(2)(d), F.A.C.: Those items pertain to the plan's coordination with the rules and principles guiding development, and development regulation in any designated area of critical state concern falling partially or wholly within the local government's jurisdiction. They are not applicable as no designated area of critical state concern falls partially or wholly within the local government's jurisdiction. Rule 9J 5.015(2)(d), (3)(b)4, (3)(c)8 & 9, F.A.C.: The City of Treasure Island has no dredge spoil disposal sites.~~

~~**Local Goals, Objectives, and Policies**~~

Goal:

Improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to effectively address regional resiliency ~~and to resolve conflicts resulting from the plans~~.

Objective 1.1: ~~Pinellas Planning Council~~ Pinellas County Coordination

The City shall utilize the forum of the ~~Pinellas Planning Council~~ Forward Pinellas for the purpose of providing close coordination, evaluation and integration of local comprehensive plans and development proposals.

Policy 1.1.1: The City shall, through its representative, participate in the ~~Pinellas Planning Council which is the~~ forum designated in the Pinellas County Charter to review and make recommendations to the Pinellas County Board of County Commissioners regarding ~~proposed annexations and the ability of a municipality to provide services and~~ compatibility between the ~~c~~City plan and the countywide plan.

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

- ~~*Future Land Use Element*, Fair Housing Practices~~
- ~~*Future Land Use Element*, Preserve Adopted Levels of Service~~
- ~~*Future Land Use Element*, Management of Boca Ciega Bay~~
- ~~*Future Land Use Element*, Land Available for Public Facilities~~
- ~~*Recreation/Open Space Element*, Public Beach Access *Intergovernmental Coordination Element*, Compatibility of Development/Redevelopment Activities~~

- ~~*Coastal Management and Conservation Element*, Coordination of Coastal Management Planning~~
- ~~*Future Land Use Element*, Coordination of Hurricane Planning and Preparedness~~
- ~~*Transportation Element*, Control of Access Points~~
- ~~*Transportation Element*, Coordination of Transportation Planning~~
- ~~*Housing Element*, Assist Private Sector to Meet Housing Needs~~
- ~~*Housing Element*, Enforcement of Fair Housing Standards and Legislation~~
- ~~*Housing Element*, Equitable Treatment for Persons/Businesses Displaced by Government Programs~~
- ~~*Infrastructure Element*, Concurrence of Development and Infrastructure~~
- ~~*Infrastructure Element*, Agreement with St Petersburg Regarding LOS (Madeira Beach and St. Pete Beach)~~
- ~~*Infrastructure Element*, Conservation of Potable Water~~
- ~~*Infrastructure Element*, Hazardous Waste Management~~
- ~~*Coastal Management and Conservation Element*, Protection of Water Quality and Quantity~~
- ~~*Coastal Management and Conservation Element*, Hazardous Waste Management~~
- ~~*Coastal Management and Conservation Element*, Estuary Management~~
- ~~*Coastal Management and Conservation Element*, Development of an Intergovernmental Coastal Resources Protection Plan~~
- ~~*Coastal Management and Conservation Element*, Maintenance and improvement of Hurricane Evacuation Routes~~
- ~~*Coastal Management and Conservation Element*, Participation in HurricanePreparedness Programs~~ Natural Disaster Programs
- ~~*Coastal Management and Conservation Element*, Coordination of Hurricane Planning~~
- ~~*Recreation and Open Space Element*, Provision and Maintenance of Recreational Facilities~~
- ~~*Recreation and Open Space Element*, Coordination of Art/Cultural Organizations~~
- ~~*Recreation and Open Space Element*, Acquisition of Funding for Open Space,Parks and Facilities~~

Policy 1.1.3: ~~The~~ ~~PPC~~ Forward Pinellas shall be the forum to discuss ~~annexation plans~~, consistency of land uses and provision of services; and the process established by ~~the PPC~~ Pinellas County for conflict resolution will be utilized to resolve disputes, if needed.

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

Policy 1.1.5: In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the City may initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to ~~Chapter 29H-11, Laws of Florida, and Chapter 186,~~ Florida Statutes.

Policy 1.1.6: The City shall ~~continue to~~ communicate with ~~the Pinellas County Planning Council,~~ Forward Pinellas, Pinellas County Emergency Management ~~Operations Center~~, Pinellas County Sheriff, Pinellas County Water and Navigation Control Authority, Pinellas County Emergency Medical Services Authority, Pinellas County School Board, University

of South Florida, Stetson University/College of Law, St. Petersburg College, Pinellas Suncoast Transit Authority, City of Largo, Division of Forestry, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District and other state agencies such as the Department of ~~Community Affairs~~ Economic Opportunity, Department of Environmental Protection, Department of Transportation, and Department of Children and Families, Federal Emergency Management Agency and other federal agencies on projects that fall within their jurisdictions or are multi-jurisdictional in nature.

~~·~~

~~· *Future Land Use Element*, Species of Special Status Protected~~
~~· *Future Land Use Element*, Preserve Adopted Levels of Service~~
~~· *Future Land Use Element*, Water Conservation Ordinance~~
~~· *Recreation and Open Space Element*, Public Beach Access~~
~~· *Intergovernmental Coordination Element*, Consistency of Comprehensive Plans and Development Orders/Permits~~
~~· *Intergovernmental Coordination Element*, Consistency of Development with Interlocal/Regional Objectives~~
~~· *Coastal Management and Conservation Element*, Coordination of Coastal Management Planning~~
~~· *Coastal Management and Conservation Element*, Coastal Construction Rules~~
~~· *Future Land Use Element*, Coordination of Hurricane~~ Natural Disaster ~~Planning and Preparedness~~
~~· *Transportation Element*, Control of Access Points~~
~~· *Transportation Element*, Coordination of Transportation Planning~~
~~· *Housing Element*, Enforcement of Fair Housing Standards and Legislation~~
~~· *Housing Element*, Equitable Treatment for Persons/Businesses Displaced by Government Programs~~
~~· *Infrastructure Element*, Concurrence of Development and Infrastructure~~
~~· *Infrastructure Element*, Conservation of Potable Water~~
~~· *Infrastructure Element*, Hazardous Waste Management~~
~~· *Infrastructure Element*, Outstanding Florida Waters Standards~~
~~· *Coastal Management and Conservation Element*, Water Shortage Plan~~
~~· *Coastal Management and Conservation Element*, Enforcement of all CoastalConstruction Codes and Regulations~~
~~· *Coastal Management and Conservation Element*, Protection of Species of SpecialStatus~~
~~· *Coastal Management and Conservation Element*, Hazardous Waste Management~~
~~· *Coastal Management and Conservation Element*, Air Quality Standards~~
~~· *Coastal Management and Conservation Element*, Estuary Management~~
~~· *Coastal Management and Conservation Element*, Development of an Intergovernmental Coastal Resources Protection Plan~~
~~· *Coastal Management and Conservation Element*, Maintenance and Improvementof Hurricane Evacuation Routes~~
~~· *Coastal Management and Conservation Element*, Coordination of HurricanePlanning~~
~~· *Recreation and Open Space Element*, Provision and Maintenance of Recreational Facilities~~
~~· *Capital Improvements Element*, Ensure Consistency of Plans with Other Agencies~~
~~· *Capital Improvements Element*, Fiscally Equitable Manner of Apportioning Cost~~

~~ofNeeded Capital Facilities~~

Policy 1.1.7: Through coordination with Pinellas County, the City will explore additional funding options, such as the National Disaster Resilience Competition through the Federal Department of Housing and Urban Development, for assistance with disaster recovery and long-term community resilience.

Policy 1.1.8: The City will support Pinellas County Sustainability and Resiliency Program and the Tampa Bay Regional Planning Council Resiliency Coalition, addressing resilience challenges through intergovernmental and community collaboration.

Policy 1.1.9: Through interlocal agreements, the City will partner with local agencies for mutual benefits: Pinellas County Emergency Management, Pinellas County Emergency Medical Services Authority, Pinellas County Sheriff, Gulf Beaches Library System, City of St. Pete Beach, City of St. Petersburg, Florida Department of Environmental Protection and the City of Largo.

Objective 1.2: Neighboring Jurisdictions

The City shall establish and maintain a means by which level-of-service standards and resources are coordinated with neighboring jurisdictions in order to maintain level-of-service; provide services to the taxpayers at potential cost savings; and provide regulations.

Policy 1.2.1: The City shall work with Florida Department of Transportation and ~~the Metropolitan Planning Organization~~ Pinellas County as necessary to attain and assure acceptable continued operational level of service for the city streets.

Policy 1.2.2: The City shall~~, through the Pinellas Planning Council,~~ coordinate with Pinellas County to ensure that each jurisdiction's future needs are considered in the acquisition and design of public service facilities, and to ensure level-of-service standards are met for items such as wastewater treatment, drainage, solid waste and potable water.

~~· Infrastructure Element, Provision of Public Services and Levels of Service~~
~~· Transportation Element, Level of Service Standards~~

Policy 1.2.3: The City shall participate in the ~~establishment of an~~ organization of beach communities, Barrier Islands Governmental Council (Big C), to coordinate the levels of service and preserve and protect the interests of the barrier island inhabitants including but not limited to beach preservation, beach re-nourishment and access, tourism, marine environment, air and water quality, public safety, public transportation, density management, recycling, waterway regulation, and taxation based on permanent residents and average transient population.

Policy 1.2.4: The City shall participate in the Wastewater/Stormwater Partnership with Pinellas County, municipalities, and other agencies to identify wastewater and stormwater solutions that: increase wastewater treatment capacity at appropriate

levels; increase wastewater storage capacity at appropriate levels; and reduce inflow and infiltration of stormwater and groundwater into the separate sanitary sewer system.

Objective 1.3: Coordination with Local Governments

The City shall ~~continue to improve~~ ensure communication, cooperation, and coordination between the City and ~~with~~ Pinellas County, Forward Pinellas, Pinellas County School Board, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District, and other local, state, regional, and federal governments, districts, and agencies.

Policy 1.3.1: The City ~~of Treasure Island~~ shall~~, through site plan review,~~ coordinate ~~and consult~~ with the cities of St. Pete Beach, Madeira Beach, and St. Petersburg on ~~to ensure that future changes in zoning and land use along common borders reflect the types of land use typical of these areas.~~ all changes in land use, zoning and/or the development or redevelopment of infrastructure relating to all multi-modal transportation infrastructure to ensure consistency between plans.

Policy 1.3.2: The City shall utilize the forum of the ~~Pinellas Planning Council~~ Forward Pinellas, to address intergovernmental issues of coordination, evaluation, and integration of local comprehensive plans and development proposals.

Policy 1.3.3: Recognizing the impacts of development extend beyond the limits of the community, the City shall ensure that development orders or permits are consistent withthe objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

~~**Policy 1.3.4:** The City of Treasure Island shall support Resolution 96-77, dated September 24, 1996, concerning review criteria and locational procedures and supporting applicable portions of Chapters 163 and 235, Florida Statutes, for public school siting upon a determination by the city that the proposed site is consistent with the *City of Treasure Island Comprehensive Plan.*~~

Policy 1.3.4 The City shall participate in interlocal agreements with the Pinellas County School Board as required by Florida law.

Policy 1.3.5: The City shall be a leader in planning for a resilient coordinated future with the adjacent local governments of St. Pete Beach, Madeira Beach and St. Petersburg by establishing a working group to plan for short-, medium-, and long-term goals for the region to address sea-level rise that affects all of the communities.

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

Objective 1.4 Water Supply Coordination

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

Policy 1.4.1: The City shall coordinate the planning of potable water facilities and services and level-of-service standards with Pinellas County and the Southwest Florida Water Management District and the Regional Water Supply Plan Update.

Policy 1.4.2: The City shall coordinate water supply planning and land use planning activities of the City with Pinellas County to ensure that water needs of the City's residents are met.

Policy 1.4.3: The City shall maintain consistency between the demand calculations in the Water Supply Facilities Work Plan and the population projections contained in the Future Land Use Element and work regularly with Pinellas County to update projections as necessary.

Policy 1.4.4: The City shall coordinate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the City of St. Petersburg as needed to address stormwater and/or wastewater infrastructure development as part of the implementation of the City of Treasure Island's Watershed Management Plan.

Objective 1.5 Regional Coordination to Support Homeless Populations

The City will strive to work with and participate in services that support the homeless populations in the region.

Policy 1.5.1: The City will utilize the "Life Intervention Focus Team, Inc." (LIFT) charity or other appropriate charities as examples to other neighboring communities as a positive way to support and address the homeless population.

Policy 1.5.2: The City will forge relationships with Pinellas County Human Services and the Homeless Leadership Alliance of Pinellas and other applicable organizations to create partnerships and coordinate resources for the City.

Objective 1.6: Local and Regional Resiliency Planning

The City shall be a leader in planning for a resilient coordinated future and to effectively address local and regional sustainability.

Policy 1.6.1: The City will support and participate in the Pinellas County Sustainability and Resiliency Network to address resilience challenges through intergovernmental and community collaboration.

Policy 1.6.2: The City shall plan for a resilient, coordinated future working with the Tampa Bay Regional Planning Council through the Tampa Bay Regional Resiliency Coalition to coordinate climate adaptation and mitigation activities, to advance local and regional responses to and preparations for economic and social disruption projected to result from

sea-level rise and to address the effects of climate change.

Policy 1.6.3: The City shall plan for sea level change, including using the resources available through the Tampa Bay Climate Advisory Panel and other local resources.

~~**References**~~

~~Treasure Island, unpublished miscellaneous city documents,~~

~~1998.Pinellas County, *Intergovernmental Coordination Element*,~~

~~1987.~~

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvement Program Element is to proactively address the needs of public assets. The supporting goals, objectives, and policies relate to other elements of the Comprehensive Plan to ensure that sufficient facilities are in place prior to development.

Rule 9J-5.016, Florida Administrative Code

I. INTRODUCTION

In 1985, the Florida Legislature mandated that local governments plan for the availability of public facilities and services to support development concurrent with the impacts of such development. This element includes: (1) an inventory of capital improvement needs, financial resources, and local policies and practices; (2) a fiscal assessment of revenues and expenditures; (3) a discussion of issues and recommendations; (4) a listing of goals, objectives and policies; (5) a section detailing implementation, including a five-year schedule of capital improvements; and (6) a section describing monitoring and evaluation strategies.

I. INTRODUCTION

A capital improvements program (CIP) is generally defined as an expenditure greater than $25,000 for a public asset with an expected life of five years or more. The City's typical CIP is a five-year program. A CIP specifies each capital project or capital item along with estimates of the revenues needed to finance the project, and identifies the source of those revenues. As a planning tool, the CIP prioritizes capital projects and their impact the budget. A CIP project may be developed for the purchase, renovation, maintenance or construction of public facilities, infrastructure or assets. This may include routine projects such as street paving or purchases of equipment.

The CIP should be closely integrated with the local planning process, consistent with the adopted comprehensive plan, and used to implement the plan's recommendations for capital improvements. Capital decisions are of strategic importance to the health of a community because of their economic impact, and because decisions limit the options of a community by committing them to a particular course of action. Because of the importance of capital decisions, these decisions warrant special attention by elected officials, the staff, and the community.

A consistent theme echoed in all of the other elements of this comprehensive plan is the need for a scheduled approach, when possible, to maintaining the current public facilities that are the responsibility of the city. Routine maintenance and refurbishment of current capital assets should be established on a cycle corresponding to the current condition and anticipated useful life of the improvement.

II. LEVEL OF SERVICE STANDARDS

Level of service (LOS) isdefined in Rule 9J-5, F.A.C., as: "an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." LOS standards are established and adopted by the municipality as indicators of public facility conditions, and can refer to either the existing or desired standards.

LOS standards are used in evaluating a municipality's existing and projected capital improvement needs. They can encourage growth in areas where facilities have excess capacity. Once adopted, LOS standards may prevent development until needed facilities and services are available; however, the provision of facilities can be phased in conjunction with development. The challenge of the municipality is to adopt LOS standards that are attainable given fiscal capacity and the desires of residents, balanced against pressures for development and redevelopment.

Capital improvements identified from other elements are contained in the Schedule of Capital Improvements (Schedule) adopted in Policy 1.1.6 of this element. This is consistent with the provision of Rule 9J-5.016, F.A.C., which requires this element to address existing and future capital improvements needed for at least the first five fiscal years after the adoption of the comprehensive plan. Capital improvements needed for the latter part of the planning period will be evaluated during the required annual review of this element.

Identified capital improvement projects are those necessary to maintain levels of service recommended in the other comprehensive plan elements. The Schedule provides a brief description of each of the capital improvement projects, indicates whether the project is needed to correct existing deficiencies or address projected needs, and provides an estimate of the total project cost. The capital improvement projects listed in the Schedule are not inclusive of all anticipated capital expenditures by the municipality during this time period. The list of improvements derived from the preceding elements has been limited to major components identified in each element, which cost $25,000 or more, and which the municipality is responsible for providing in order to maintain adopted levels of service. Smaller scale improvements of less than $25,000, together with the projects identified in the CIE, will both be addressed in the capital improvement program and annual capital budget as they occur over time.

A. Cost Estimates for Identified Capital Needs

Costs of identified capital improvements are listed in the Schedule of Capital Improvements in Policy 1.1.6 of this CIE.

B. Estimates for Identified Projects Impacting on Operating Cost

The impact of adopting policies that result in an increase in operating budgets must also be considered. No policies have been identified at this time that will impact the operating budget in excess of anticipated revenues.

II. INVENTORY OF PUBLIC HEALTH AND PUBLIC EDUCATION FACILITIES

~~Both public health and public education in Pinellas County are a function of the county. Public education is under the jurisdiction of the elected Pinellas County School Board, while the countywide public health system is under the jurisdiction of the elected Pinellas County Board of County Commissioners. The geographic service areas and locations were identified for public education and public health system components within the municipality's jurisdiction.~~

~~*City of Treasure Island -2 Capital Improvements Element - 4/27/99*~~

~~A. Health System~~

~~The Pinellas County Health Department provided information concerning the public health facilities for Treasure Island residents. To receive public health services a resident may choose to go to any of the public health facilities located in Pinellas County.~~

~~B. Public Education System~~

~~The Pinellas County School Board provided information pertaining to the public education facilities located in the Treasure Island area, and affirmed that the infrastructure is adequate to support the current facilities and that no additions were planned for the future. Children from Treasure Island attend public schools which are not located within the city limits. The schools are as follows:~~

~~Gulf Beaches Elementary Sixteenth Street Middle 8600 Boca Ciega Drive 701-16th Street South St. Pete Beach St. Petersburg~~

~~Boca Ciega Senior High Lakewood Senior High~~
~~924-58th Street South 1400-54th Avenue South St. Petersburg St. Petersburg~~

~~Gibbs Senior High Madeira Beach Middle~~
~~850-34th Street South 591 Madeira Beach Causeway St. Petersburg Madeira Beach~~

~~Pasadena Elementary Southside Fundamental Middle 95-72nd Street North 1701-10th Street South~~
~~St. Petersburg St. Petersburg~~

~~Azalea Middle St. Petersburg High School 7855-22nd Avenue North 2500-5th Avenue North~~
~~St. Petersburg St. Petersburg~~

~~III. REVENUES~~

~~A. Accounting System~~

~~The primary sources of information for the following data and analysis section are *City of Treasure Island Budget (1997-98 2022-2026)* which is attached as reference. and the *City of*~~

Treasure Island Comprehensive Annual Financial Report for the fiscal year ending on September 30, 1996. The accounts of the City of Treasure Island are organized on the basis of funds and account groups, as follows:

1. Governmental Funds

   a. The General Fund is the major operating fund. All revenues which by law or administrative control are not in separate funds are deposited in the General Fund. It is used to provide police and fire services; building inspection; repairs, maintenance, and beautification of municipal facilities, equipment and land; recreation and leisure programs; and overall city administration, including management, finance, and legal advice. It is also used to account for all financial resources except those required to be accounted for in another fund.

The primary source of revenue to the General Fund is the local property tax which accounts for over 20 percent of the fund revenue. The second major source of revenues are the franchise and utility taxes. Total taxes account for one-half of the revenue in the fund. Also in the General Fund is revenue from licenses and permits; intergovernmental revenues; charges for services, fines, and forfeitures; and revenue from the use of money and property.

   b. Special revenue funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

   c. The debt service fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

   d. The capital projects fund is used to account for the accumulation of financial resources to be used for the acquisition of major capital systems or facilities.

2. Proprietary Funds

Enterprise funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Revenue for the Water Pollution Control and Solid Waste Fund comes from charges to homes and businesses for sewer service and trash pick up respectively. Causeway Fund revenues come from cash tolls and the sale of annual passes. Transit system fund revenues come from fares and advertising.

3. Fiduciary Funds

Trust funds are used to account for assets held by the city in a trustee capacity or as an agent for individuals, private organizations, other governments and/or other funds. The city's trust funds include the Policeman's and Employees' Pension Trust Funds. Pension trust funds are accounted for in essentially the same manner as proprietary funds since capital maintenance is critical.

4. Account Groups

Account groups are used to establish control and accountability over the city's general fixed assets, and the unmatured principal of its general long-term debt, which is not associated with or the obligation of the proprietary or trust funds. Accordingly, the city maintains a general fixed asset account group and a general long-term debt account group.

B. Governmental - General Fund

1. Ad Valorem Taxes (Property Taxes)

An ad valorem tax is a tax levied in proportion to the assessed value of taxable property (taxable land, improvements thereon and tangible personal property). The ad valorem tax is also known as the property tax. Property taxes are based on a millage rate (one mill is the equivalent of $1 per $1,000 of assessed value or
0.1 percent) which is applied to the total taxable value of all real and tangible personal property. Revenue from ad valorem taxes may be used to fund both operating costs and capital projects.

Current Status: The City of Treasure Island anticipates raising a total of $950,000 through property taxes for FY 1997-98 with an adopted millage rate of 1.5272 mills.

2. Franchise Taxes/Fees and Utility Taxes

a. Franchise Tax

A franchise tax or fee is a charge levied against a corporation or individual by a local government in return for granting a privilege, sanctioning a monopoly, or permitting the use of public property.

to Section 337.401(b), Florida Statutes (F.S.), telephone franchise fees "...may not exceed 1 percent of the gross receipts on recurring local service revenues for services provided within the corporate limits of the municipality by such telephone company. This subsection shall not impair any franchise in existence on July 1, 1985."

The *Cable Communications Policy Act of 1984* established a limit on the franchise fee that could be levied on a cable company. Section 622(b) states: "For any twelve-month period, the franchise fees paid by a cable operator with respect to any cable system shall not exceed 5 percent of such cable operator's gross revenues derived in such period from the operation

of the cable system."

Current Status: The City of Treasure Island levies the following franchise fees:

Company	Method of Calculating Fee	FY 95-96 Actual Revenues
Florida Power Corporation	6 percent of bills	$472,000
Time Warner	5 percent	$82,000
General Telephone	1 percent of local bills	$17,000
Natural Gas	6 percent	$16,000
Total Franchise Fees FY 1995-96		$587,000

The City of Treasure Island expects to raise $585,000 from franchise fees in FY 1997-98.

b. Utility Tax

A utility tax is a tax levied by a local government on the consumers of various utilities, such as electricity, telephone, gas, cable, etc.

Current Status: The City of Treasure Island levies utility taxes, per Ordinance 82-9.

Utility	Method of Calculating Fee	FY 95-96 Actual Revenues
Electricity	6 percent of bills	$405,000
Fuel Oil	2.4 cents per gallon	$600
Water	6 percent	$67,000
Natural Gas	6 percent	$20,000
Total Utility Service Taxes FY 1995-96		$492,600
Total utility service taxes budgeted for FY 1997-98 are		$484,500

3. Occupational License Tax

A municipality may levy an occupational license tax for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction.

Current Status: Total revenue collected from professional and occupational licenses in FY 1995-96 was $38,000, and the budget in this category for FY 1997- 98 is $47,000.

4. Permits

Permits are issued to individuals/businesses granting permission for some action. Fees for issuing permits can be assessed to generate excess revenues or set to cover cost. Permits allow a municipality to be aware of activities going on within their jurisdiction and to regulate them for the public safety and interest. For example, building permits are required to ensure that buildings within a municipality meet the building codes the municipality has adopted.

Current Status: The City of Treasure Island issues building, electrical, and plumbing permits, as well as requiring site plan reviews. Total revenue collected
from permits in FY 1995-96 was $61,000. Revenues for permits for 1997-98 are projected to

~~be as follows:~~

~~Building Permits~~	~~=~~	~~$60,000~~
~~P & Z Fees~~	~~=~~	~~$1,000~~
~~Total Permits FY 1997-98~~	~~=~~	~~$61,000~~

~~5. Fines, Forfeitures, and Penalties~~

~~Fines, forfeitures, and penalties are monies collected locally (e.g., parking tickets) or collected at the county level (e.g., court fines) and distributed back to the municipality by Clerk of the Circuit Court, as specified in the Florida Statutes.~~

~~Current Status: Fines, forfeitures, and penalties revenue for FY 1995-96 was $172,500. Budgeted for FY 1997-98 under fines, forfeitures and penalties are revenues of $180,000.~~

~~6. Charges for Services~~

~~Charges for services include monies collected by the city for services rendered.~~

~~Current Status: Treasure Island received revenues in this category for FY 1995-96 of $760,000. The FY 1997-98 budget anticipates revenues of $796,000 from this source.~~

~~7. Interest~~

~~Interest is monies earned on investment of municipal revenues and surpluses. Interest payments resulting from aggressive money management have become an increasingly important source of revenue for municipalities.~~

~~Current Status: Interest earnings for FY 1995-96 were reported as $71,000 in the general fund and earnings for FY 1997-98 are budgeted to be $70,000.~~

~~8. Miscellaneous~~

~~Miscellaneous revenues are revenues generated through a variety of sources, including sale of municipal services, rental of municipal property, donations, interest payments, etc.~~

~~Current Status: Treasure Island includes interest earnings under miscellaneous revenue. In FY 1997-98, the city anticipates receipts of $67,000 from miscellaneous revenues.~~

~~9. Cash Brought Forward -- Unreserved (Undesignated) Fund Balance~~

~~The unreserved or undesignated fund balance consists of revenues that are not committed or reserved for a particular expenditure or use, i.e., monies available to spend. The City of Treasure Island has over $639,000 in unreserved fund balances for FY 1997-98.~~

~~Florida municipalities are not allowed by statute to budget more expenditures than income;~~

they may not operate at a deficit, and they must have a balanced budget. Cash brought forward (also called the undesignated fund balance) is a transfer of monies remaining from previous fiscal year's budget to the current year. The money brought forward may be used to balance the city's budget, or for unplanned emergencies or large capital purchases.

The size of a local government's fund balances can affect its ability to withstand financial emergencies. It can also affect its ability to accumulate funds for capital purchases without having to borrow. There are no set rules for determining the appropriate level of reserves, however, ten to fifteen percent of operating revenues is typical. Much depends on circumstances, such as the kinds of natural disasters or hardships that the jurisdiction is subject to, the adequacy of its insurance coverage, the flexibility of the revenue base, the overall financial health of the local government, state regulations, and national economic conditions.

Current Status: Treasure Island required no cash brought forward to balance their FY 1995-96 budget. For FY 1997-98, the city has budgeted approximately $500,000 from the unappropriated fund balance to cover operating expenses.

C. Governmental - Special Revenue Sources - Intergovernmental Revenues

Intergovernmental revenues are monies received by the municipality from other levels of government. They may be used to finance a service the city performs for its citizens, services that may normally be provided by a different level of government, or as a special funding source established to pay for a particular service. Examples would include an ad valorem fire district tax for a designated geographical area, or a charge levied on phone service to fund countywide emergency medical services.

Current Status: The City of Treasure Island receives intergovernmental revenues from several sources, among them state revenue sharing, sales taxes, and gasoline rebate. For FY 1997-98, Treasure Island has budgeted a total of $771,000 in intergovernmental revenues. Individual special revenue sources are explained below.

1. Special Revenue Sources - Treasure Island and Pinellas County

    a. EMS Services Treasure Island received $286,000 from Pinellas County for operating EMS services in FY 1995-96, and expects to receive the same amount in FY 1997- 98.

    b. Impact Fees - Transportation Impact Fee (Transportation Trust Fund)

Impact fees are charges assessed against new development, which attempt to cover the cost of providing capital facilities (infrastructure) needed to serve the development. Their use is promoted as a way for growth to "pay its own way" by charging at the beginning for infrastructure needed by new development. Impact fees are one way to ensure that existing residents will not bear the entire cost of new facilities necessitated by new growth and development.

The "fair share" philosophy underlying impact fee usage is its most fundamental principle. It is this principle which prohibits use of the fees for any purpose other than that of providing new

facilities necessary to accommodate the new development. Therefore, impact fees cannot be used to correct existing infrastructure deficiencies.

Current Status: The City of Treasure Island levies an impact fee for transportation based on Pinellas County Ordinance 86-43. The *Pinellas County Transportation Fee Ordinance* establishes fixed impact fees for all of the county. As specified in an agreement with the county, 50 percent of funds collected from developers for the transportation impact fee, minus an administration charge of four percent, is returned to the county.

The City of Treasure Island received revenues of $8,600 from the transportation impact fee and the administration of the fee in FY 1995-96. Anticipated revenues for FY 1997-98 are $8,000 from the transportation impact fee and the administration of the transportation impact fee.

c. County Local Option Gas Tax (County Gas Tax Fund)

Through an interlocal agreement resigned in 1997 between the municipalities and Pinellas County government, the permitted six cents local option gas tax authorized by Section 336.025(7), F.S., was extended through August 31, 2007. The agreement divides the proceeds ($16 million was received in fiscal year 1995-96 on a countywide basis) between the municipalities (25 percent) and the county (75 percent).

Current Status: The City of Treasure Island anticipates receiving $93,000 in Local Option Gas Tax monies during FY 1997-98.

d. Local Option Sales Tax Fund

The 1987 Florida Legislature passed the *Local Government Infrastructure Act* which expands local government revenue generating capacity by authorizing each county to levy a local government infrastructure sales surtax. The discretionary sales surtax of one-half of one percent or one percent is subject to approval by a majority of the electorate of the county. The surtax may be levied for up to 15 years after being implemented, and its proceeds must be expended within the county and its municipalities to finance, plan, and construct infrastructure, defined in the bill to mean:

"...any fixed capital expenditure or fixed capital costs associated with the construction, reconstruction, or improvement of public facilities which have a life expectancy of 5 or more years and any land acquisition, land improvement, design and engineering costs related thereto." (Section 212.055(3), F.S.)

Current Status: The Local Option Sales Tax (Penny For Pinellas) was approved by the voters in 1990, and in 1997 was reapproved for another ten years until 2010. The City of Treasure Island anticipates receipts of approximately $573,000 in FY 1997-98 and $7.5 million over the next ten years.

2. Special Revenue Sources - State Revenue Sharing

State-shared revenues are initially received by the state, and are then proportionately returned to or shared with municipalities and counties. The City of Treasure Island anticipates

total receipts of $485,000 from this source in FY 1997-98. Individual state revenue sources are discussed below.

a. Half-Cent Sales Tax Disbursement

The Local Government Half-Cent Sales Tax Program is administered by the Department of Revenue. Eligibility to receive half-cent sales tax revenues is limited to cities and counties which qualify to receive revenue sharing program funds.

"A local government is authorized to pledge proceeds of the local government half-cent sales tax for the payment of principal and interest on any capital project" (Section 218.64, F.S.). Cities are directed to expend these revenues "only for municipality-wide programs or for municipality-wide property tax or municipal utility tax relief." Additionally, "all utility tax reductions afforded by participation in the local government half-cent sales tax shall be applied uniformly across all types of taxed utility services."

Current Status: The Department of Revenue estimates that Treasure Island will receive $310,000 from the half-cent local government sales tax distributions in FY 1997-98. The City of Treasure Island received $311,000 in FY 1995-96.

b. Beverage License Tax

Florida's beverage license is administered by the Department of Business Regulation, Division of Alcoholic Beverages and Tobacco. A portion of the license tax imposed and collected within an incorporated municipality is returned to that municipality.

Current Status: The City of Treasure Island received $21,000 in FY 1995-96. The city has budgeted $20,000 in expected receipts from this source for FY 1997-98.

c. Mobile Home License Tax

Mobile home license fees ranging from $20 to $80 (levied according to length) are collected annually by each county Tax Collector and remitted to the Department of Highway Safety. After a one dollar fifty cents sum per license is paid into the general revenue fund, the balance is returned to the county in which the mobile homes are located. The revenue is divided: one-half to the district school board and the remainder either to the county or the city where the mobile home is located.

Current Status: The City of Treasure Island receives no money from the Mobile Home License Tax.

d. Motor Fuel Tax Refunds for Municipalities

The motor fuel tax refund is that portion of the state motor and special fuels taxes which is paid by the municipality on motor fuel or special fuel used in motor vehicles operated for a municipal purpose. The money is returned to the governing body of the municipality. However, the governing body of the municipality must file an application form with the Department of Revenue in order to obtain a permit which entitles the entity to a refund.

Current Status: The City of Treasure Island received $3,400 for FY 1995-96 from the Motor Fuel Tax Refunds for Municipalities, but no receipts are budgeted from this source for FY 1997-98.

e. Firefighters Supplemental Compensation

The firefighters supplemental compensation is an educational incentive for firefighters, and this supplement reimburses the municipality from state funds. Supplemental compensation is added to the income of firefighters who meet

certain educational requirements, if said education is not a requirement for employment. Each firefighter with an associates degree receives $50 per month, and each firefighter with a bachelors degree in a fire-related subject receives a supplement of $110 monthly. The municipality reports monies paid under this statute (Section 633.382, F.S.) to the Division of State Fire Marshal of the Department of Insurance to receive reimbursement from the state.

Current Status: The City of Treasure Island received $1,200 from the Firefighters Supplemental compensation fund in FY 1995-96, and has budgeted the same amount for FY 1997-98.

f. Two-Cent Cigarette Tax Distribution to Municipalities

A portion of the tax levied on each pack of cigarettes is distributed monthly to municipalities.

Current Status: The City of Treasure Island received $20,400 in FY 1995-96, and estimates that it will receive $19,500 in FY 1997-98 .

D. Governmental - Capital Projects Fund

The Capital Projects Fund is used to account for the accumulation of financial resources to be used for the acquisition of major capital equipment or facilities. The Capital Projects Fund is composed of five programs: the Road Resurfacing Fund (accumulates appropriations for the General Fund for road resurfacing of city-maintained streets); the Beach Improvements fund (funded by interest); the EMS Equipment Sinking Fund (for renewal and replacement of EMS equipment); the Public Works Equipment Sinking fund (for purchases of capital equipment); and the Police Contraband Forfeiture Fund (financed through the sale of confiscated property for purchases of police equipment and facilities). Capital Projects Fund revenues and expenditures are illustrated below:

Table 1
Capital Projects Fund Revenues and Expenditures

Program	**Fund Balance 9/30/96**	**Fund Balance 9/30/97**	**Proposed 97/98 Revenues**	**Proposed 97/98 Expenditures**
Road Resurfacing	$157,359	$199,859	$7,500	$119,750
P/W Equipment	37,364	57,674	22,000	63,100

Beach Improvement	416,141	387,041	21,000	50,000
EMS Equipment	168,912	188,442	19,500	250,000

Source: *Treasure Island FY 1997-98 Budget*

E. Proprietary/Enterprise Funds

Enterprise funds are used to account for municipal services that are operated and financed in a manner similar to private business enterprises. It is established by the local government to account for all revenues and expenditures for a service. An enterprise fund is a mechanism to ensure that the fees charged for the service recoup all cost associated with the service, both capital and operating.

Enterprise funds are typically used for utilities: water, sewer, gas, and sanitation. They can also be used where revenues are collected in connection with providing the service, such as toll bridge, marina, parking or pier fishing services. Enterprise funds are used to account for the provision of goods and services, primarily to the public at large, on a user charge basis.

Revenue bonds are often used to finance needed improvements in services operated as enterprise funds. The revenue bonds are backed by the revenues generated primarily through user charges, connection fees, franchise fees or utility taxes. Revenue bonds may have a requirement that revenues must equal operating expenses, renewal and replacement payments and debt service. The benefit to the municipality is that the true cost of providing the service is isolated and allows a determination of the true value of that service.

Current Status: Treasure Island utilizes four enterprise funds. These funds are as follows:

1. Causeway Fund

The causeway fund accounts for the operation and maintenance of the Treasure Island Causeway toll collection and drawbridge facilities. In FY 1996-97 the city raised $1,896,000; $1,909,000 is anticipated for FY 1997-98, with capital expenditures of $1,284,000.

2. Water Pollution Control Fund

The Water Pollution Control Fund accounts for the operation and maintenance of the waste water collection and transmission system. Connection fees are fees charged individuals and businesses to connect to current infrastructure. They are used to allay capital cost of infrastructure necessary to support an additional user. The City of Treasure Island assesses a Sewer Impact Fee (connection fee) of $325 per new unit. This is a one time only fee charged to new buildings which require sewer services. Although no new connections were made in FY 1996-97 and none are expected in FY 1997-98, the city raised $1,435,000 from service charges. The city anticipates receiving $1,423,000 from service charges in FY 1997-98, with capital expenditures of $258,000.

3. Solid Waste Fund

Garbage and Trash Fund accounts for the operation and maintenance of collecting and disposing of all refuse generated within the city. In FY 1996-97 the city raised $1,022,300; $1,018,000 is anticipated for FY 1997-98, but no capital expenditures are planned.

4. Transit System Fund

The Transit System Fund accounts for the operation and maintenance of the city public transportation system. The system generated approximately $52,000 in FY 1996-97, and over $57,000 is anticipated for FY 1997-98, but no major capital expenditures are planned.

5. Stormwater Management Fund

This fund accounts for the operation and maintenance of the city stormwater management system, as required by the National Pollution Discharge Elimination System (NPDES). The fund generated approximately $163,000 in FY 1996-97, and an increase to $169,000 is anticipated for FY 1997-98. Stormwater capital improvements are planned for FY 1997-98 and FY 1998-99 in the sum of $300,000, and approximately $74,000 was expended in FY 1996-97 for vehicles and equipment.

6. Treasure Island Recreation Center Fund

This fund accounts for the operation and maintenance of the Treasure Island Golf, Tennis, and Recreation Center on Paradise Island. The fund generated approximately $217,000 in FY 1996-97, and approximately $219,000 is anticipated for FY 1997-98, with $17,500 being spent on major capital expenditures.

F. Fiduciary Funds

The City of Treasure Island has no fiduciary funds that impact or can be used for capital improvements.

G. Other Sources

1. Borrowing

The high cost of many capital improvements requires local governments to utilize borrowing, either through short-term or long-term financing. Short-term financing is one option available to raise required revenue for short periods, generally ranging from one to five years. The more customary method, however, is to authorize long-term bond issues, normally for five to forty years. One of the rationales for borrowing in a state that is experiencing tremendous growth, is that the residents who are enjoying the benefits of the capital improvements in the future are responsible for paying part of the cost. Furthermore, all cost is not borne by those residents currently residing in a municipality, since the cost is spread out over the life of the particular improvement. Ideally there should be a direct correlation between the term of the bond and the expected life of the capital improvement.

There are two types of bonds typically used by municipalities to raise funds. The first is the general obligation bond, which is backed by the full faith and credit of the local government,

and is required to be approved by voter referendum. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the government. Revenues collected from ad valorem taxes on real estate and other sources of general revenue are used to service the government debt. Capital improvements financed through general obligation bonds should benefit the municipality as a whole rather than particular areas or groups.

The second type of bond is the revenue bond, which is financed by those directly benefiting from the capital improvement. Revenue obtained from the issuance of revenue bonds is generally used to finance publicly owned facilities, such as sewage treatment plants, parking garages, water systems, etc. Charges collected from the users of these facilities are used, in turn, to retire the bond obligations. In this respect, the capital project is self- supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved by the governing body without voter referendum.

The City Commission may also approve issuance of a revenue bond pledging a particular source of funding to repay the bond. For example, parking meter revenues (or a designated portion of them) may be pledged to retire a bond issue to construct a parking garage.

General Obligation Bonds Current Status: The City of Treasure Island has a AAA bond rating, and has issued general obligation bonds to finance the establishment and maintenance of the municipal sewer system. Ad valorem taxes were pledged in payment of bond principal and interest. The status of the general obligation bonds is as follows:

1977 General Obligation Sewer Bonds

Orig. Amt.	Interest	Amt. Remaining	Final Maturity
$500,000	5.5-5.9%	$160,000	9/1/02

Revenue Bonds Current Status: The City of Treasure Island has a AAA bond rating and has issued revenue bonds for extension and improvements to the sewer system and for improvements to the municipal causeway. The 1977 Sewer Revenue Bonds are secured through system revenues, investment of the bond interest, and reserve funds.

The 1992 Causeway Improvement Revenue Refunding Bonds are secured with the operating revenue of the Causeway Fund.

1977 Sewer Revenue Bonds

Original Amount	Amount Outstanding	Interest Rate	Maturity
$410,000	$237,500	5.4-5.6%	01/07

1992 Causeway Improvement Revenue Refunding Bonds

Original Amount	Amount Outstanding	Interest Rate	Maturity
$2,250,000	$ $1,145,000	6.6-9.375%	11/01/02

2. County, Regional, State, and Federal Grants

Grants are monies received for which the city must make application. Grants are tied to a specific purpose or use, and cities are in competition to be awarded grant dollars. As such,

grants are not a reliable source of funding.

Policy and Practice Inventory

Rule 9J-5, F.A.C., requires LOS standards to be addressed by all local governments in their comprehensive planning process.

Current Status: Treasure Island has formally adopted LOS standards within this comprehensive plan.

BUDGETING

1. Capital Budget

Capital budgeting is a form of economic technical analysis that systematically compares costs to benefits in the hope that scarce resources can be allocated efficiently. A capital budget is an annual financial plan that specifies the capital improvements or items a municipality plans to provide during a given fiscal year, while specifying the revenues that will be used to pay for the improvements or items. As defined in Rule 9J-5, F.A.C., "capital budget means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year."

Prior to establishing a capital budget, the local government should adopt a definition of what will be included in that budget. Capital improvements are defined in Rule 9J-5, F.A.C., as "physical assets constructed or purchased to provide, improve or replace a public facility which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements."

Most definitions concern the cost of the improvement and the expected life and method of payment. All of the elements of the definition are variables that should be tailored to the size of the municipality. An example definition of a capital improvement is an improvement costing $5,000 or more, with an expected life of five years or more and requiring multi-year financing.

Current Status: Treasure Island currently adopts an annual capital budget in conjunction with the operating budget.

and Infrastructure Construction

As a condition for development approval, local governments can require developers to dedicate land for roads, parks, etc., to be used for public purposes. Dedications, infrastructure construction, and/or payment in lieu of such actions are generally used as tools in concert with impact fees, to ensure that infrastructure is adequate to support the LOS standards adopted by the community.

When an area for development is too small for such land dedications, or it is not feasible, the municipality may require payment of a fee of equivalent value. The fee would be used for

provision of services required by the development. Construction of public facilities by the developer, which are then transferred to the municipality, is another method utilized by municipalities to ensure that necessary infrastructure is in place to support development.

Current Status: The City of Treasure Island may require land dedication or infrastructure improvements as a condition for development.

2. Other Methods

There are other methods available to municipalities, some of which include the use of Urban Service Areas, moratoria, and tax increment financing. The City of Treasure Island has not availed itself of any of these methods.

IV. ANALYSIS

A. Background

This section begins the examination of the municipality's ability to fund the capital needs derived from the Schedule of Capital Improvements. The purpose of this section is to determine if sufficient revenue will be available within the existing budgeting framework of the municipality to fund improvements as needed.

A consideration of alternatives implies that a decision is made by the municipality to maintain, increase, or decrease its LOS standards based on cost and willingness to pay.

The Department of Community Affairs is required by Rule 9J-5, F.A.C., to base its determination of compliance of the municipality's comprehensive plan with the requirements of the law on the specific characteristics of the community. Concerning capital improvements, "...the Department shall consider the scale of public services the local government provides or is projected to provide as it relates to the level of capital improvements planning required." [Rule 9J-5.002(2)(c)]

B. Changes in Fund Balances/Retained Earnings

Fund balances or retained earnings are an integral factor in determining the financial strategy of the city. A table showing fund balances and retained earnings as of September 30, 1996, for each of the city's funds follows:

Table 2 Fund Balances and Retained Earnings For FY 1996

Fund	Unreserved Fund Balance	Unreserved Retained Earnings	Increase (Decrease) Over FY 95

General Fund	$1,348,106	--	$514,798

Special Revenue Funds			
Local Option Sales Tax	1,835,471	--	417,305
County Gas Tax Fund	201,758	--	50,494
Police Training Fund	35,459	--	(4,797)
Transportation Trust Fund	152,730	--	8,587
Capital Projects Fund			
P/W Equipment Sinking Fund	37,364	--	21,502
EMS Equipment Sinking Fund	168,912	--	19,614
Road Resurfacing Fund	157,359	--	7,974
Beach Improvement Fund	416,141	--	(46,258)
Contraband Fund	1,593	--	(1,533)
Proprietary/Enterprise Funds			
Transit System Fund	--	21,270	(2,017)
Causeway Fund	--	6,372,813	918,203
Water Pollution Control Fund	--	3,289,972	38,623
Solid Waste Fund	--	628,739	11,957
Stormwater Management Fund	--	204,115	161,622
Recreation Center Fund	--	418,368	(76,663)

Source: *City of Treasure Island Comprehensive Annual Financial Report,* September 30, 1996

C. Cash and Investments

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the city Finance Director. Investments of pooled cash consist primarily of certificates of deposit and time deposits, and are carried at the lower of cost or market value. Interest income earned as a result of pooling, is distributed to the appropriate funds utilizing a formula based on the average daily balance of cash and marketable securities of each fund. The pension funds and the agency fund assets are carried at market value. Interest income for all investment amounted to $885,834 in FY 1995-96, a decrease of 4.88 percent over the previous fiscal year.

All of the city's investments are insured or registered and are held by the city or its agents.

The city's pension investments are comprised of U.S. Government Securities, including GNMAs, FHLMC securities, Treasury strips and receipts. The assets in deferred compensation plan are comprised of mutual funds.

D. Financial Assessment of Ability to Fund Identified Capital Needs

1. Forecasting of Revenues and Expenditures

Forecasts and projections of future revenues and expenditures can be a useful planning tool if the reader accepts them for what they are - educated guesses about the future financial environment. The danger that forecasts and projections present is that they will be viewed as absolute once they are printed in a document such as a comprehensive plan. Rather than placing total reliance on the long-term accuracy of forecasts and projections, they should be considered an approximation or estimate of what can be expected to occur. The reader should always keep in mind that with changeable local, national, and international environments, what is thought today to be valid and accurate, may tomorrow be of little value. Nonetheless, forecasts and projections are required by Rule 9J-5 to be included in the *Capital Improvements Element.* Those that follow represent good-faith attempts to make them worthwhile estimates of future financial conditions.

There is considerable debate about whether to apply inflation factors to projections. Because future inflation percentages are among the unknowns, for the purposes of this element, present day dollars are used in the tables. During the annual review of the CIE and preparation of the operating budget and capital improvements program, the figures should be adjusted to reflect future costs as they become known.

2. Projection of Debt Service Obligations

The City of Treasure Island's long-term debt service obligations are depicted below. The percentage of net bonded debt to assessed valuation and the amount of bonded debt per capita are useful indications of the city's debt position to municipal management, citizens, and investors. These data for the city as of September 30, 1996, were as follows:

Percentage of debt to assessed value 0.02%
Debt per capita (permanent population) $21.78

3. Projection of Ad Valorem Tax Data

See Section IV. of this Data and Analysis for a general discussion of ad valorem taxation. For the City of Treasure Island, taxable value has increased over the last ten years by an average of 3.7 percent per year. The millage levy has varied from 1.4235 (1987 to 1989) to 1.6172 (1994). Ad valorem dollars have represented an average of 20.7 percent of total city revenues over the period of 1987 to 1996, ranging from a low18.8 percent in FY 1991 to a high of 23.9 percent in FY 1990. For FY 1997-98 ad valorem taxes represent approximately 21 percent of total revenues.

4. Projection of Other Major Tax Bases and Revenue Sources

Table 3
Ad Valorem Taxes Historic and Projected Rates Fiscal Years 1987 to 2002*

Fiscal Year	Taxable Assessed Value**	% Change	Millage	Revenue
1987	$443,398	--	1.4235	$631,177
1988	478,210	7.30%	1.4235	680,732
1989	483,384	1.10%	1.4235	688,097
1990	482,213	-0.20%	1.7535	845,560
1991	514,587	6.30%	1.4235	732,515
1992	539,368	4.60%	1.3745	741,361
1993	545,311	1.10%	1.3672	745,549
1994	587,577	7.20%	1.6172	950,230
1995	607,399	3.30%	1.5716	954,588
1996	622,072	2.40%	1.5430	959,857
1997	637,624	1.41%	1.5272	973,779
1998	653,564†	2.5%	1.5272***	998,123
1999	669,903	2.5%	1.5272	1,023,076
2000	686,651	2.5%	1.5272	1,048,653
2001	703,817	2.5%	1.5272	1,074,869
2002	721,413	2.5%	1.5272	1,101,742

Source: *City of Treasure Island Comprehensive Annual Financial Report*, September 30, 1996
City of Treasure Island Budget, FY 1997-98
* Assessed value numbers in millions of dollars
** Real and personal property
† Estimated revenues and tax rates for FY 98 to 2002

The table below illustrates the estimated revenues for major funding sources (other than ad valorem taxes) during the life of the current Capital Improvements Program.

Table 4
Estimated Revenues for Major Funding Sources

Revenue Source	FY 97-98	FY 98-99	FY 99-2000	FY 2000-01	FY 2001-02	Total

Local Option Sales Tax (Penny for Pinellas)	$1,424,000	$1,268,000	$727,000	$581,000	$572,000	$4,572,000
Causeway Fund	8,000,000	8,500,000	9,000,000	9,500,000	10,000,000	45,000,000
Stormwater Enterprise Fund	250,000	256,000	262,000	268,000	274,000	1,310,000
Wastewater Fund	3,000,000	2,970,000	2,940,300	2,910,897	2,881,788	14,702,985
Recreation Fund	169,000	170,690	172,397	174,120	175,862	862,069

Source: Pinellas County and Treasure Island Budget Office

Funding assumptions:

- Local Option Sales Tax - Pinellas County allocation will continue as projected.
- Causeway Fund - Revenues will increase by approximately $500,000 per year.
- Stormwater Enterprise Fund - Revenues will increase by approximately $6,000 per year.
- Wastewater Fund - Revenues will decrease by approximately 1 percent per year.
- Recreation Fund - Revenues will increase by approximately 1 percent per year.

5. Projection of Operating Cost Considerations

Operating costs are greatly influenced by inflation and the resultant increase in the costs of equipment, materials, and labor. No absolute operating cost figure can be projected, but if historical patterns are duplicated in the future, they can be expected to increase an average of three percent per year.

Table 5
Operating Costs Projections for Fiscal Years 1997-98 to 2001-2002
(Excluding Enterprise Funds, but Including Capital Projects and Special Revenues)

Fiscal Year	**Estimated Costs**
1997-1998	$7,207,210

1998-1999	7,423,426
1999-2000	7,646,129
2000-2001	7,875,513
2001-2002	8,111,778

Source: FY 97 Budget plus 3% per year

6. Projection of Debt Capacity

Debt capacity for the City of Treasure Island is excellent as evidenced by its AAA bond rating. Standard & Poor's municipal debt rating system defines a rating of AAA as: "Debt rated AAA has the highest rating assigned by Standard & Poor's. Capacity to pay interest and repay principal is extremely strong." Moody's bond rating defines AAA as: "Bonds which are rated AAA are judged to be of the best quality. They carry the smallest degree of investment risk and are generally referred to as *gilt edge*." Interest payments are protected by a large or by an exceptionally stable margin, and principal is secure. While the various protective elements are likely to change, foreseeable changes are unlikely to impair the fundamentally strong position of such issues. Debt capacity is addressed by Objective 1.2 of this *Capital Improvements Element*.

F. Summary of Findings

The following is a listing of the findings supported by the data collection and analysis of the capital needs, financial resources, and policies and practices, of the City of Treasure Island.

- The city currently has an excellent budget presentation and an award winning financial report. The graphs, historical data, budget message from the City Manager, and details available concerning line item expenditures provide the Commission with the necessary data to make informed financial decisions.

Finding: That the city continue its current budget presentation and award winning financial reports.

- No revenue source used by the city and under its control is at the maximum allowed under Florida law.

Finding: The city has many revenues sources available. The millage rate has historically been under two mills, although a levy of up to ten mills is allowed under Florida law. Additionally, utility taxes of up to 10 percent can be levied on all utility services within the city.

A. Concurrency Management Requirements

The Department of Community Affairs Department of Economic Opportunity has stated that any concurrency management system prepared by a local government must contain the following elements to be deemed adequate in meeting the intent of Rule 9J-5, F.A.C., and Chapter 163, F.S.

- A requirement that the local government maintain the adopted level-of-service standards.
- A requirement that the local government *Capital Improvements Element* set forth a financially feasible plan which demonstrates that the adopted level-of-service standards will be achieved and maintained.

- A system for monitoring and ensuring adherence to the adopted level-of-service standards, the schedule of capital improvements, and the availability of public facility capacity.
- Guidelines for interpreting and applying level-of-service standards to applications for development orders and development permits, and for determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.
- A requirement that the local government adopt land development regulations which specify and implement provisions of the concurrency management system.

To meet the requirements of a concurrency management system, the City of Treasure Island will:

a. Continue to Adopt a Capital Budget and Implement a Capital Improvements Program and *Capital Improvements Element*

The capital budget will identify the costs and revenue sources for projects shown in the first year of the five-year capital improvements program. As projects are completed during the current budget year, they will be removed from the CIP and a new fifth year of projects added.

The CIPs may address deficiencies as identified in other elements of this comprehensive plan, as needed to serve new development or redevelopment proposed to be permitted by the local government. The plan is based on available or projected revenue sources adequate to fund identified capital assets.

b. Amend Current Land Development Regulations

The current land development regulations (LDRs) will be amended, as necessary, in order to maintain consistency with the adopted comprehensive plan.

c. Establish a Monitoring System to Ensure Concurrency

Programs and procedures will provide that levels of service shall not fall below those established in this comprehensive plan. The City Commission may issue a development permit when necessary facilities are in place at the time a development permit is issued, or a development permit may be issued subject to the condition that necessary facilities are in place when the impact of the development occurs.

d. Annual Review of the *Capital Improvements Element*

The required annual review of the *Capital Improvements Element* is articulated in the following section of this element, entitled "Monitoring and Evaluation."

V. MONITORING AND EVALUATION

Chapter 163, F.S., states that the CIE shall be reviewed on an annual basis and modified as necessary. Amendments to the comprehensive plans may be made not more than twice during any calendar year. However, corrections, updates and modifications concerning costs, revenues sources, acceptance of facilities pursuant to dedications which are consistent with the plan, or the date of construction of any facility enumerated in the *Capital Improvements Element* may be accomplished by ordinance and do not constitute an amendment to the plan.

Capital improvements programming is a continuous process and requires continuing involvement by the citizens, city staff, and City Commission. Some of the factors that require regular monitoring and evaluation are: changing capital needs, changes in revenue sources, expenditure levels, and public perceptions of these changes.

Community support is a vital element of a successful capital improvements program. Public involvement ensures that the goals of the community are reflected in decisions governing the way in which limited resources are expended. To accomplish this, an annual review of the *Capital Improvements Element* should be undertaken. The annual review will be the responsibility of the City Commission, and will include: a review of this element, recommendations concerning the capital improvements program and an annual capital budget based on the needs established in the review of this element. The City Commission should establish the timing of the presentation of the report at a public meeting to most effectively complement the budget cycle.

The review process may include, but is not limited to, an analysis of the following factors:

- Updates, corrections, and revision to costs, revenues, target dates and locations;
- Consistency with the other elements of the comprehensive plan;
- Actions of other local, county, and state agencies;
- Status of projects completed or progress made toward completion;
- The level of service being achieved;
- The debt status of the city;
- Grants or private donations received or being sought;
- Account balances and reserves; and
- Identification of new, emerging facility or land needs for the latter portion of the planning period.

VI. GOALS, OBJECTIVES, AND POLICIES

A. Background

~~Pursuant to Section 163.3177(9) and (10), F.S., and Rule 9J-5.016(3)(a), (b), and (c), F.A.C., the following represents the goals, objectives, and policies of the *Capital Improvements Element*. These goals, objectives, and policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.~~

~~**B. Nonapplicable Items**~~

~~All objectives and policies identified in Rule 9J-5.016, F.A.C., are applicable to the City of Treasure Island.~~

Introduction

The Treasure Island Capital Improvements Element is designed to consider the need for and the location of City public facilities and maintenance and replacement of assets.

Goal:

The City shall adopt ~~undertake fiscal actions necessary~~ an annual budget to provide and maintain a resilient community and public ~~facilities~~assets ~~for all residents within its jurisdiction at the adopted levels of service~~.

Objective 1.1: ~~Schedule of~~ Capital Improvements Planning

Capital improvements ~~contained in the adopted five-year Schedule of Capital Improvements~~, will be provided in Capital Improvement Plans (CIPs) ~~correct existing deficiencies~~ to proactively maintain assets, ~~to~~ accommodate desired future growth and resiliency, ~~and to replace worn out or obsolete facilities~~ and ~~will serve to~~ prioritize projects with fiscal resources ~~in order to maintain~~ in conjunction with adopted levels of service and City directives.

Policy 1.1.1: The City shall maintain a Capital Improvements Program (CIP) ~~the purpose of which is to evaluate projects proposed for inclusion in the five-year Schedule of Capital Improvements.~~

~~**Policy 1.1.2:** The City shall continue to develop and,~~ which is updated annually. ~~a multi-year CIP, the first year of which shall be the Capital Budget.~~

~~**Policy 1.1.3:**~~ Proposed capital improvement projects shall be evaluated according to one or more of the following values ~~guidelines~~:

- Project is needed to eliminate a hazard to public health and safety;
- Project is needed to fulfill a legal commitment;
- Project is needed to preserve, maintain, refurbish, achieve full use of, or replace existing facilities or assets;

- Project is supported in the City's Strategic Plan, or other adopted plan;
- Project will provide or bring an existing facility up to an adopted level of service;
- Project will increase efficiency or use of existing facilities or assets, prevents or reduces futureimprovement or maintenance costs; ~~or provides service to all residents equitably;~~
- Project needed to accommodate facility demands resulting from new development or re-development;
- Project reduces capacity deficits;
- Project furthers policies adopted in other elements of this plan;
- Project needed to serve development for which a development order was issued prior to adoption of this comprehensive plan;
- Project will increase the economic base or quality of life of the residents; and
- ~~Budget impact of project, both capital and operating, will be considered and the City Commission will consider financial feasibility of project; and~~
- Project is ~~will be reviewed for~~ not in conflict ~~consistency~~ with plans of other agencies having responsibilityfor public facilities within the jurisdiction.

~~**Policy 1.1.4:** The City shall ensure the availability of public facilities at adopted levels of service needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for the evaluation of capital improvements established in this element.~~

~~**Policy 1.1.5:** It is the policy of the City of Treasure Island to set a capital improvements cost threshold of $25,000 for projects to be included in the *Capital Improvements Element* of this comprehensive plan.~~

~~**Policy 1.1.6:** Existing and anticipated capacity deficiencies identified in other elements of this plan shall be corrected according to the financially feasible Schedule of Capital Improvements adopted through this *Capital Improvements Element* policy.~~

~~**Policy 1.1.7:** The City shall periodically examine the cost benefit of providing solid waste management by franchise collectors.~~

Policy 1.1.8~~2~~: The City shall consider the utilization of public or private ~~any federal, state, and/or local~~ grant~~s~~ funding ~~programs~~ or private funds to finance capital improvements ~~when such is recommended during any regular City Commission meeting~~, when feasible.

Policy 1.1.3: The City shall coordinate with Pinellas County, other agencies, the water management district, and other municipalities that provide public facilities within the City's jurisdiction to ensure projects are funded equitably.

Policy 1.1.4: The City shall, when appropriate, consider the adoption of impact fees assessments, user fees, or other funding mechanisms.

Policy 1.1.5: The City staff, shall issue development orders only when required capital facilities are present or will be available concurrent with the impact of development.

Policy 1.1.6: As a part of the capital improvement planning process, public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their

cost; and c) minimize their impacts on the natural environment, to the extent feasible.

Policy 1.1.7: The City will not give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements unless the project pays a proportional share of the costs of these improvements, or an alternate agreement is reached.

Policy 1.1.8: The City will prepare and adopt each year a five-year capital improvements program, to include all projects which entail expenditures of at least $25,000 and a life of at least five years.

Policy 1.1.9: The City will use developer contributions, including impact fees, to help fund the cost of public facilities needed to serve new development and redevelopment.

~~**Measure:** Implementation of policies.~~

~~**Type of Project & Name**~~	~~**Total**~~	~~**FY 99**~~	~~**FY 2000**~~	~~**FY 01**~~	~~**FY 02**~~	~~**FY 03**~~
~~***Sewer Service***~~						
~~Manhole and Line Rehabilitation~~	~~1,759.0~~	~~734.0 WF~~	~~246.0 WF~~	~~258.0 WF~~	~~271.0 WF~~	~~250.0 WF~~
~~***Drainage Improvements***~~						
~~West Gulf Area Storm Sewer Improvement~~	~~150.0~~	~~150.0 SF~~				
~~Misc. Sewer Improvements~~	~~50.0~~					~~50.0 SF~~
~~***Transportation***~~						
~~Road Resurfacing~~	~~383.0~~	~~94.0 GT~~	~~80.0 GT~~	~~69.0 GT~~	~~70.0 GT~~	~~70.0 GT~~
~~Treasure Island Causeway Replacement Feasibility Study~~	~~1,000.0~~		~~1,000.0 CF~~			
~~***Recreation/Open Space***~~						
~~Tennis Courts and Lighting~~	~~81.0~~	~~81.0 LO~~				
~~Treasure Island Beach~~	~~300.0~~	~~300.0 LO~~				

Center						
Fund Summary						
Causeway Fund	1,000.0		1,000.0			
County Gas Tax Fund	383.0	94.0	80.0	69.0	70.0	70.0
Local Option Sales Tax	381.0	381.0				
Stormwater Mgt. Fund	200.0	150.0				50.0
Water Poll. Control Fund	1,759.0	734.0	246.0	258.0	271.0	250.0
Totals	3,723.0	1,359.0	1,326.0	327.0	341.0	370.0

Source: City of Treasure Island Five Year Capital Improvement Program (FY 1999 to FY 2003)

Debt Management

The City shall manage its debt in a manner to retain the integrity of its fiscal resources.

Policy 1.2.1: When it is necessary for the city to incur debt in order to provide needed capital improvements to maintain adopted levels of service (LOS), the City shall give particular consideration to all factors that will achieve the highest possible rating of the national bond rating services and that will secure the lowest net interest cost for the indebtedness incurred.

Policy 1.2.2: The City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.

Policy 1.2.3: Where possible, special assessment, revenue, or other self supporting bonds will be used instead of general obligation bonds.

Policy 1.2.4: Borrowing power shall only be exercised upon an affirmative vote of four fifths (4/5) majority of the City Commission, and if required by the state constitution, by affirmative vote of the electors of the municipality, subject only to the following conditions:

The outstanding debt of the city, excluding debt directly related to the Treasure Island Causeway, shall not exceed three and one-half (3½) percent of the city's annual assessed valuation of the total taxable property within the City of Treasure Island. No single project shall be approved for debt financing by the City Commission without an affirmative vote of the electors of the municipality, if the cost of said project shall exceed fifteen (15) percent of the three and one-half (3½) percent debt limitation set out above.

The total annual debt service of the city, including required reserves but excluding alldebt service revenue relating directly to the Treasure Island Causeway, shall never exceed

~~twenty (20) percent of the annual total revenue of the city from all sources,excluding causeway revenues and federal and state revenue sharing funds.~~

~~In accepting any bid on the obligations of the city, the Commission shall be required to accept the bid which produces the lowest net interest cost for the indebtedness incurred, but the Commission shall have the power to refuse all bids.~~

~~In the preparation of any bond, the Commission shall give particular considerationto all factors that will achieve the highest possible rating of the national bond ratingservice, and that will secure the lowest net interest cost for the indebtedness incurred.~~

~~Measure: Implementation of policies and consistency with Florida law~~

Objective 1.2: Maintain Asset Management Programs

The City shall utilize the concepts of Asset Management to proactively maintain sanitary sewer, stormwater, transportation, buildings, significant structures, and recreational facilities.

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

Policy 1.2.2: The City will maintain a program of regularly scheduled inspections of all capital facilities to monitor and record the condition of each.

Policy 1.2.3: Condition assessments shall be used to determine the improvements needed and to prioritize the improvements in a cost-effective manner to extend the life of the asset.

Policy 1.2.4: Asset management programs should be maintained and updated at least every five years.

Objective 1.3: Maintenance of Adopted Level-of-Service Standards

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and to provide needed capital improvements for future development and redevelopment, to address the goals of other comprehensive plan elements and to maintain ~~at~~ adopted levels of service. ~~as specified in the elements of this comprehensive plan.~~

~~**Policy 1.3.1:** The City shall work with other governmental jurisdictions to establish a strategyto ensure that the entire cost of providing necessary capital facilities, at adopted levels of service,for any future development or redevelopment within the jurisdiction shall not be borne by existing residents.~~

Policy 1.3.1: The City shall ensure the level of service standards established in the comprehensive plan through regular evaluation of facilities and assets and programming of

improvements as needed.

Policy 1.3.2: Upon any adoption of updated standards, the City will concurrently evaluate and adjust as needed its Capital Improvements Program to ensure that the capacity of facilities will meet the City's updated level of service standards.

~~**Policy 1.3.3:** The City shall, when appropriate, consider the adoption of impact fees in cooperation with other levels of government.~~

~~**Policy 1.3.4:** The city staff, at the direction of the City Commission, shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.~~

~~**Policy 1.3.5:** The adopted levels of service for public facilities within the jurisdiction of the City of Treasure Island shall be those adopted in the other elements of this plan and Policy 1.5.4 of this *Capital Improvements Element*.~~

~~**Measure:** Maintenance of levels of service~~

Objective 1.4: Coastal High Hazard Area

Public expenditures that support development in Coastal High Hazard Areas shall be limited to those improvements ~~included in this~~ supported by the adopted comprehensive plan or determined by the City Commission to be an overriding public benefit.

Policy 1.4.1: Public f ~~F~~unds shall not be expended in the Coastal High Hazard Area, except as ~~may be~~ deemed appropriate by the City to renew and replace public facilities in order to maintain adopted levels of service.

Policy 1.4.2: ~~Development~~ Developers shall fund required improvements generated by new development~~s~~ in the Coastal High Hazard Area, if the City Commission determines that those improvements are in the best interest of the City.

Objective 1.5: Concurrency Management ~~System~~

The City of Treasure Island shall provide, or require provision of, needed infrastructure for development and redevelopment concurrently with their impacts through the use of a concurrency management system, impact fees, implementation monitoring of the comprehensive plan, and enforcement of development regulations.

Policy 1.5.1: Land development regulations pertaining to concurrency management shall be amended to reflect section 163.3180, Florida Statutes and this policy.

Policy 1.5.2: The City shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service requirements as established and adopted in ~~the financially feasible *Capital Improvements Element* of~~ this comprehensive plan.

~~**Policy 1.5.2:** Development orders and permits shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.~~

~~**Policy 1.5.3:** The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities.~~

Policy 1.5.34: The City ~~of Treasure Island~~ shall ~~use~~ maintain the ~~following~~ levels of service provided in the comprehensive plan elements to determine the impacts of development and redevelopment.

~~Roads:~~

~~The operational level of service "D" peak hour shall be the standard for all arterial and collector roads within the city.~~

~~Sanitary Sewer:~~

~~The adopted level-of-service standard is 170 gallons per capita a day.~~Solid Waste:

~~The adopted level-of-service standard is 3.34 pounds per capita a day, excluding recycled materials.~~

~~Drainage:~~

~~The level of service "C", as described in the *Treasure Island Master Drainage Plan*, shall be the standard for flood control and stormwater management within the city. In addition, the following conditions shall be met:~~

- ~~Stormwater retention systems shall be designed to accommodate a 25-year, 24-hourstorm event.~~
- ~~Stormwater conveyance devices (e.g., drainage pipes) shall be designed to accommodate a three-year storm event.~~
- ~~The City shall require that the stormwater discharge rate for a post-developed or redeveloped site shall not exceed, in terms of peak flow and total volume, that which would occur from the site under existing conditions for the design storm.~~
- ~~Runoff shall, to the extent practicable, not be directly discharged into open~~
- ~~waters.~~
- ~~The land development regulations shall contain provisions which ensure that alldevelopment activity, excluding single-family homes, shall retain the first one inch ofrainfall on-site.~~

Potable Water:

The adopted level-of-service standard is 125 gallons per capita a day until the year 2004. Effective in 2005, the adopted level-of-service standard will decrease to 120 gallons per capita a day.

Coastal Management

- New development or redevelopment approvals shall require that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions.
- The City shall protect the natural functions of the 100-year flood plain so that flood- carrying and flood storage capacity are maintained.
- The City shall adhere to the impervious surface ratios defined in Objective 1.1 and associated policies of the *Future Land Use Element*, in order to minimize runoff and stabilize water quality.

Parks and Recreation:

The standards shown in Tables 1 and 2 shall be the adopted parks and recreation facilities level-of-service standards.

Table 1
Level-of-Service Standards for Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini Park	2 - 3 block area per 2,500	Play apparatus areas, benches, and open space, landscaping, picnic tables optional.
Neighborhood Park	0.25 - 0.5 mile per 5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas.
Community Park	0.5 - 3 miles per 5,000	All facilities found in the neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, and recreation buildings.
Open Space	1 acre per 1,000	Passive recreation area, trails, and commemorative structures optional.

~~Beach~~	~~1 access per 0.5 mile of~~	~~Walkways, parking, and rest rooms~~

~~Table 2~~
~~Level-of-Service Standards for Specific Activities~~

~~Activity~~	~~Per Person LOS Standard~~
~~Baseball/Softball~~	~~1 field per 6,000~~
~~Basketball~~	~~1 court per 5,000~~
~~Beach Activities~~	~~1 mile beach per 25,000~~
~~Bicycling~~	~~1 mile of trail per 5,000~~
~~Boating~~	~~1 boat ramp/dock per 5,000~~
~~Fishing (from land)~~	~~1 site per 5,000~~
~~Golf~~	~~1 9-hole course per 25,000~~
~~Jogging/Walking~~	~~1 exercise/parcourse trail per 15,000~~
~~Picnicking~~	~~1 acre per 6,000~~
~~Tennis~~	~~1 court per 2,000~~

Policy 1.5.4~~5~~: The City ~~of Treasure Island~~ shall adopt and incorporate into its land development regulations a monitoring system designed to ensure adherence to adopted ~~continued enforcement of~~ levels of service, and provision of required public facility capacity.

~~**Policy 1.5.6:** The monitoring system shall be reviewed on an annual basis together with the review of the *Capital Improvements Element* and shall be updated the year prior to preparation of the required Evaluation and Appraisal Report.~~

~~**Policy 1.5.7:** Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to the following:~~

- ~~The public facilities are in place at the time of issuance of the certificate of occupancy; or~~
- ~~The provision of the facilities is guaranteed in an enforceable development agreement~~

~~pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place at the time of certificate of occupancy issuance.~~

~~**Policy 1.5.8:** Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to the following:~~

- ~~The facilities and services are in place or under construction at the time of~~

~~**Policy 1.5.9:** Developments or redevelopments requiring the use of roads shall receive development orders subject to:~~

- ~~The public facilities being in place or under construction at the time of issuance of the certificate of occupancy; or~~
- ~~The development order is issued conditioned on the necessary facilities and services being in place or under construction not more than three years after certificate of occupancy issuance as provided in the Schedule of Capital Improvements.~~

~~**Policy 1.5.10:** The Schedule of Capital Improvements may include projects listed in the firstthree years of the Florida Department of Transportation five-year work program.~~

~~**Policy 1.5.11:** The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.~~

~~**Policy 1.5.12:** The elimination, deferral, or delay of construction of any road or service which is needed to maintain adopted level-of-service standards, and which is listed in the Schedule of Capital Improvements, shall require amendment of the comprehensive plan.~~

Policy 1.5.~~13~~6: Developments or redevelopments consisting of low-density residential dwellings, to be constructed on existing lots in subdivisions approved for such uses (residential infill), shall be considered de minimis and exempt from concurrency review. ~~Other developments or redevelopments shall be considered to have de minimis impacts and be exempt from concurrencyreview provided they comply with all of the following:~~

- ~~The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway may not exceed one percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.~~
- ~~The net increase in traffic (peak hour) generated by the proposed development, added to the total net increases in peak-hour traffic generated by all previously-approved de minimis exemptions on any affected roadway, may not exceed ten percent of the maximum service capacity of the roadway at the adopted peak-hour level-of-service standard.~~
- ~~The net increase in traffic (peak hour) generated by the proposed development onto any affected roadway designated as a hurricane evacuation route may not cause the actual level of service of the roadway to fall below the adopted peak-hour level-of-service standard.~~

Policy 1.5.7: The City shall develop a procedure to calculate compliance with the levels of service established in this comprehensive plan and shall follow the procedure to review development applications. The land development regulations will contain the formulas for calculating compliance plus tables which provide generation rates. Alternative methods

acceptable to the City Manager may also be used by the applicant for levels of service subject to concurrency requirements.

~~**Measure:** Adoption and implementation of a concurrency management system~~

Objective 1.6 Water Supply Planning

Appropriate mechanisms will be developed and adopted consistent with Pinellas County in order to assure that adequate water supplies are available to all water users.

Policy 1.6.1: In coordination with Pinellas County, assure that adequate water supplies and potable water facilities meeting the adopted level of service shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

Policy 1.6.2: The City shall implement the policies and goals described in the 10-Year Water Supply Facilities Plan.

Objective 1.7 Multi Modal Impact Fees

Maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.7.1 In coordination with the County-wide Multimodal Impact Fee Ordinance, the City shall collect impact fees for new development and redevelopment based on the adopted Multimodal Impact Fee Schedule in Chapter 150, Impact Fees, of the Pinellas County Land Development Code.

Policy 1.7.2 Multimodal Impact Fee credit shall be given for previous Transportation Impact Fees paid for permitted uses as determined in the land development regulations.

Policy 1.7.3 The City will give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements under the County-wide Multimodal Impact Fee Ordinance only if the project pays a proportional share of the costs of these improvements in accordance with the Multimodal Impact Fee Program and upon the issuance of a City approved permit.

PROPERTY RIGHTS ELEMENT

Introduction

The City's Property Rights Element is to provide for guidance on decision making subject to state law and local ordinances to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

Goal:

The City shall consider all relevant information including property owner rights and the public's health safety and welfare.

Objective 1.1: The City will ensure private property rights are considered in local decisions making.

Policy 1.1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;

Policy 1.1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;

Policy 1.1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and

Policy 1.1.4 The right of a property owner to dispose of his or her property through sale or gift.

Legend

- Single Family
- Duplex-Triplex/Multi-Family
- Commercial-Office
- Hotels
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Conservation/Preservation
- Submerged Land
- Parking
- Planned Unit Development
- Vacant
- Club, Lodge, Union Hall, Civic Club, Health Spa

LU-1 Existing Land Use

City of Treasure Island, FL

Last updated on Monday, July 18, 2022

N

0 0.25 0.5 1 Miles

State of Florida, Maxar, Pinellas County Property Appraiser

LU-2 Flood Zones, Flood Plains and CHHA

Legend

- LIMWA Line
- CHHA

Flood Zone

- AE
- VE
- X

City of Treasure Island, FL

Last updated on Monday, July 18, 2022

0 0.25 0.5 1 Miles

N

Sources: Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA


LU-3 SOIL ASSOCIATIONS
Soil Type
Kesson Fine Sand
Matlacha & St. Augustine Soils and Urban Land
Palm Beach Fine Sand
Urban Land
Beaches
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US
USGS, AeroGRID, IGN, and the GIS User Community

LU-4 Future Land Use

Legend

- Residential Urban (RU)
- Residential Medium (RM)
- Resort Facilities Medium (RFM)
- Resort Facilities High (RFH)
- Commercial General (CG)
- Preservation (P)
- Recreation/Open Space (R/OS)
- Institutional (I)
- Transportation/Utility (T/U)
- Planned Redevelopment Mixed-Use (PR-MU)

City of Treasure Island, FL

Last updated on June 6th, 2022

0 0.2 0.4 0.8 Miles

N

County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, FEMA

Legend

★ John's Pass Mound

LU-5 Historic Resources

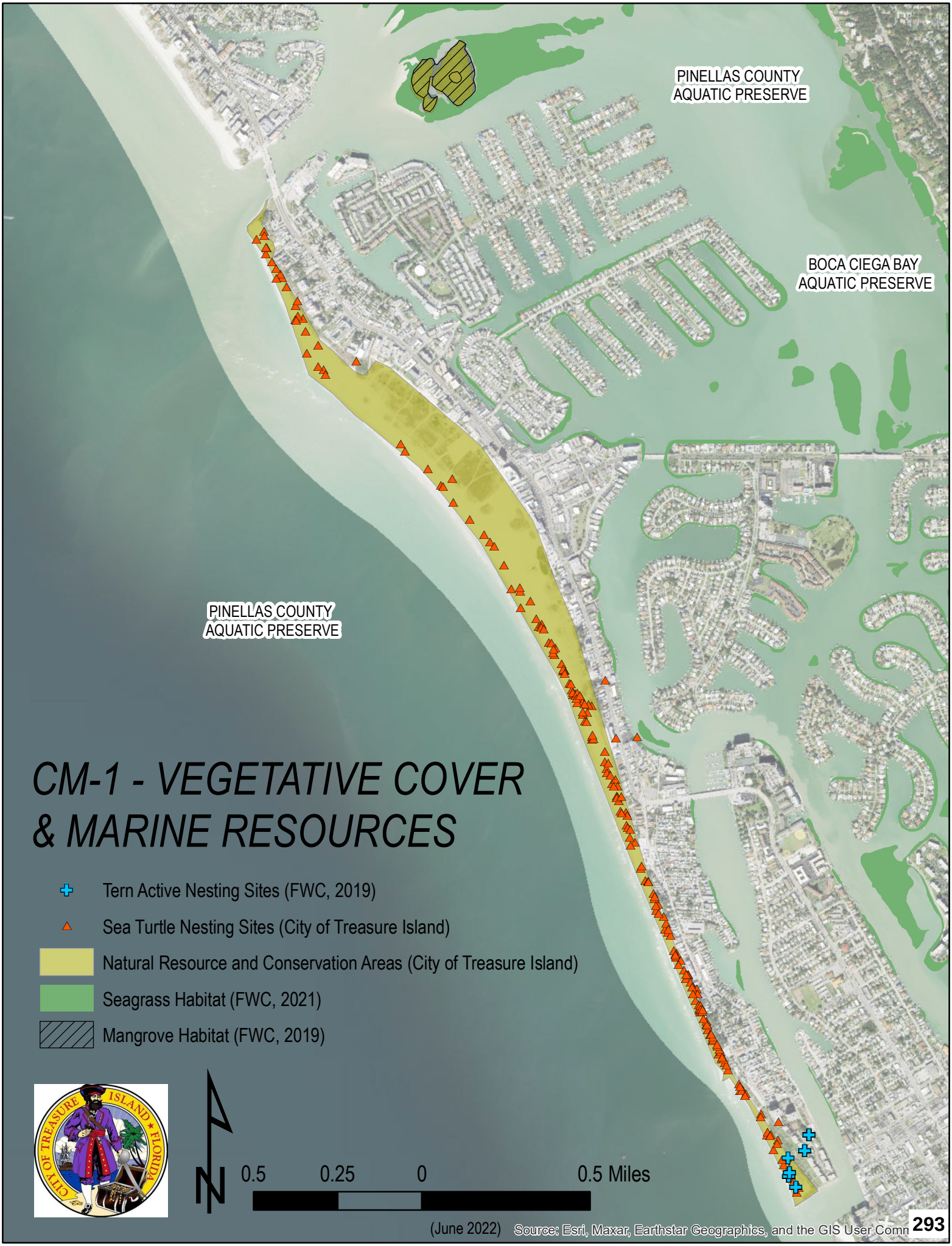
City of Treasure Island, FL

Last updated on June 9th, 2022

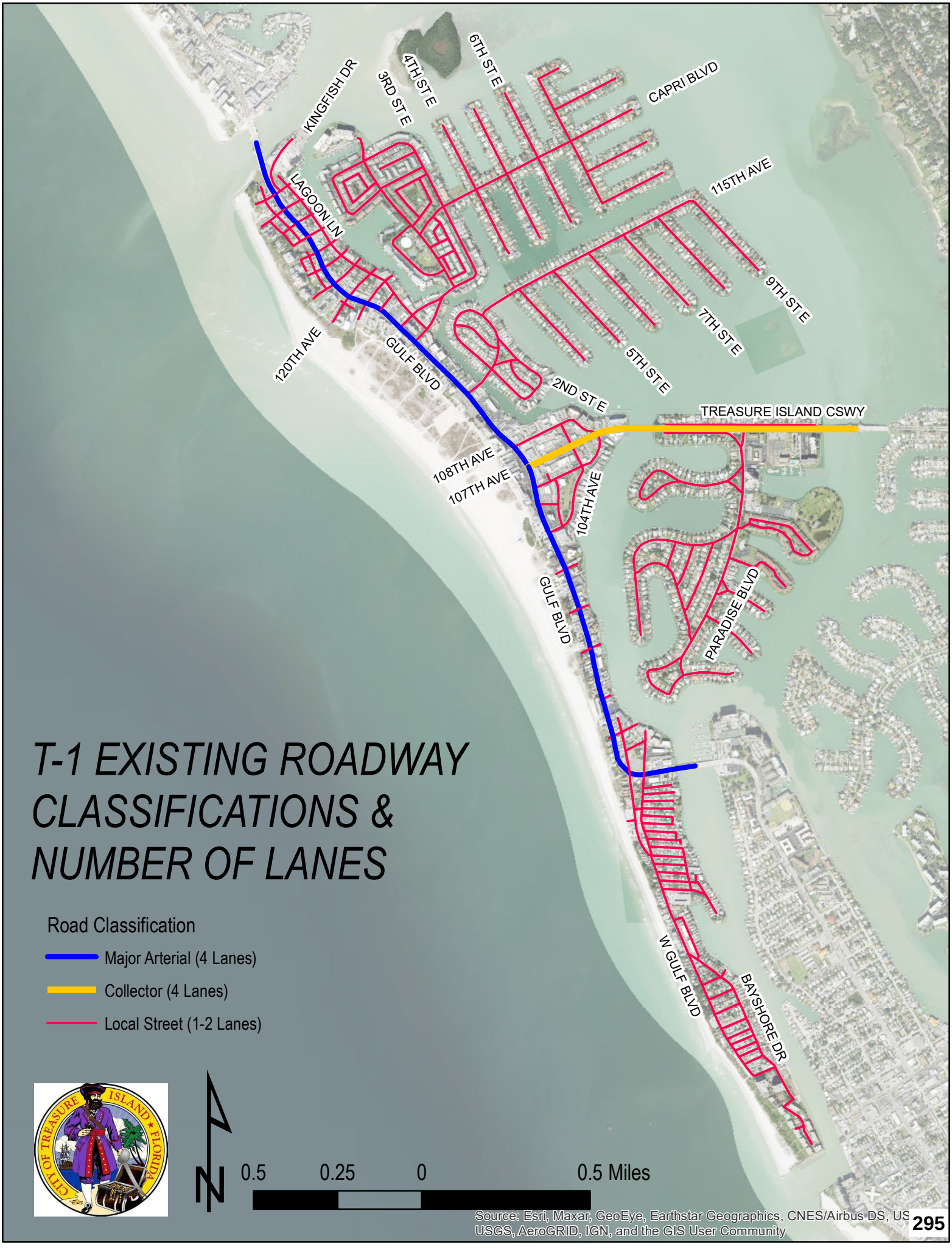
0 0.2 0.4 0.8 Miles

N

Sources: Florida Master Site File, County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA


PINELLAS COUNTY
AQUATIC PRESERVE
BOCA CIEGA BAY
AQUATIC PRESERVE
PINELLAS COUNTY
AQUATIC PRESERVE
CM-1 - VEGETATIVE COVER
& MARINE RESOURCES
Tern Active Nesting Sites (FWC, 2019)
Sea Turtle Nesting Sites (City of Treasure Island)
Natural Resource and Conservation Areas (City of Treasure Island)
Seagrass Habitat (FWC, 2021)
Mangrove Habitat (FWC, 2019)
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
(June 2022)
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm


Elnor Island
Rosselli Park
Triangle Park
Treasure Lane Triangle
McLaughlin Park
Treasure Island Park
Treasure Bay Golf & Tennis Center
Island Drive Triangle
Marina Terrace Triangle
Yacht Club Drive Triangle
Sunset Vista Park
Weckesser Park
Beach Pavilion
PROS-1 PUBLIC & RECREATION FACILITIES
(Source: City of Treasure Island)
Park, Recreation Facility
Water Access
Open Space
CITY OF TREASURE ISLAND FLORIDA
N
0.5 0.25 0 0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US
USGS, AeroGRID, IGN, and the GIS User Community


KINGFISH DR
3RD ST E
4TH ST E
6TH ST E
CAPRI BLVD
115TH AVE
9TH ST E
7TH ST E
5TH ST E
2ND ST E
LAGOON LN
120TH AVE
GULF BLVD
TREASURE ISLAND CSWY
108TH AVE
107TH AVE
104TH AVE
GULF BLVD
PARADISE BLVD
W GULF BLVD
BAYSHORE DR
T-1 EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES
Road Classification
Major Arterial (4 Lanes)
Collector (4 Lanes)
Local Street (1-2 Lanes)
CITY OF TREASURE ISLAND FLORIDA
N
0.5
0.25
0
0.5 Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-2 EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES

PSTA Routes

Suncoast Beach Trolley

Truck Routes

No Trucks

Unrestricted Through Route

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-3 EXISTING BICYCLE & SIDEWALK FACILITIES

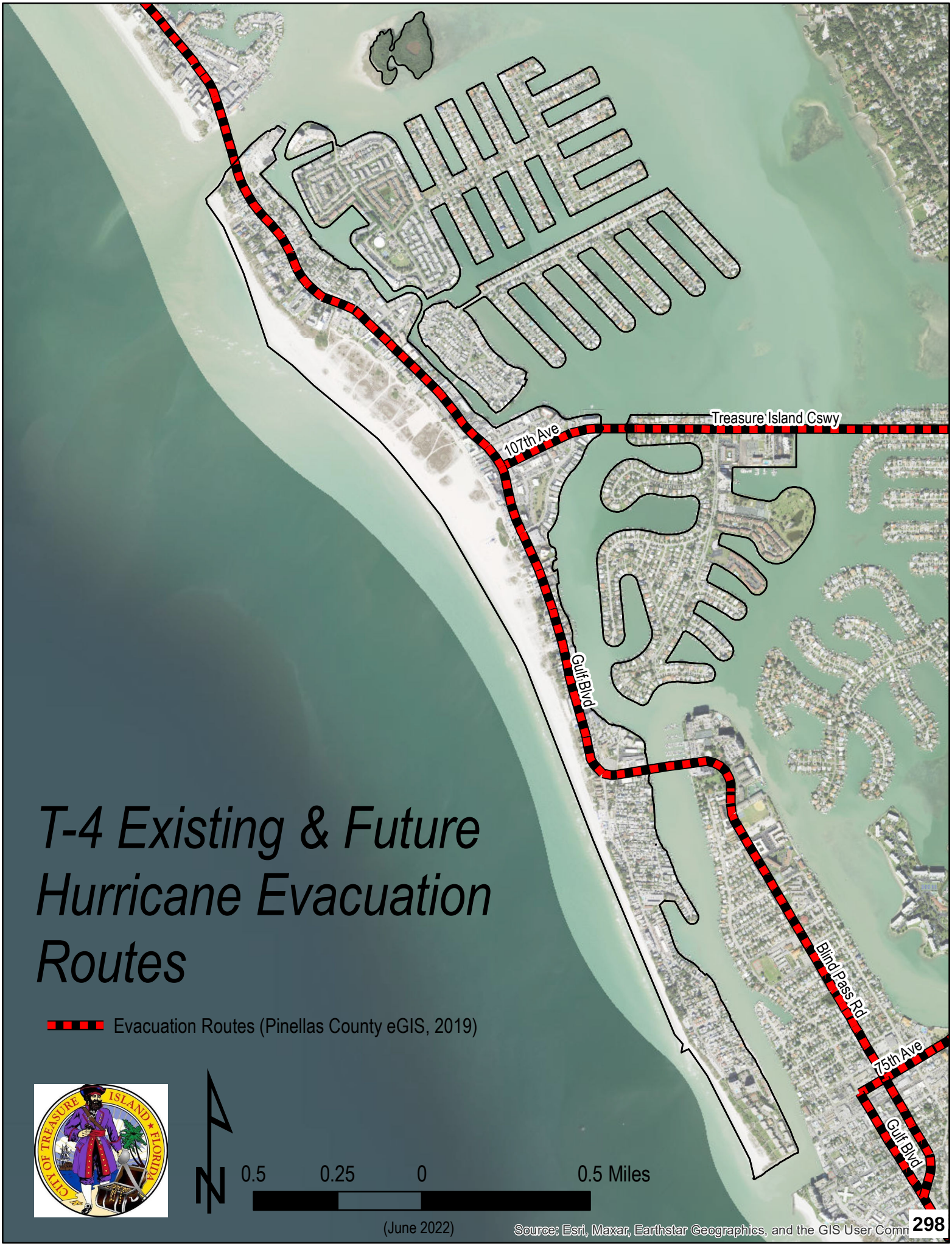
Source: City of Treasure Island

- Bike Racks
- Bike Routes
- Sidewalk

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-4 Existing & Future Hurricane Evacuation Routes

Evacuation Routes (Pinellas County eGIS, 2019)

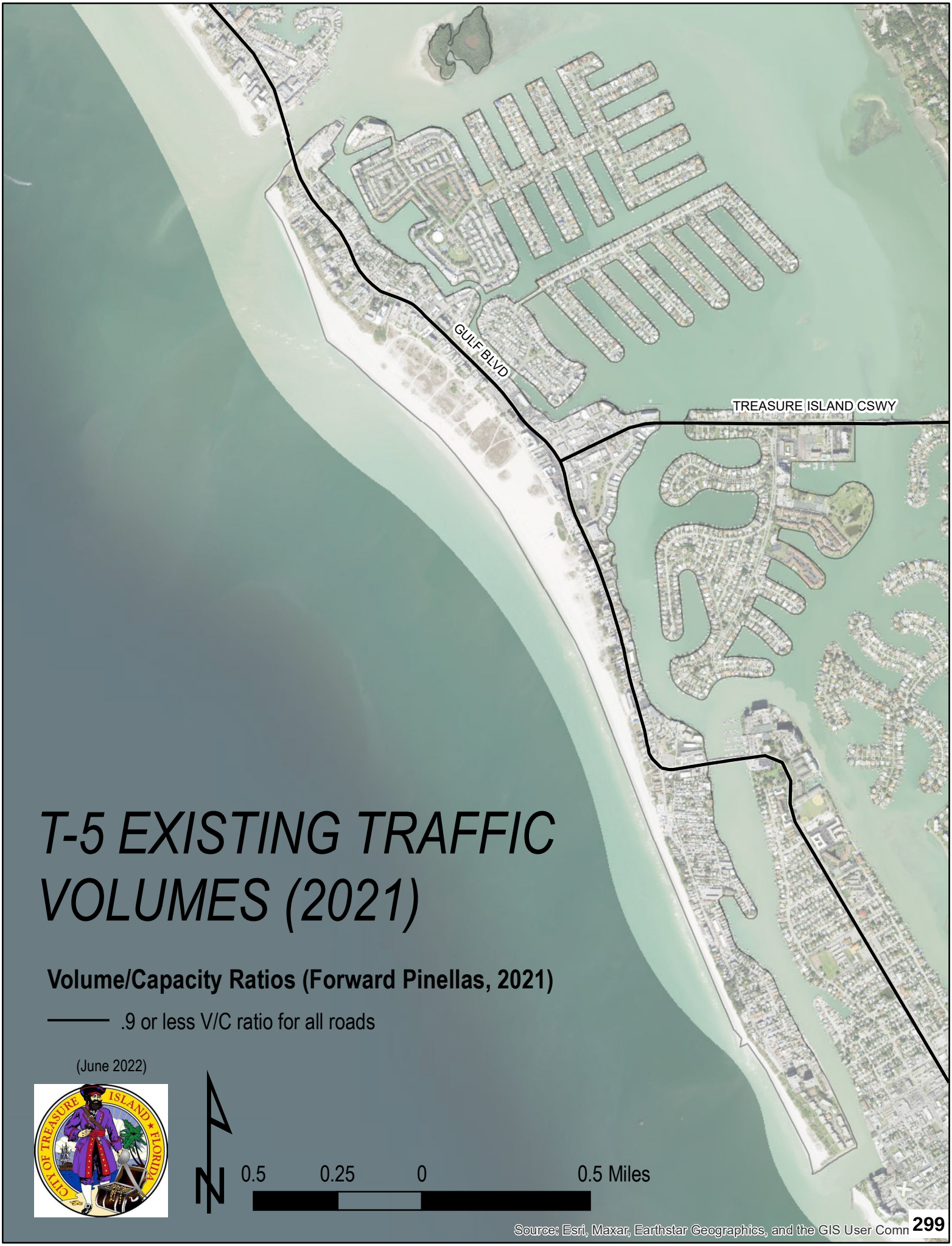
CITY OF TREASURE ISLAND FLORIDA

N

0.5 0.25 0 0.5 Miles

(June 2022)

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-5 EXISTING TRAFFIC VOLUMES (2021)

Volume/Capacity Ratios (Forward Pinellas, 2021)

——— .9 or less V/C ratio for all roads

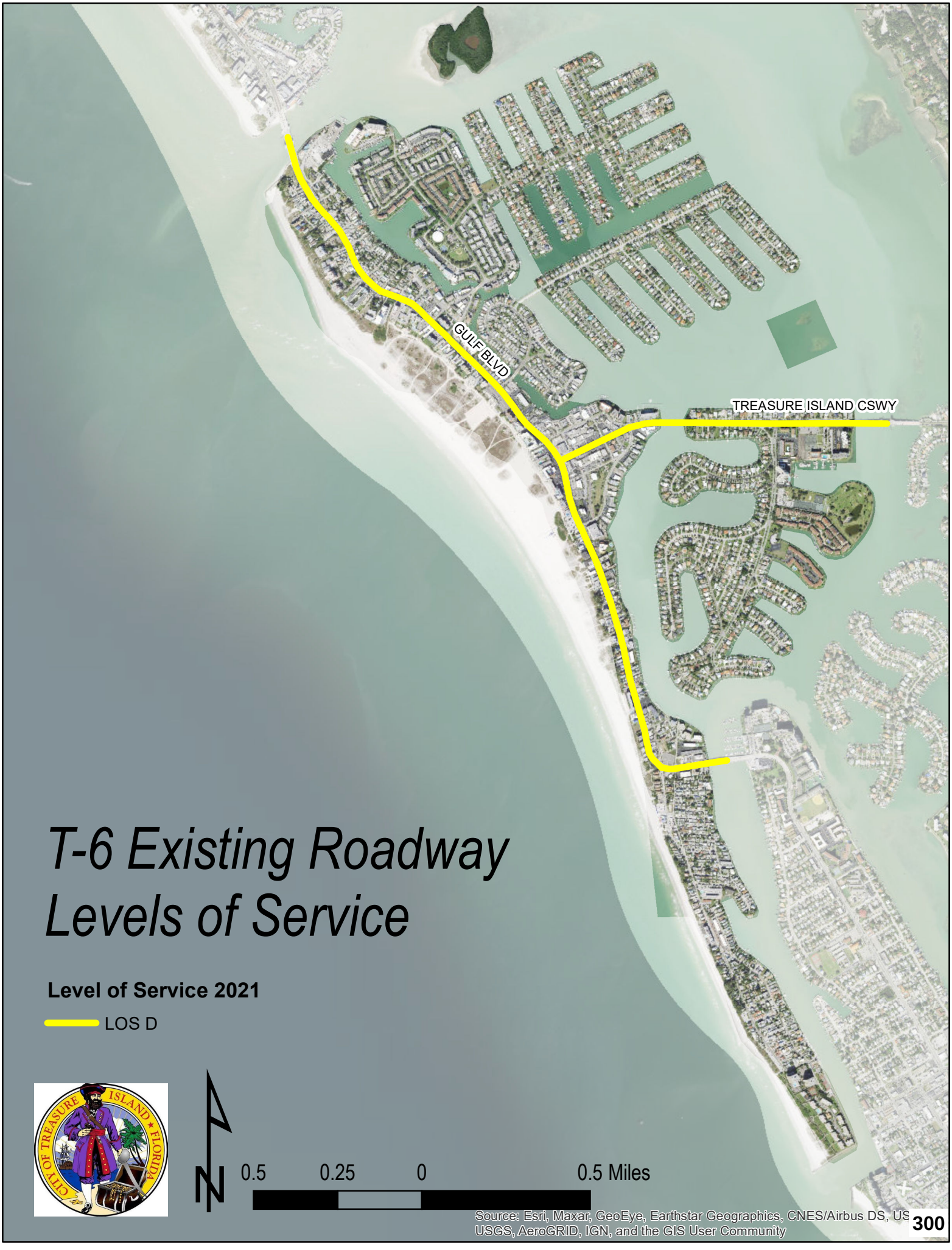
(June 2022)

CITY OF TREASURE ISLAND ★ FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-6 Existing Roadway Levels of Service

Level of Service 2021

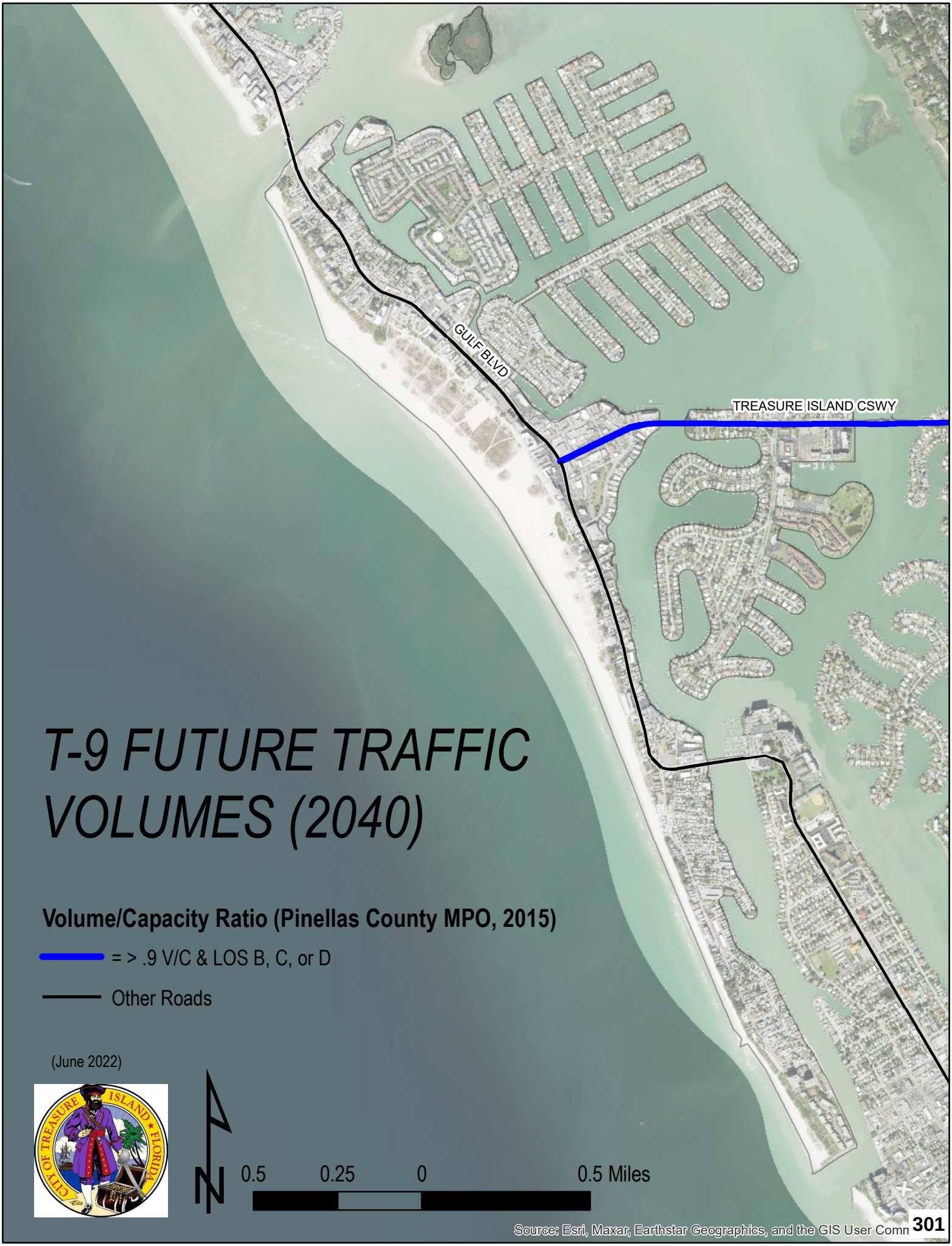
LOS D

CITY OF TREASURE ISLAND ★ FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community



T-9 FUTURE TRAFFIC VOLUMES (2040)

Volume/Capacity Ratio (Pinellas County MPO, 2015)

= > .9 V/C & LOS B, C, or D

Other Roads

(June 2022)

CITY OF TREASURE ISLAND ★ FLORIDA

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Comm



T-10 Future Roadway Levels of Service

Level of Service 2040

LOS B

This data is from a 2015 projection. Forward Pinellas (MPO) has indicated that they now believe that forecasting this far in advance is not reliable In addition FDOT has requested that the MPO not forecast for FDOT roads unless a traffic study has been conducted.

N

0.5 0.25 0 0.5 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AeroGRID, IGN, and the GIS User Community

0000326849-01

Tampa Bay Times
Published Daily

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

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE NO. 2024-01** was published in said newspaper by print in the issues of: **1/24/24** or by publication on the newspaper's website, if authorized, on

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

DB

Signature Affiant

Sworn to and subscribed before me this .**01/24/2024**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING READOPTING THE TEXT AND MAP AMENDMENTS OF THE ENTIRE COMPREHENSIVE PLAN

The City Commission of the City of Treasure Island, Florida will hold a public hearing on the following ordinance.

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA READOPTING THE PRIOR COMPREHENSIVE PLAN TEXT AND MAPS AMENDMENT WHICH REFLECTED CHANGES IN THE STATE REQUIREMENTS CONSISTENT WITH SEC. 163.3191 FLORIDA STATUTES AND THE CHANGES IN CURRENT CONDITIONS AND COMMUNITY VISION; AMENDED EIGHT EXISTING ELEMENTS INCLUDING FUTURE LAND USE, TRANSPORTATION; HOUSING; INFRASTRUCTURE; COASTAL MANAGEMENT, CONSERVATION AND RESILIENCY; PARKS, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; ADDED ONE NEW ELEMENT, PROPERTY RIGHTS; AMENDED OR UPDATED FOURTEEN MAPS INCLUDING LU-1 - EXISTING LAND USES; LU-2 - FLOOD ZONES, FLOODPLAINS, & CHHA; LU-3 - SOIL ASSOCIATIONS; LU-4 - FUTURE LAND USE MAP; LU-5 - HISTORIC RESOURCES; CM-1 - VEGETATIVE COVER & MARINE RESOURCES; T-1 - EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-2 - EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES; T-3 - EXISTING BICYCLE & SIDEWALK FACILITIES; T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES, T-5 - EXISTING TRAFFIC VOLUMES; T-6 - EXISTING ROADWAY LEVELS OF SERVICE; T-9 - FUTURE TRAFFIC VOLUMES; T-10 - FUTURE ROADWAY LEVELS OF SERVICE; REVISED AND RENAMED ONE MAP, PROS-1 PUBLIC AND RECREATIONAL FACILITIES; REMOVED FOUR MAPS INCLUDING B-1 – BUSINESS DISTRICT; B-2 – JOHN'S PASS REDEVELOPMENT AREA; T-7 – FUTURE ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-8 - FUTURE BICYCLE & SIDEWALK FACILITIES; REMOVED THE DATA AND ANALYSIS FROM THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

This ordinance will be considered on first reading and public hearing on Tuesday, February 6, at 6:00 PM, in the Treasure Island City Hall Auditorium, 120 108th Avenue, Treasure Island, Florida, 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. A copy of the Ordinance is available at the office of the City Clerk, City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday.

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

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

The proposed ordinance is applicable citywide as indicated by the map shown.



01/24/24 0000326849-01

0000340019-01

Tampa Bay Times
Published Daily

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

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

Signature Affiant

Sworn to and subscribed before me this .**04/24/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA
NOTICE OF PUBLIC HEARING READOPTING THE TEXT AND MAP AMENDMENTS OF THE ENTIRE COMPREHENSIVE PLAN

The City Commission of the City of Treasure Island, Florida will hold a public hearing on the following ordinance.

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA READOPTING THE PRIOR COMPREHENSIVE PLAN TEXT AND MAPS AMENDMENT WHICH REFLECTED CHANGES IN THE STATE REQUIREMENTS CONSISTENT WITH SEC. 163.3191 FLORIDA STATUTES AND THE CHANGES IN CURRENT CONDITIONS AND COMMUNITY VISION; AMENDED EIGHT EXISTING ELEMENTS INCLUDING FUTURE LAND USE, TRANSPORTATION; HOUSING; INFRASTRUCTURE; COASTAL MANAGEMENT, CONSERVATION AND RESILIENCY; PARKS, RECREATION AND OPEN SPACE; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; ADDED ONE NEW ELEMENT, PROPERTY RIGHTS; AMENDED OR UPDATED FOURTEEN MAPS INCLUDING LU-1 - EXISTING LAND USES; LU-2 - FLOOD ZONES, FLOODPLAINS, & CHHA; LU-3 - SOIL ASSOCIATIONS; LU-4 - FUTURE LAND USE MAP; LU-5 - HISTORIC RESOURCES; CM-1 - VEGETATIVE COVER & MARINE RESOURCES; T-1 - EXISTING ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-2 - EXISTING & FUTURE PUBLIC TRANSIT & TRUCK ROUTES; T-3 - EXISTING BICYCLE & SIDEWALK FACILITIES; T-4 - EXISTING & FUTURE HURRICANE EVACUATION ROUTES, T-5 - EXISTING TRAFFIC VOLUMES; T-6 - EXISTING ROADWAY LEVELS OF SERVICE; T-9 - FUTURE TRAFFIC VOLUMES; T-10 - FUTURE ROADWAY LEVELS OF SERVICE; REVISED AND RENAMED ONE MAP, PROS-1 PUBLIC AND RECREATIONAL FACILITIES; REMOVED FOUR MAPS INCLUDING B-1 – BUSINESS DISTRICT; B-2 – JOHN'S PASS REDEVELOPMENT AREA; T-7 – FUTURE ROADWAY CLASSIFICATIONS & NUMBER OF LANES; T-8 - FUTURE BICYCLE & SIDEWALK FACILITIES; REMOVED THE DATA AND ANALYSIS FROM THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, May 7, 2024, at 6:00 PM, in the Treasure Island City Hall, 10451 Gulf Boulevard, Treasure Island, Florida, 33706.

Interested parties may participate at this hearing and be heard with respect to the proposed ordinance. A copy of the Ordinance is available at the office of the City Clerk, City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday.

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.

The proposed ordinance is applicable citywide as indicated by the map shown.



04/24/24

0000340019-01

AGENDA ITEM NO. J.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Motion to Accept Donation from the American Legion John G. Doran Memorial Post 158 to the Parks and Recreation Department
BACKGROUND:	In the past, the American Legion Post 158 has generously donated funds to the Parks and Recreation Department to provide scholarships for winter and summer camp participants whose families are experiencing financial hardships. The City established a Recreation Department Scholarship Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps.
POLICY/PURPOSE:	City Commission rules require all donations to the City be formally accepted by the Commission.
STRATEGIC PLAN RELEVANCE:	Community Road Map, Objective 3, Expand programming opportunities and unique community events.
ANALYSIS/DISCUSSION:	The American Legion is generously donating $1,200 to the Parks and Recreation Department Scholarship Fund to assist families otherwise unable to afford the registration fees associated with winter and summer camps. The Sons of the American Legion is also donating $2,000 to each the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA). Chief Barkley and Chief Barrs will be at the meeting to accept the donations on behalf of the associations.
FUNDING:	The City established a Recreation Department Scholarship

Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps. These contributions do not flow through the city's budgeted expenses and revenues; as they are used to subsidize registration fees, these funds are reflected in a liability account within the financial system (001-202210 Everyone Plays) and (001-202200 Recreation Program Scholarships).

The Treasure Island Fire Department Association (TIFA) and the Treasure Island Police Association (TIPA) will use the donation to further the mission of the departments and organization. Those donations do not flow though the City's chart of accounts as they are made directly to TIFA and TIPA, respectively.

MOTION: I move to accept the generous donation from the American Legion John G. Doran Memorial Post 158 for the Parks and Recreation Department's Scholarship Fund in the amount of $1,200.

ATTACHMENTS:
American Legion Donation.pdf

From: Mike Harley
To: Hayduke, Cathy
Subject: Meeting Agenda 03/28/24
Date: Thursday, April 11, 2024 4:20:17 PM

This Message Is From an External Sender
This message came from outside your organization.

Good afternoon, thank you for meeting with me on March 28, 2024. The John G Doran American Legion Post 158 annual donation amount to be presented at the May 7th City Council meeting.

City of Treasure Island Summer Camp $1,200.00
Treasure Island Police Association $2,000.00
Treasure Island Fire Association $2,000.00

Thank You

For God and Country

Michael G. Harley

Commander

American Legion Post 158

Treasure Island, FL 33706

Cell: 813-310-0469

mharley@greenleaftrading.com

AGENDA ITEM NO. J.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Motion to Accept Donation from the American Legion Auxiliary Unit 158 to the Parks and Recreation Department
BACKGROUND:	In the past, the American Legion Auxiliary Unit 158 has generously donated funds to the Parks and Recreation Department to provide scholarships for winter and summer camp participants whose families are experiencing financial hardships. The City established a Recreation Department Scholarship Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps.
POLICY/PURPOSE:	City Commission rules require all donations to the City be formally accepted by the Commission.
STRATEGIC PLAN RELEVANCE:	Community Road Map, Objective 3, Expand programming opportunities and unique community events.
ANALYSIS/DISCUSSION:	The American Legion Auxiliary Unit 158 is generously donating $2,200 to the Parks and Recreation Department Scholarship Fund to assist families otherwise unable to afford the registration fees associated with winter and summer camps. The Sons of the American Legion is also donating $700 to each the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA) and $100 to the Treasure Island Fire Dog, Captain. Chief Barkley and Chief Barrs will be at the meeting to accept the donations on behalf of the associations.
FUNDING:	The City established a Recreation Department Scholarship

Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps. These contributions do not flow through the city's budgeted expenses and revenues; as they are used to subsidize registration fees, these funds are reflected in a liability account within the financial system (001-202210 Everyone Plays) and (001-202200 Recreation Program Scholarship).

The Treasure Island Fire Department Association (TIFA) and the Treasure Island Police Association (TIPA) will use the donation to further the mission of the departments and organization. Those donations do not flow though the City's chart of accounts as they are made directly to TIFA and TIPA, respectively.

MOTION: I move to accept the generous donation from the American Legion Auxiliary Unit 158 for the Parks and Recreation Department's Scholarship Fund in the amount of $2,200.

ATTACHMENTS:
American Legion Auxiliary Donation.pdf

From:	Pamela Harley
To:	Hayduke, Cathy; Michael Harley
Cc:	Barkley, John; Barrs, William; Baker, Mike; Younkin, Kathryn; Brumback, Garry; Boyles, Stacy; Gregory; Savarese, Daniel; Phyllis Wilbur; Norma & Bob Mattern
Subject:	Re: Meeting Agenda 03/28/24
Date:	Sunday, April 14, 2024 12:01:49 PM
Attachments:	image001.png image003.png

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good afternoon Cathy

American Legion Auxiliary Unit 158 annual donation amount to be presented at the May 7th City Council meeting.

City of Treasure Island Summer Camp $2,200.00

Treasure Island Police Association $700.00

Treasure Island Fire Association $700.00

Treasure Island Fire Dog $100

For God and Country,

Pamela Harley
Unit 158 Auxiliary President
Treasure Island FL 33706
727-410-6508
alaflunit158@gmail.com

On Sat, Apr 13, 2024 at 6:46 PM Mike Harley <mharley@greenleaftrading.com> wrote:

Michael G. Harley

President

Greenleaf Trading, LLC

170 107th Ave

Treasure Island FL 33706

Direct Tel: 303-800-4991

Toll Free: 866-242-2450 EXT 1

Cell: 813-310-0469

Fax: 303-756-1646

mharley@greenleaftrading.com



---------- Forwarded message ---------
From: **Hayduke, Cathy** <chayduke@mytreasureisland.org>
Date: Fri, Apr 12, 2024 at 7:23 AM
Subject: RE: Meeting Agenda 03/28/24
To: Mike Harley <mharley@greenleaftrading.com>
CC: Greg Tong - American Legion <landstargt@aol.com>, Barrs, William <wbarrs@mytreasureisland.org>, Barkley, John <jbarkley@mytreasureisland.org>, Savarese, Daniel <DSavarese@mytreasureisland.org>

Thank you, Michael.

Do you have the amounts for S.A.L and the Ladies Auxiliary? I would like to present all three donations on the same date.

Also, did you receive my previous email, as attached, as I did not hear back from you. Also, did you receive Chief Barrs nominees for Fire Department Employee of the year? Also, Captain Savarese should have contacted you regarding the Police Department Employee of the year.

Cathy Hayduke, CPM

Parks and Recreation Director

10451 Gulf Boulevard

Treasure Island, FL 33706

(727)547-4575, ext 238

chayduke@mytreasureisland.org

All government correspondence is subject to the public records law.

PARADISE FOUND

TREASURE ISLAND

FLORIDA

How are we doing? Let us know!

From: Mike Harley <mharley@greenleaftrading.com>
Sent: Thursday, April 11, 2024 4:20 PM
To: Hayduke, Cathy <chayduke@mytreasureisland.org>
Subject: Meeting Agenda 03/28/24

Good afternoon, thank you for meeting with me on March 28, 2024. The John G Doran American Legion Post 158 annual donation amount to be presented at the May 7th City Council

meeting.

City of Treasure Island Summer Camp $1,200.00

Treasure Island Police Association $2,000.00

Treasure Island Fire Association $2,000.00

Thank You

For God and Country

Michael G. Harley

Commander

American Legion Post 158

Treasure Island, FL 33706

Cell: 813-310-0469

mharley@greenleaftrading.com

---------- Forwarded message ----------
From: "Hayduke, Cathy" <chayduke@mytreasureisland.org>
To: "flalegionpost158@hotmail.com" <flalegionpost158@hotmail.com>, Greg Tong -

American Legion <landstargt@aol.com>
Cc: "Baker, Mike" <mbaker@mytreasureisland.org>, "Barrs, William" <wbarrs@mytreasureisland.org>, "Barkley, John" <jbarkley@mytreasureisland.org>
Bcc:
Date: Mon, 1 Apr 2024 11:55:20 +0000
Subject: American Legion items

Good Morning Commander,

Please see the email below regarding the banner request for Memorial Day weekend. I believe you are permitted one (1) banner for your open house.

Unity Ride

- FREE parking will be available for the Unity Ride on Friday, April 26, 2024 from 1pm to 5pm at the old city hall. TIPD is aware that motorcycles will be parked in the former city hall parking lot on April 26th from 1pm to 5pm.
- I have sent your request to Chief Barkley to have TIPD lead the Unity Ride. He will reach out to you to discuss

Veterans Day Parade

- 11/11/24 is MONDAY. Do you want the parade on Monday 11/11/24 or Sunday 11/10/24?

Former city hall parking will be metered 24/7 starting last week.

Chief Barrs will provide you with the Fire Department Employee of the Year

Chief Barkley will confirm whether he will have a Police Department Employee of the Year

The Chiefs were informed of the date for Memorial Day Weekend festivities and Patriots Day

Have a great day

Cathy Hayduke, CPM

Parks and Recreation Director

120 108th Avenue

Treasure Island, FL 33706

(727)547-4575, ext 238

chayduke@mytreasureisland.org

All government correspondence is subject to the public records law.

PARADISE FOUND

TREASURE ISLAND

FLORIDA

How are we doing? Let us know!

Rules for the banner:

(d) Banners *for temporary events.*

(1) *Definition.* Temporary events shall be defined as a temporary activity associated with a lawfully permitted commercial business as the principal use on a developed site.

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

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

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

Thanks!

Kathryn Younkin, AICP, LEED AP BD + C

Director

Community Development Department

City of Treasure Island

10451 Gulf Blvd

Treasure Island, Fl 33706

(727) 547-4575 ext 231



All government correspondence is subject to the public records law.

From: Hayduke, Cathy <chayduke@mytreasureisland.org>
Sent: Thursday, March 28, 2024 2:38 PM
To: Barkley, John <jbarkley@mytreasureisland.org>; Barrs, William <wbarrs@mytreasureisland.org>
Cc: Baker, Mike <mbaker@mytreasureisland.org>; Younkin, Kathryn <kyounkin@mytreasureisland.org>; Brumback, Garry <gbrumback@mytreasureisland.org>; Boyles, Stacy <stacy.boyles@mytreasureisland.org>
Subject: American Legion

Mike and I met with the American legion today. Few things….

- Unity Ride is Friday, April 26th. 50+ motorcycles will be parking at the old city hall. The City will not be charging the bikers to park in the lot from approximately 1:30pm to 4:30pm. STACY – we won't be demoing the lot at that time?
- The American Legion and SAL will be donating money to the PD and FD at the May 7th Commission Meeting. Amounts unknown at this time
- Chief Barrs – would you please submit the Fire/EMS employee(s) of the year to Commander Harley to be honored by the American Legion
- Chief Barkley – do you have a Police Officer of the Year that you can submit to Commander Harley to be honored by the American Legion
- 9/11 is Patriot Day – mark your calendar
- 11/11 is the Veterans Day Parade – maybe music in the park to follow – mark your calendars
- Memorial Day weekend is the American Legion's Open House and Car Show. Inviting all TIFD/TIPD to the event. KATHRYN – last year the Legion was permitted to post a banner outside the legion for the Memorial Day weekend. Garry asked that I check with you for permission.

Cathy Hayduke, CPM

Parks and Recreation Director

120 108th Avenue

Treasure Island, FL 33706

(727)547-4575, ext 238

chayduke@mytreasureisland.org

All government correspondence is subject to the public records law.



TREASURE ISLAND

FLORIDA

How are we doing? [Let us know!]

AGENDA ITEM NO. J.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Motion to Accept Donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 to the Parks and Recreation Department
BACKGROUND:	In the past, the American Legion Post 158 has generously donated funds to the Parks and Recreation Department to provide scholarships for winter and summer camp participants whose families are experiencing financial hardships. The City established a Recreation Department Scholarship Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps.
POLICY/PURPOSE:	City Commission rules require all donations to the City be formally accepted by the Commission.
STRATEGIC PLAN RELEVANCE:	Community Road Map, Objective 3, Expand programming opportunities and unique community events.
ANALYSIS/DISCUSSION:	The Sons of the American Legion is generously donating $1,000 to the Parks and Recreation Department Everyone Play's Fund to assist families otherwise unable to afford the field trips associated with winter and summer camps. The Sons of the American Legion is also donating $750 to each the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA). Chief Barkley and Chief Barrs will be at the meeting to accept donation on behalf of their associations.
FUNDING:	The City established a Recreation Department Scholarship

Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps. These contributions do not flow through the city's budgeted expenses and revenues; as they are used to subsidize registration fees, these funds are reflected in a liability account within the financial system (001-202210 Everyone Plays) and (001-202200 Recreation Program Scholarship).

The Treasure Island Fire Department Association (TIFA) and Treasure Island Police Association (TIPA) will use the donation to further the mission of the departments and organization. Those donations do not flow though the City's chart of accounts as they are made directly to TIFA and TIPA, respectively.

MOTION: I move to accept the generous donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 for the Parks and Recreation Department's Everyone Play's Fund in the amount of $1,000.

ATTACHMENTS:
SAL Donation.pdf

From: landstargt
To: Hayduke, Cathy; Mike Harley
Cc: Barrs, William; Barkley, John; Savarese, Daniel
Subject: RE: Meeting Agenda 03/28/24
Date: Friday, April 12, 2024 9:15:44 AM

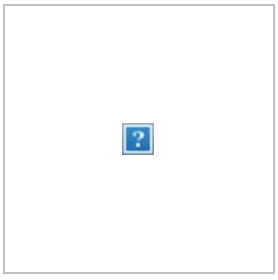
SAL will be donating 1000.00 to Everybody Plays, 750 to TIPA and 750 to TIFA.

Thanks,

Gregory Tong
SAL Commander 158
727.235.1784

Sent from my Galaxy

All government correspondence is subject to the public records law.



How are we doing? [Let us know!]

From: Mike Harley <mharley@greenleaftrading.com>
Sent: Thursday, April 11, 2024 4:20 PM
To: Hayduke, Cathy <chayduke@mytreasureisland.org>
Subject: Meeting Agenda 03/28/24

Good afternoon, thank you for meeting with me on March 28, 2024. The John G Doran American Legion Post 158 annual donation amount to be presented at the May 7th City Council meeting.

City of Treasure Island Summer Camp $1,200.00

Treasure Island Police Association $2,000.00

Treasure Island Fire Association $2,000.00

Thank You

For God and Country

Michael G. Harley

Commander

American Legion Post 158

Treasure Island, FL 33706

Cell: 813-310-0469

mharley@greenleaftrading.com

AGENDA ITEM NO. J.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Request to Commission
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Motion to Accept Contract and General Conditions for the Annual Run for the Beaches 5K Run/Walk Agreement Addendum Providing for Assignment and Assumption of the Agreement by Run for the Beaches, Inc. and Amendment
BACKGROUND:	The Commission approved and authorized the City Manager to enter into a contract with the Isle of Capri Civic Association (ICCA) to host the Annual Run for the Beaches 5K Run/Walk. The contract approved the event to be held on Saturday, December 10, 2022, and thereafter renewed for four additional one-year terms (2023, 2024, 2025, 2026). The 5K race starts and ends at the start/finish line on the beach behind the Bilmar Beach Resort, 10650 Gulf Boulevard. Participants head south 1.55 miles on the beach to the turnaround at approximately 83rd Avenue.
POLICY/PURPOSE:	Commission approval is required to approve the Annual Run for the Beaches 5K Run/Walk Agreement Addendum providing for Assignment and Assumption of the Agreement by Run for the Beaches, Inc. and Amendment
STRATEGIC PLAN RELEVANCE:	**COMMUNITY ROAD MAP**: GOAL 1, Promote a socially connected community through the implementation of the Master Park Plan. OBJECTIVE 2, Expand programming opportunities and unique community events. BOLD ACTION 2, Highlight family-friendly and sustainability-focused events. **ENVIRONMENTAL SUSTAINABILITY ROAD MAP** - GOAL 1: Become an environmentally sustainable and resilient

community. OBJECTIVE 1: Fund prioritized Sustainability Plan projects in the City budget. OBJECTIVE 3: Promote community driven sustainability actions.

ANALYSIS/DISCUSSION: Carol Braddy, former Treasurer for the Isle of Capri Civic Association (ICCA), organized the annual Run for the Beaches 5K Run/Walk through the association as a fundraiser for the ICCA and the City's environmental initiatives. Jennifer Bryne, President of the Isle of Capri Civic Association, terminated the contract between the City and ICCA for the annual Run for the Beaches event. In February 2024, Run for the Beaches under Carrie Auerbach, Carol Braddy and Barbara Higgins incorporated the event as Run for the Beaches, Inc. a 501(c)4 Florida Not for Profit Corporation. The purpose of the corporation is to promote, educate and support sustainability and environmental initiatives, marine and wildlife rescue and organizations that focus on the betterment of the community.

Run for the Beaches, Inc. will adhere to the contract and general conditions for the Annual Fun Run for the Beaches 5K Run/Walk as assigned.

FUNDING: Run for the Beaches 5K Run/Walk donates a portion of the net proceeds from the event to benefit and promote community driven sustainability actions and projects.

Run for the Beaches, Inc. is required to reimburse the City for all attributed Police, Fire and Parks & Recreation personnel costs associated with the race event.

Run for the Beaches, Inc. requested that the Commission waive parking fees in the Gulf Front Park and Community Center parking lots from 7:00 am to 12:00 pm on the day of the race for race participants and volunteers only. If the request is approved, staff will provide parking passes to be distributed by the event organizer to the race participants and volunteers.

MOTION: I move to approve and authorize the City Manager to enter into an Agreement Addendum Providing for the Assignment and Assumption of the Agreement by Run for the Beaches, Inc. for the annual Run for the Beaches 5K Run/Walk and authorize the City Manager to exercise the renewal term(s) as outlined in the contract.

ATTACHMENTS:
Assignment of 5K fun run-walk agreement (02687468) SIGNED.pdf
Run for the Beaches Email.pdf

CONTRACT AND GENERAL CONDITIONS FOR THE ANNUAL RUN FOR THE BEACHES 5K FUN RUN/WALK AGREEMENT ADDENDUM PROVIDING FOR ASSIGNMENT AND ASSUMPTION OF THE AGREEMENT BY RUN FOR THE BEACHES, INC. AND AMENDMENT

THIS CONTRACT AND GENERAL CONDITIONS FOR THE ANNUAL RUN FOR THE BEACHES 5K FUN RUN/WALK AGREEMENT ADDENDUM PROVIDING FOR ASSIGNMENT AND ASSUMPTION OF THE AGREEMENT BY RUN FOR THE BEACHES, INC. AND AMENDMENT ("Addendum") is made and entered into this _____ day of _____, 2024 ("Effective Date") by and between the City of Treasure Island, a municipal corporation of the State of Florida with an address of 120 108th Avenue, Treasure Island, FL 33706 ("City"); Isle of Capri Civic Association, Inc., a Florida corporation with a principal address of 12300 5th Street East, Treasure Island, FL 33706 ("Assignor"); and Run for the Beaches, Inc., a Florida not-for-profit corporation with a principal address of 11950 4th St East, Treasure Island, FL 33706 ("Assignee") (collectively, the "Parties").

RECITALS

WHEREAS, Assignor and the City entered into that certain Contract and General Conditions for the Annual Run For The Beaches 5k Fun Run/Walk Agreement dated April 19, 2022 (the "Agreement"), a complete copy of which is attached with all exhibits thereto, made part of, and incorporated by reference into this Addendum as Exhibit 1; and

WHEREAS, pursuant to article 9, section 4 of the Agreement, the Agreement can only be assigned with the express written consent of the City; and

WHEREAS, the Assignee was created, in part, to operate the EVENT contemplated by the Agreement and the Assignor wishes to assign the Agreement to the Assignee; and

WHEREAS, by entering into this Addendum, the City expressly consents to the assumption of the Agreement by the Assignee; and

WHEREAS, the Parties wish to further amend the Agreement due to the expectation of increased attendance at the EVENT.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein and other good and valuable consideration, the receipt, sufficiency, and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. The above recitals are true and correct and agreed to by the Parties as if such recitals were fully set forth in this Addendum.

2. All capitalized terms used in this Addendum that are not otherwise defined shall have the meanings ascribed to them in the Agreement.

3. Assignor hereby assigns and transfers unto Assignee all of its right, title, claim, and interest in that certain Agreement, and delegates all duties contained therein. Assignor warrants to Assignee that it is not currently in default under the Agreement.

4. Assignee hereby accepts the foregoing assignment of all of the right, title, interest, claim and demand of, and assumes and agrees to perform all obligations, covenants and provisions first accruing or arising or required from and after the Effective Date of this Addendum with respect to the Agreement.

5. Assignor hereby agrees to perform all obligations, covenants and provisions accruing or arising or required on or before the Effective Date of this Addendum.

6. The City hereby accepts the foregoing assumption of the Agreement by the Assignee and agrees to accept the Assignee as the party responsible for the obligations imposed upon the Assignor in the Agreement.

7. This Addendum shall be binding on and inure to the benefit of the Parties hereto, their heirs, executors, administrators, successors in interest, and assigns.

8. Article 2, section 4 of the Agreement is amended to provide that the number of participants allowed in each EVENT is limited to no more than 500 people, rather than no more than 250 people.

9. This Addendum may be executed in counterparts, each of which shall constitute an original, but all together shall constitute one and the same document.

10. This Addendum shall be governed by, and construed in accordance with, the laws of the State of Florida without regard to conflicts of law principles.

11. Each of the Parties covenants to the other party that it has lawful authority to enter into this Addendum, that the governing or managing body of each of the Parties has approved this Addendum and that the governing or managing body of each of the Parties has authorized the execution of this Addendum in the manner hereinafter set forth.

The Remainder of this Page is Left Blank Intentionally

IN WITNESS WHEREOF, the Parties have caused this Addendum to be duly executed in duplicate on the day first above written.

ATTEST:

City of Treasure Island

By: _____
Celine Kidwell, City Clerk

By: _____
Garry Brumback, City Manager

WITNESSES:

By: Cathy McDuke

Print Name: Cathy Hayduke

By: _____

Print Name: Tia Payton

Isle of Capri Civic Association, Inc.

By: Jennifer Byrne

Title: ICCA President

WITNESSES:

By: Cathy McDuke

Print Name: Cathy Hayduke

By: _____

Print Name: Jason Reisel

Run for the Beaches, Inc.

By: _____

Title: President

Exhibit 1 - the "Agreement"

CITY OF TREASURE ISLAND

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

This **CONTRACT** ("CONTRACT"), entered into on this 19th day of April, 2022 ("Effective Date"), by and between the **CITY OF TREASURE ISLAND, FLORIDA** ("CITY"), a Florida municipal corporation with its principal address at 120 108th Avenue, Treasure Island, FL 33706, and the **ISLE OF CAPRI CIVIC ASSOCIATION, INC.** ("CONTRACTOR"), a Florida corporation with its principal place of business at 12300 5th Street East, Treasure Island, FL33706 (collectively, the "Parties"), who, in consideration of the mutual promises and agreements set forth herein, agree as follows:

ARTICLE 1 – SCOPE OF CONTRACT

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

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

ARTICLE 2 – TERM AND DATES OF APPLICABILITY

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

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

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

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

ARTICLE 3 - TERMINATION OR SUSPENSION OF THE CONTRACT

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

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

ARTICLE 4 - OBLIGATIONS OF THE CITY

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

ARTICLE 5 - OBLIGATIONS OF CONTRACTOR

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

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

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

ARTICLE 6 – INJURY OR DAMAGE TO PERSONS OR PROPERTY

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

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

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

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

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

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

ARTICLE 8 - INDEMNIFICATION AND INSURANCE

1. Indemnification

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

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

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

2. Certificate of Insurance

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

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

policy; and

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

ARTICLE 9 - MISCELLANEOUS PROVISIONS

1. Governing Law and Venue

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

2. Attorneys' Fees and Costs

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

3. Validity, Severability and Reformation

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

4. Assignment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

to:

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

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

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

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

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

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

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

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

CITY: The City of Treasure Island

Amy Davis, City Manager

ATTEST:

Ruth Nickerson, City Clerk

CONTRACTOR: Isle of Capri Civic Association, Inc.

Carol Braddy, Secretary

WITNESS:

_____

Name:_____

_____

Name:_____

From: Jennifer Byrne
To: Hayduke, Cathy
Cc: cbraddy@gmail.com
Subject: Run for the Beaches
Date: Friday, February 9, 2024 5:33:26 PM

This Message Is From an External Sender
This message came from outside your organization.

Cathy,

As president of the ICCA I would like to give notice that we would like to terminate our contract with the ICCA/Run for the beaches and the city of Treasure Island effective today.

I have enjoyed serving on the run committee over the last few years and am excited to see how it continues grow. We can't wait to see where the run goes from here and wish them the best of luck. Let me know if there is anything else you need on my end or from the ICCA.

Regards,
Jenny Byrne
ICCA President

AGENDA ITEM NO. J.6

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 7, 2024
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Contracts
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Approve and Authorize City Manager to Enter into the Contract with Alpha Fireworks Displays for the 2024, 2025, and 2026 Fourth of July, Sanding Ovations and New Year's Eve Displays and Authorize the City Manager's Purchase Authority in an amount of not to exceed $30,000 for the 2024 Fourth of July fireworks display.
BACKGROUND:	In 2019, the City entered into a contract with Zambelli Fireworks for three years 2019, 2020 and 2021 with an option to renew for two (2) one-year terms for 2022 and 2023. Zambelli's contract expired in May 2023.
POLICY/PURPOSE:	Commission approval is required to authorize the City Manager to enter into a contract with Alpha Firework Displays for the Fourth of July, Sanding Ovations and New Years Eve fireworks displays and to authorize the City Manager for Execution of Purchase Authority to Alpha Firework Displays in an amount not to exceed $30,000 for Fiscal Year 2024 for the annual Fourth of July display.
STRATEGIC PLAN RELEVANCE:	COMMUNITY ROAD MAP, Goal 1: Promote a socially connected community through the implementation of the Master Park Plan. Objective 3: Expand programming opportunities and unique community events.
ANALYSIS/DISCUSSION:	The City of Treasure Island advertised the Request for Proposal, RFP 24-009 - Fireworks 2024-2026. The City received one proposal from Alpha Firework Displays. The company adhered to the requirements as outlined in Request

for Proposal.

Alpha Firework Displays is a Florida Limited Liability Company incorporated in 2023. Alpha Firework Displays headquarters in based in Spring Hill. The City of St. Pete Beach recently went out to bid for their Fourth of July display and received one bid from Alpha Firework Displays. On April 9, 2024, the City of St. Pete Beach approved a three-year contract with (2) additional one-year terms with Alpha Firework Displays in the amount of $35,000 annually. St Pete Beach will hold their display on July 4, 2024.

Alpha Firework Displays proposed the below costs and times for the following displays:

FOURTH OF JULY

- Alpha Firework Displays proposed $30,000 for a 23-minute show with approximately 1,255 shells ranging in size 3" to 6".
- In 2023, Zambelli charged $25,000 for a 15-minute show with approximately 634 shells ranging in size from 3" to 6".
- Time of display @ 9:00 pm

SANDING OVATIONS

- Alpha Firework Displays proposed $5,000 for a 10-minute show with approximately 705 shells ranging in size 3" to 6".
- In 2023, Zambelli charged $5,000 for a 10-minute show with approximately 433 shells ranging in size from 3" to 6".
- Time of display @ 10:00pm

NEW YEAR'S EVE

- Alpha Firework Displays proposed $5,000 for a 10-minute show with approximately 705 shells ranging in size 3" to 6"
- In 2023, Zambelli charged $5,000 for a 10-minute show with approximately 302 shells ranging in size from 3" to 6"
- Time of display @ 12:00am

The term of the contract is for an initial three (3) year period with an option to renew for two additional (1) year periods. Staff recommends the City award the contract to Alpha Firework Displays for the 2024, 2025, and 2026 Fourth of July, Sanding Ovations and New Year's Eve fireworks displays.

This item seeks spending authority for the 2024 4th of July show only; future spending authorities will be considered after

the adoption of the FY25 budget.

FUNDING:

Funds are appropriated in the Parks and Recreation Department's Community Events account 001-5720-49900 for the annual fireworks displays. In the past, the costs for the annual fireworks display have been $35,000 - Fourth of July $25,000; Sanding Ovations $5,000 and New Year's Eve $5,000. The renewal rates for all services will be subject to budget appropriations in future fiscal years.

MOTION:

MOTION 1:
I move to approve and authorize the City Manager to enter into a contract with Alpha Firework Displays for the 2024, 2025, and 2026 Fourth of July, Sanding Ovations, and New Year's Eve fireworks displays.

MOTION 2:
I move to authorize purchase authority to Alpha Firework Display in an amount not to exceed $30,000 for the 2024 Fourth of July fireworks display.

ATTACHMENTS:
Bid Schedule_2024_2025_2026.pdf
Contract - final.pdf

2024	FOURTH OF JULY	SANDING OVATIONS	NEW YEARS EVE
Size of Shells	Number of Shells	Number of Shells	Number of Shells
OPENING			
3” shells	50	50	50
4” shells	20	20	20
5” shells	10	10	10
6” shells	5	5	5
BODY			
3” shells	350	180	180
4” shells	250	125	125
5” shells	150	80	80
6” shells	50	25	25
FINALE			
3” shells	250	150	150
4” shells	50	25	25
5” shells	50	25	25
6” shells	20	10	10
Total # of Shells	1,255	705	705
Total Cost	$30,000	$5,000	$5,000

2025	FOURTH OF JULY	SANDING OVATIONS	NEW YEARS EVE
Size of Shells	Number of Shells	Number of Shells	Number of Shells
OPENING			
3” shells	50	50	50
4” shells	20	20	20
5” shells	10	10	10
6” shells	5	5	5
BODY			
3” shells	350	180	180
4” shells	250	125	125
5” shells	150	80	80
6” shells	50	25	25
FINALE			
3” shells	250	150	150
4” shells	50	25	25
5” shells	50	25	25
6” shells	20	10	10
Total # of Shells	1,255	705	705
Total Cost	$ 30,000.00	$ 5,000.00	$ 5,000.00

2026	FOURTH OF JULY	SANDING OVATIONS	NEW YEARS EVE
Size of Shells	Number of Shells	Number of Shells	Number of Shells
OPENING			
3” shells	50	50	50
4” shells	20	20	20
5” shells	10	10	10
6” shells	5	5	5
BODY			
3” shells	350	180	180
4” shells	250	125	125
5” shells	150	80	80
6” shells	50	25	25
FINALE			
3” shells	250	150	150
4” shells	50	25	25
5” shells	50	25	25
6” shells	20	10	10
Total # of Shells	1,255	705	705
Total Cost	$ 30,000.00	$ 5,000.00	$ 5,000.00

TOTAL	FOURTH OF JULY	SANDING OVATIONS	NEW YEARS EVE
Size of Shells	Number of Shells	Number of Shells	Number of Shells
Total # of Shells	3,765	2,115	2,115
Total Cost	$ 90,000.00	$ 15,000.00	$ 15,000.00

Exhibit B: CONTRACT

CONTRACT BETWEEN

THE CITY OF TREASURE ISLAND AND

Alpha Firework Diplays

PERTAINING TO

FIREWORKS 2024, 2025, 2026
RFP 24-009

This CONTRACT is made and entered into on the ____ day of_____, 2024 ("**Effective Date**"), by and between the City of Treasure Island, a public body politic and municipal corporation organized and existing under the Laws of Florida whose address is: City of Treasure Island, 120 – 108th Avenue, Treasure Island, Florida, 33706 ("**CITY**"), and Alpha Firework Displays, FEIN 93-3944800, whose address is 11612 Kent Grove Dr. Spring Hill FL 34610 ("**CONTRACTOR**"), collectively (the "Parties") who hereby agree as follows:

WITNESSETH

WHEREAS, the CONTRACTOR has submitted a competitive proposal for **FIREWORKS 2024, 2025, 2026** as set forth in the attached CONTRACT Documents; and

WHEREAS, the City Commission of the City of Treasure Island has determined that there exists the need for **FIREWORKS 2024, 2025, 2026** in the City of Treasure Island; and

NOW THEREFORE, in consideration of the mutual benefits to the CITY and CONTRACTOR, the following covenants and contracts are set forth to which the parties hereto agree as follows:

SECTION 1. SCOPE OF WORK.

The Scope of Work/Services is specially identified in RFP 24-009

SECTION 2. TERM.

The term of the initial contract will become effective on the date of execution and will continue for three (3) years from the effective date with an option to renew for another two one-year terms by mutual written agreement of the Parties.

SECTION 3. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR include, but are not limited to, the following:

a. It is understood that the CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which are necessary to fully complete and deliver the services requested by the CITY, and will not have the authority to create, or cause to be filed, any liens for labor and/or materials on, or against, the CITY, or any property owned by the CITY. Such lien, attachment, or encumbrance, until it is removed, will preclude any and all claims or demands for any payment expected by virtue of this Contract.

b. The CONTRACTOR will ensure that all of its employees, agents, sub-contractors, representatives, volunteers, and the like, fully comply with all of the terms and conditions in this CONTRACT, when providing services for the CITY in accordance with this CONTRACT.

c. The CONTRACTOR will be solely responsible for the means, methods, techniques, sequences, safety programs, and procedures necessary to properly and fully complete the work set forth in the Scope of Services.

d. The CONTRACTOR must maintain an adequate and competent staff, and remain authorized to do business within the State of Florida. The CONTRACTOR may subcontract the services requested by the CITY; however, the CONTRACTOR is fully responsible for the satisfactory completion of all

subcontracted work.

SECTION 4. STANDARD OF CARE.

a. The CONTRACTOR has represented to the CITY that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the services to be provided. By executing this CONTRACT, the CONTRACTOR agrees that the CONTRACTOR will exercise that degree of care, knowledge, skill and the ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise within the local area, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner, consistent with the CITY'S stated Scope of Work and industry standards.

b. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, will be bound by the same standards of conduct as stated above.

SECTION 5. COMPENSATION.

a. The amount to be paid under this Contract will be based on the prices supplied by the CONTRACTOR in the bid submittal. The CONTRACTOR agrees to do all the work and furnish all of the materials, and labor necessary to carry out this Contract in the manner and to the full extent as set forth in the Scope of the attached Bid. The CITY will have at all times, full opportunity to inspect the materials to be furnished and/or the Work to be performed under this CONTRACT.

b. Compensation for services completed by the CONTRACTOR will be paid in accordance with Section 218.70, Florida Statutes, and Florida's Prompt Payment Act.

c. Service to be performed in accordance with this Contract are subject to the annual appropriation of funds by the CITY. In its sole discretion, the CITY reserves the right to forgo use of the CONTRACTOR for any project which may fall within the Scope of Services/Work listed in this CONTRACT. In the event the CITY

is not satisfied with the services provided by the CONTRACTOR, the CITY will hold any amounts due until such time as the CONTRACTOR has appropriately addressed the problem.

SECTION 6. TERMINATION AND FORCE MAJEURE

a. Termination. The CITY or CONTRACTOR may terminate this Contract with or without cause upon thirty (30) days' written notice to all parties. Upon termination of this Contract, however terminated, the CONTRACTOR shall turn over to the CITY all work product completed, or partially completed, up to the date of termination. The CITY will have full right to use such work product in any manner, in the sole discretion of the CITY.

b. Force Majeure. Neither Party to this CONTRACT will be liable for its failure to perform under the Contract due to any circumstances beyond its reasonable control such as act of God, wars, riots, national emergencies, sabotage, strikes, labor disputes, accidents, and governmental laws, ordinances, rules, or regulations. The CONTRACTOR or CITY may suspend its performance under this Contract as a result of Force Majeure without being in default of the CONTRACT, but upon removal of such Force Majeure the CONTRACTOR or CITY will resume its performance as soon as reasonably possible.

SECTION 7. PAYMENT WHEN SERVICES ARE TERMINATED.

a. In the event of termination of this Contract by the CITY, and not due to the fault of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services performed prior to the effective date of termination.

b. In the event of termination of this CONTRACT due to the fault of the CONTRACTOR, or at the written request of the CONTRACTOR, the CITY will compensate the CONTRACTOR for all authorized services completed, prior to the effective date of termination, which have resulted in a usable product or otherwise tangible benefit to the CITY. All such payments will be subject to an offset for any damages incurred by the CITY resulting from any delay occasioned by early

termination. This provision will in no way be construed as the sole remedy available to the CITY in the event of breach by the CONTRACTOR.

SECTION 8. CITY OBLIGATIONS.

At the CONTRACTOR'S request, the CITY agrees to provide, at no cost, all pertinent information known to be available to the CITY to assist the CONTRACTOR in providing and performing the required services.

SECTION 9. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth in this CONTRACT.

SECTION 10. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and CITY, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this CONTRACT or are adopted at any time following the execution of this CONTRACT.

SECTION 11. SCHEDULE.

The CONTRACTOR agrees to commence work under this CONTRACT in the timeliest and most prudent manner from the date set forth in the CONTRACT issued by the CITY, to comply with all time schedules, and to fully complete the work as described.

SECTION 12. INDEPENDENT CONTRACTOR.

This CONTRACT does not create an employee/employer relationship between the parties. It is the Parties' intention that the CONTRACTOR, its employees, sub-

contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment on the manner and means of carrying out the CONTRACTOR'S activities and responsibilities under this Contract.

SECTION 13. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR files a petition in bankruptcy, or if the CONTRACTOR is adjudged bankrupt or insolvent by any court, or if a receiver of the property of the CONTRACTOR is appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR makes an assignment for the benefit of creditors, or proceedings are commenced on or against the CONTRACTOR'S operations, the CITY may terminate this CONTRACT immediately notwithstanding the notice requirements of Section 22 to this CONTRACT.

SECTION 14. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this CONTRACT, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this CONTRACT. For the breach or violation of this Paragraph, the CITY has the right to terminate this CONTRACT immediately, without liability and without regard to the notice requirements of Section 6 to this

CONTRACT.

SECTION 15. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

CONTRACTOR shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the CONTRACT. CONTRACTOR shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of CONTRACTOR. CONTRACTOR may not enter into a contract with a subcontractor to perform work under this CONTRACT unless and until the subcontractor registers with and uses the E-Verify system. If CONTRACTOR enters into a contract with a subcontractor to perform work under this CONTRACT, CONTRACTOR must obtain a properly executed affidavit from the subcontractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. CONTRACTOR must maintain copies of all such affidavits for the duration of this CONTRACT. CITY may terminate this CONTRACT for cause if CITY determines that CONTRACTOR or CONTRACTOR's subcontractor has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. CITY will terminate this CONTRACT for cause if CITY has a good faith belief that CONTRACTOR has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the CITY has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, as may be amended, but CITY determines that CONTRACTOR otherwise complied with section 448.09(1), Florida Statutes, as may be amended, CITY will notify CONTRACTOR as such, and CONTRACTOR must immediately terminate CONTRACTOR's contract with said subcontractor. If this CONTRACT is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this CONTRACT and may not be considered as such; (b) CONTRACTOR may not be

awarded a public contract for at least 1 year after the date on which the CONTRACT is terminated; and (c) CONTRACTOR is liable for any additional costs incurred by the CITY as a result of the termination of the CONTRACT.

SECTION 16. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required under this CONTRACT will comply with all equal opportunity employment laws.

SECTION 17. INSURANCE.

The CONTRACTOR shall maintain such insurance as specified in in Section IV General Conditions, Paragraph 33 Insurance Requirements, of RFP 24-009, (Insurance Requirements) to protect the CITY from any or all claims for property damage, personal injury, and bodily injury including death, which may arise from operations under this CONTRACT. Certificates of such insurance must be provided to the CITY prior to the CITY issuing the Purchase Order to the CONTRACTOR and will also be subject to its

approval for adequacy of protection. The CITY must be named as an additional insured under all policies.

SECTION 18. INDEMNIFICATION.

The Parties recognize that CONTRACTOR is an independent contractor. CONTRACTOR agrees to assume liability for and indemnify, hold harmless, and defend the CITY, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution,

performance nonperformance of the duties of the CONTRACTOR under this CONTRACT, the enforcement of this CONTRACT, or resulting from the activities of the CONTRACTOR in any way connected to this CONTRACT, whether or not due to or caused by the negligence of the CITY, its commissioners, mayor, officers, employees, agents and attorneys. CONTRACTOR's liability hereunder shall include all attorneys' fees and costs incurred by the CITY, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of CONTRACTOR against the CITY, and CONTRACTOR hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this CONTRACT, and specifically this provision requiring CONTRACTOR to indemnify the CITY, is intended to nor shall it be construed as an additional waiver of sovereign immunity by CITY beyond the CITY's expressed written contractual obligations contained within this contract, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this CONTRACT, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this CONTRACT.

Subject to the limitations set forth in this section, CONTRACT shall assume control of the defense of any claim asserted by a third party against the CITY for which CONTRACTOR is obligated to indemnify, defend, and hold harmless the CITY and, in connection of such defense, shall appoint lead counsel in each case at CONTRACTOR's expense. The CITY shall have the right, at its option, to participate in the defense of any third-party claim, without relieving CONTRACTOR of any of its obligations hereunder. If CONTRACTOR assumes control of the defense of any third-party claim in accordance with this section, CONTRACTOR shall obtain the prior written consent of the CITY before entering into any settlement of such claim. Notwithstanding anything to the contrary in this section, CONTRACTOR shall not assume or maintain control of the defense of any third-party claim, but shall pay the

fees of counsel retained by the CITY and all expenses, including experts' fees, if (a) an adverse determination with respect to the third-party claim would, in the good faith judgment of the CITY, be detrimental in any material respect to the CITY's reputation; (b) the third-party claim seeks an injunction or equitable relief against the CITY; or (c) CONTRACTOR has failed or is failing to prosecute or defend vigorously the third-party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

SECTION 19. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this CONTRACT to the contrary, which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, will not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this CONTRACT will inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

SECTION 20. PUBLIC RECORDS.

Pursuant to section 119.0701, Florida Statutes, for any tasks performed by CONTRACTOR on behalf of the CITY, CONTRACTOR shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the CITY to perform the work contemplated by this CONTRACT; (b) upon request from the CITY's custodian of public records, provide the

CITY with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this CONTRACT and following completion or termination of this CONTRACT, if CONTRACTOR does not transfer the records to the CITY in accordance with (d) below; and (d) upon completion or termination of this CONTRACT, (i) if the CITY, in its sole and absolute discretion, requests that all Public Records in possession of CONTRACTOR be transferred to the CITY, CONTRACTOR shall transfer, at no cost, to the CITY, all Public Records in possession of CONTRACTOR within thirty (30) days of such request or (ii) if no such request is made by the CITY, CONTRACTOR shall keep and maintain the Public Records required by the CITY to perform the work contemplated by this CONTRACT. If CONTRACTOR transfers all Public Records to the CITY pursuant to (d)(i) above, CONTRACTOR shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the CITY and provide the CITY with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If CONTRACTOR keeps and maintains Public Records pursuant to (d)(ii) above, CONTRACTOR shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology of the CITY. If CONTRACTOR does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the CITY may pursue any and all remedies available in law or equity including, but not limited to, specific performance and may terminate this Contract. The provisions of this section only apply to those tasks in which CONTRACTOR is acting on behalf of the CITY.

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

Telephone number: **727-547-4575**
E-mail address: **cityclerk@mytreasureisland.org**
Mailing address: **Attn: City Clerk, 120 108th Avenue, Treasure Island, FL 33706**

SECTION 21. AUDITING, RECORDS, AND INSPECTIONS.

In the performance of this CONTRACT, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the CONTRACT, in compliance with generally accepted accounting procedures. Throughout the term of this CONTRACT, books, records, and accounts related to the performance of this CONTRACT must be open to inspection during regular business hours by an authorized representative of the CITY, and must be retained by the CONTRACTOR for a period of three years after termination or completion of the CONTRACT, or until the full CITY audit is complete, whichever comes first. The CITY retains the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this CONTRACT are subject to the applicable provisions of the Florida Public Records Act, Chapter 119, and Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this CONTRACT to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this CONTRACT based upon its findings in this audit without regard to the termination provision set forth in this CONTRACT.

SECTION 22. NOTICE.

All notices required to be given to the CITY or CONTRACTOR under this CONTRACT must be sent by (a) registered or certified mail, and notice will be deemed to have been given on the date of acceptance; or (b) delivery (i.e., courier or other hand delivery), overnight delivery, email or facsimile transmission, and notice will be deemed to have been given on the day of delivery or transmission. If the day of notice is a Saturday, Sunday, or legal holiday, notice will be deemed to have been given on the first calendar day thereafter which is not a Saturday, Sunday, or legal holiday. All notices required to be given to the CITY must be made to the CITY at:

City of Treasure Island
Attention: Michael Munger, Finance Director

10451 Gulf Blvd.
Treasure Island, Florida
33706
Phone: (727)-547-4575
Fax: (727)-547-4582
mmunger@mytreasureisland.org

Or to such other address or facsimile number as the CITY may direct from time to time by written notice forwarded to the CONTRACTOR as provided above.
All notices required to be given to CONTRACTOR in this CONTRACT must be sent to CONTRACTOR at:

Company:	Alpha Firework Displays, LLC
Attention:	Joseph Atwell
Address:	11612 Kent Grove Dr.
	Spring Hill, FL 34610
Phone:	352-467-1906
Email:	info@alphafireworksdisplays.com

or to such address or facsimile number as the CONTRACTOR may direct from time

to time by written notice forwarded to the CITY as provided above. E-mail transmittal of notices are considered delivered as of the date of electronic transmission. Both parties will supplement emailed notices with a formal version of the notice as outlined above.

SECTION 23. DOCUMENTS CONSTITUTING ENTIRE CONTRACT.

The following documents are hereby incorporated and made part of this Contract:

1. Request for Proposal Documents for RFP NO. 24-009.
2. Proposal submitted by CONTRACTOR on or before

SECTION 24. MISCELLANEOUS.

i. The laws of the State of Florida govern all aspects of this CONTRACT. In the event it is necessary for either party to initiate legal action regarding this CONTRACT, venue will lie in Pinellas County, Florida. **THE PARTIES WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM, ARISING OUT OF THIS CONTRACT, WHICH MAY BE BROUGHT BY EITHER OF THE PARTIES.**

ii. CONTRACTOR has been made aware Section 287.133, 134 and 135, Florida Statutes, and the CITY'S requirement that the CONTRACTOR has complied with these laws in all respects prior to and will comply with them in all respects during the term of this CONTRACT.

iii. CONTRACTOR and any Subcontractors understand and will comply with Section 20.055(5) of the Florida Statutes and thereby agree to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to said section.

iv. This CONTRACT is only assignable by the CONTRACTOR upon the express written consent of the CITY.

v. This CONTRACT is binding upon and inures to the benefit of the Parties, their heirs, personal representatives, successors, and assigns.

vi. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions, or conditions of this CONTRACT, or to exercise any right or option contained in this CONTRACT will not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but the same will remain in full force and effect.

vii. In the event the CITY issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this CONTRACT, it is specifically agreed and understood by the Parties that any such purchase order, memorandum, letter, or other instrument is for the CITY'S internal purposes only, and any and all terms, provisions, and conditions contained in this CONTRACT, whether printed or written, will in no way modify the covenants, terms, and provisions of this CONTRACT and will have no force or effect on this CONTRACT.

viii. The covenants, terms, and provisions of this CONTRACT may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this CONTRACT and any written Amendment(s) hereto, the provisions of the latest executed instrument will take precedence.

ix. All clauses found in this CONTRACT will act independently of each other. If a clause is found to be illegal or unenforceable, it will have no effect on any other provision of this CONTRACT. It is understood by the Parties that if any part, term, or provision of this CONTRACT is by the courts held to be illegal or in conflict with any law of the State of Florida, or the United States, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the CONTRACT did not contain the particular part, term, or provision held to be invalid.

x. All headings of the sections, exhibits, and attachments contained in this CONTRACT are for the purpose of convenience only and must not be deemed to expand, limit or change the provisions contained in such sections, exhibits, and

attachments.

xi. The Parties represent and warrant that they have entered into this CONTRACT relying wholly upon their own judgment, belief and knowledge of the nature, extent, effect and duration of any actions, damages and liability therefore. The Parties represent that they enter into this CONTRACT without relying upon any statement or representation of the adverse parties other than what has been set forth in writing in this CONTRACT. The Parties represent that they have had the opportunity to discuss this matter with counsel of their choosing and are satisfied with its counsel and the advice received. The Parties understand this CONTRACT's contents and this CONTRACT will be construed as resulting from joint negotiation and authorship. No part of this CONTRACT will be construed as the product of any one of the Parties. The Parties further declare and represent that no promise, inducement, agreement or understanding not expressed in this CONTRACT has been made to an adverse party and that the terms of this CONTRACT are contractual and not a mere recital. This CONTRACT will be deemed and treated as drafted jointly by all the Parties, and no term, condition or provision of this CONTRACT will be construed more strictly against any Party.

xii. All words used in this CONTRACT in the singular will extend to and include the plural, and the use of any gender will extend to and include all genders. The term 'including' is not limiting.

xiii. Each of the Parties covenants to the other party to this CONTRACT that it has lawful authority to enter into this CONTRACT, that the governing or managing body of each of the Parties has approved this CONTRACT, and that the governing or managing body of each of the Parties has authorized the execution of this CONTRACT in the manner set forth below.

xiv. This CONTRACT must be executed by the respective duly authorized officials, and will take effect as of the day and year first above written.

xv. By executing this CONTRACT and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes,

CONTRACTOR certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies that Boycott Israel List, and (b) it is not engaged in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this CONTRACT, as of the Effective Date of this CONTRACT, and as of the effective date of any renewal of this CONTRACT. Notwithstanding anything contained in this CONTRACT to the contrary, the CITY may terminate this CONTRACT immediately if: (1) CONTRACT is found to have submitted a false certification regarding (a) or (b) above in accordance with section 287.135, Florida Statutes, or (2) CONTRACTOR has been placed on the Scrutinized Companies that Boycott Israel List or is or has been engaged in a Boycott of Israel. Such termination shall be in addition to any and all remedies available to the CITY at law or in equity. The term "Boycott of Israel" used in this section is defined as in, and the Scrutinized Companies that Boycott Israel List is the list maintained pursuant to, Section 287.135, Florida Statutes.

xvi. Pursuant to section 286.101, Florida Statutes, CONTRACTOR shall disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. CONTRACTOR's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder.

CONTRACTOR represents that within one (1) year before proposing any contract to the CITY, CONTRACTOR provided a copy of such disclosure to the Florida Department of Financial Services.

IN WITNESS WHEREOF, the CITY and CONTRACTOR have signed this CONTRACT.

WITNESSES:

Signature

Candace Atwell

Printed Name

CONTRACTOR:

Alpha Firework Displays

Company Name

Signature

Owner

Title

Joseph Atwell

Printed Name

ATTEST:

City Clerk

CITY OF TREASURE ISLAND, FLORIDA

City Manager

AGENDA ITEM NO. J.7

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: May 7, 2024

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Contracts

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Authorization to Purchase Playground Equipment and Shade Structure for Sunset Beach Pavilion and Swing Set Shade Structure for Isle of Palms Park

BACKGROUND:

Sunset Beach Playground and Shade Structure:
In 2012, the City purchased the current play structure for the Sunset Beach Pavilion. In 2018, Project Innovations replaced a rusted platform on the structure and removed one interactive panel. The playground also includes a swing set and climbing apparatus and is utilized by the Sunset Beach neighborhood, tourists, beachgoers and facility renters.

In 2015 by Resolution 15-75, the Commission approved donation of funds for the purchase and installation of a shade structure by the Sunset Beach Civic Association (SBCA). The Sunset Beach Civic Association raised funds of $12,000 towards the quoted cost of $20,271.93 from Rep Services, Inc. The Civic Association requested that the City provide the remaining funds to purchase the shade structure inclusive of installation. Resolution 15-75 stated that in the event that the shade is damaged or in need of repair or replacement, the City and the Sunset Beach Civic Association will equally share in the expense to repair or replace the shade structure (EXHIBIT A).

In March 2021, staff noticed significant rust on the shade structure. Additionally, the shade canopy had been vandalized and the fabric torn. Staff reached out to Rep Services and obtained a quote of $6,865 to replace hardware and remove existing upper framework and repair the fabric canopy. Staff

informed Rep Services that this repair would be budgeted in Fiscal Year 2022.

In 2022, Rep Services informed staff that due to changes in the market and increased costs for supplies, the price to complete the scope of work to repair the shade structure had increased to $9,400 which did not include replacing the fabric on the structure. Staff was instructed to contact USA Shade for a replacement shade fabric. Rep Services noted that the structural integrity of the shade structure was unclear, and that the installer would not repair the structure if the nipples on top of the posts that the upper frame slips over were rusted beyond repair Staff direction was to obtain a quote for the replacement of the shade structure.

Dawn Fader, President of the Sunset Beach Civic Association, indicated the SBCA does not have the funds to repair or replace the shade structure.

Isle of Palms Swing Set Shade Canopy

In November 2022, the Commission authorized the purchase of a new playground and exercise equipment for the Isle of Palms Park from Project Innovations in the amount of $69,612.02. The majority of the playground is in shade from surrounding trees; however, the swing set is not shaded. Staff is recommending placing a shade canopy attached to the top of the swing set similar to the swing set at Treasure Bay.

POLICY/PURPOSE:

Authorize the purchase of a play structure and shade canopy for the Sunset Beach Pavilion in an amount of $69,520 and the purchase of a shade canopy over the standalone swing set at the Isle of Palms Park playground in an amount of $13,444.50 from Project Innovations.

STRATEGIC PLAN RELEVANCE:

COMMUNITY ROAD MAP: Goal 1, Promote a socially connected community through the implementation of the Master Park Plan.

ANALYSIS/DISCUSSION:

Since 2018, staff has budgeted and replaced aged playground equipment within the city parks. Staff replaced the Treasure Bay playground in 2018; the Rosselli Park playground in 2020 and the Isle of Palms playground in 2022.

The Sunset Beach Pavilion play structure was purchased in

2012 from Project Innovations and is for ages 2 to 5 years of age. The playground deck and interactive boards have been replaced or removed due to rust. Due to the weather elements and most recently Hurricane Ian and Idalia, significant rust is present in the hardware and slide posts of the playground and structure of the shade canopy. Additionally, the shade canopy fabric was vandalized and the vandals poked holes in the shade canopy fabric, which resulted in the canopy tearing.

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The play structure is a Jambette Play Structure for ages 5 to 12 years of age. The play structure is slightly large than what is currently on site. The cost of the playground with installation, engineered drawings and freight is $35,189.72 (EXHIBIT B). The canopy is a 32'x32' Pro Shade Hip Roof with galvanized posts and frames and UV commercial fabric. The cost of the shade structure with installation and engineered drawings is $34,330.28 (EXHIBIT C). There are no freight costs for Pinellas County locations. Parks and Recreation staff will remove the existing playground and shade structure prior to installation of the new equipment.

The majority of the Isle of Palms playground is in shade from surrounding trees; however, the swing set is not shaded. Staff recommends placing a shade canopy attached to the top of the standalone swing set similar to the swing set at Treasure Bay. The cost for the shade canopy for the Isle of Palms playground standalone swing set is $13,444.50 (EXHIBIT D). Staff plans to budget a similar shade structure for the Rosselli Park and Sunset Beach swing sets in future fiscal years.

FUNDING:

The City is piggybacking off of the Project Innovations bid to Manatee County, Bid 23-0053-MR, September 12, 2020 through August 31, 2024 (EXHIBIT A).

Funds for the Sunset Beach Pavilion play structure and shade canopy are budgeted in FY 2024 in account number 001-5721-63000, Improvements O/T Building in the amount of $69,520.

Funds for the Isle of Palms Park playground swing set shade canopy is budgeted in Fiscal Year 2024 in account number 001-5723-52900, Supplies and Materials in the amount of $11,800. The balance of the expenses ($1,644.50) will come from the Parks & Recreation Contingency account - 001-5723-99900.

MOTION:

I move to approve and authorize the City Manager to Execute the Piggyback Contract and for Purchase Authority in an Amount Not to Exceed $82,964.50 to Project Innovations for Sunset Playground Equipment and Shade Structure and Isle of Palms Swing Shade Canopy.

ATTACHMENTS:
EXHIBIT_A__21-0053-MRR1-PROJECT_INNOVATION-_FS_SIGNED PIGGYBACK CONTRACT.pdf
EXHIBIT B_Sunset Playground Quote 2024.pdf
EXHIBIT C_Sunset Shade 2024.pdf
EXHIBIT D_PRO SHADE Quote IOP.pdf

PURCHASING DEPARTMENT
215 Manatee Avenue West
Bradenton, Florida 34205
Direct Line (941) 708-8770 FAX Line (941) 708-8485

Renewal Amendment, Park and Playground Equipment SDMC No. 21-0053-MR, Renewal 1 (One)

This Amendment to **Park and Playground Equipment, SDMC No. 21-0053-MR**("Contract") is made and entered into as of the last date signed below by and between The School District of Manatee County ("District") and Project Innovations, Inc. ("Contractor"). District and Contractor are collectively referred to herein as the "Parties." All capitalized terms used herein shall have the meaning assigned to them in the Contract, unless otherwise defined herein.

1. **CONTRACT RENEWAL:**
   1.1 The District hereby executes its first renewal option for a period from September 1, 2023 through August 31, 2024. This Agreement shall not expire until all work under Purchase Orders issued is completed, accepted and paid for by the District.

2. **CONFLICT OF TERMS:**
   2.1 To the extent any of the terms of this agreement conflict with the terms of the contract, the terms of this agreement shall control. All other terms of the contract remain in full force.

3. **WARRANTY OF AUTHORITY**
   3.1 Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party.

4. **PAYMENT TERMS:**
   4.1 The standard payment terms for the School District of Manatee County are Net 45. Invoices must include the purchase order number prominently displayed in order to receive payment. Payments will be made only to the vendor listed on the purchase order.

5. **INVOICE REQUIREMENTS:**
   5.1 The selected Proposer shall submit an invoice to the District, each month, after the services have been performed and have been received and accepted by the District. The amount charged shall not be in excess of the rates and fees in the Agreement.
   The date of the invoices shall not exceed ten (10) working days from the performance of the work. Under no circumstances shall the invoice be submitted to the District in advance of the performance of the work.
   The invoice shall contain the following basic information: the awarded Bidder's name and address, invoice number, date of invoice, description of the service performed, the contract number, purchase order number, and any discounts. The invoice shall be in detail sufficient for a proper pre-audit and post audit thereof. Each bill or invoice must properly identify the services, portion of services, and expenses for which compensation is sought.

6. **NON-FUNDING:**
   6.1 In the event sufficient budgeted funds are not available for a new fiscal period, the Purchasing Department shall notify the vendor of such an occurrence and the contract shall terminate on the last day of the current fiscal period without penalty or expense to the District.

7. **TERMINATION FOR CAUSE and CONVENIENCE:**

7.1 Termination for Cause—The School Board of Manatee County reserves the right to terminate this contract in whole or in part at any time before the date of completion, in the event it is determined that the provider has failed to comply with the conditions of the agreement. The School Board shall promptly notify the Provider in writing of the determination and the reasons for the termination, together with the effective date of the termination. Payments made to Providers or recoveries by the School Board under contracts terminated for cause shall be in accordance with the legal rights and liabilities of the parties under the laws of the State of Florida. Termination for Convenience— Termination of this contract in whole or in part may be made by School District Manatee County when the district determines that the continuation of the contract would not produce beneficial results commensurate with the further expenditure of funds or in furtherance of the goals and directives of the School District Manatee County. Termination may be initiated within 30 days' notice when Board approval is not required and subject to Board approval when required

8. **COMPLIANCE WITH THE SUNSHINE LAW:**

8.1 The Florida Sunshine Law is a series of laws designed to guarantee that the public has access to the public records of governmental bodies in Florida, Fla. Stat. sec. 286.011 et. seq. and Fla. Stat. sec. 119.01 et. seq. The contracting party with The School Board of Manatee County hereby acknowledges and agrees to comply with The Florida "Sunshine" Law, including but, not limited to keeping and maintaining all records that relate and/or pertain to the terms of this agreement available for inspection and copying, public records requests, internal audits and for any other informational purpose.

9. **EQUAL EMPLOYMENT OPPORTUNITY:**

9.1 Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR 60–1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964– 1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

10. **ANTI-DISCRIMINATION**:

10.1 a. the bidder certifies that they are in compliance with the non-discrimination clause contained in Section 202, Executive Order 11246, as amended by Executive Order 11375 relative to equal employment opportunity for all persons without regard to race, color, religion, sex or national origin. The provisions of the ADA Act of 1990 pertaining to employment shall also be applicable.

b. the bidder shall not discriminate on the basis of race, gender, gender identity or expression, religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation, selection, hiring, or treatment of sub-contractors, vendors, suppliers, or commercial customers. Bidder shall provide equal opportunity for sub-contractors to participate in all of its public sector and private sector sub-contracting opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that has occurred or is occurring in the marketplace. Bidder understands and agrees that violation of this clause is a material breach of the contract and may result in contract determination, debarment, or other sanctions.

11 **MINORITY, SMALL, AND WOMEN OWNED BUSINESS**:

11.1 School District of Manatee County encourages the use of Minority Owned Businesses, Small Businesses, and Women Owned Businesses. Contractor agrees to ensure small businesses, minority owned businesses and women's business enterprises are used whenever possible, such as when

participation as partners, joint-venture's, prime contractor, sub-contractors, and in contracting opportunities.

12 **FORCE MAJEURE:**

12.1 The term "FORCE MAJEURE" means circumstances beyond the reasonable control of a party, (such as acts of God, government restriction, wars, insurrections, labor disputes, financial insolvency, economic hardship, strife, failure of suppliers, communications or data systems) which delay or prevent the party from performing under the terms of this agreement. Affected performance obligations will be suspended during the duration of the Force Majeure., In the event that the Force Majeure persists more than 90 days, the party may elect to terminate this agreement upon written notice.

13 **GOVERNING LAW:**

13.1 This agreement will be governed by the internal laws of the State of Florida, without regard to its conflicts of laws rules. Each party agrees to comply with all applicable laws in the performance of this agreement. All disputes are to be resolved in Manatee County, Florida by binding Arbitration before the American Arbitration Association or other mutually agreed and similar forum. The costs of such dispute will be borne by the individual party.

14 **DAVIS-BACON ACT:**

14.1 as amended (40 U.S.C. 3141-3148): When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "AntiKickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations.

15 **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT:**

15.1 (40 U.S.C. 3701–3708). Where applicable, all contracts awarded by the nonFederal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions, which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

16 **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT:**

16.1 If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or sub recipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or sub recipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

17 **CLEAN AIR ACT:**

17.1 42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387), as amended: Contracts and sub grants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).

18 **DEBARMENT AND SUSPENSION:**

18.1 (Executive Orders 12549 and 12689): A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide Excluded Parties List System in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., p. 235), "Debarment and Suspension." The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

19 **BYRD ANTI-LOBBYING AMENDMENT:**

19.1 (31 U.S.C. 1352): Contractors that apply or bid for an award of $100,000 or more must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

20. **SECTION 6002 OF THE SOLID WASTE DISPOSAL ACT:**

20.1 The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. (78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75885, Dec. 19, 2014).

21. **RECORD RETENTION REQUIREMENTS FOR CONTRACTS PAID FOR WITH FEDERAL FUNDS:**

21.1 2 CFR §200.333: When federal funds are expended by SDMC for any contract resulting from this procurement process, the vendor certifies that it will comply with the record retention requirements detailed in 2 CFR §200.333. The vendor further certifies that vendor will retain all records as required by 2 CFR §200.333 for a period of three years after grantees or sub-grantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

22. **INDEMNIFICATION:**

22.1 Contractor agrees to defend indemnify and hold harmless the School Board, their agents, employees, officers and Board Members against any and all third-party claims, losses, damages, expenses, or liabilities arising from any action or failure to act with respect to this agreement to the extent provided by law. When pertaining to a contract Contractor will obtain at its own cost and expense general liability insurance with minimum coverage amounts of at least one million dollars per occurrence and three million dollars in aggregate coverage and such insurance will name The School Board, their Board Members and School District Employees as an additional insured. To the extent applicable, Contractor will maintain and furnish workers compensation insurance. A certificate of insurance will be furnished within ten business days from the execution of this agreement. Failure to provide such insurance allows the School Board, the election to immediately terminate this agreement. Certain employees are subject to written waiver of indemnification. Failure to provide such insurance allows the District the election to immediately terminate this agreement.

23. **INSURANCE:**

23.1
a. Statutory Limits of Worker's Compensation in compliance with Chapter 440, Florida Statute, if required.
b. Employer's Liability Insurance in an amount not less than $1,000,000.00 per occurrence.
c. Comprehensive General Liability Insurance in an amount equal to or greater than $1,000,000.00 per occurrence for any occurrence resulting in bodily injury or death to any one or group of persons, including any consequential damages that arise therefrom.
    i. If policy is on a "CLAIMS MADE" basis, contractor's insurance carrier will identify policy as such and indicate in writing the amount of claims paid by this policy and reserves outstanding. Policy aggregates must equal at least two (2) times the occurrence limit.
d. Liability Insurance in an amount equal to or greater than $1,000,000.00 per occurrence for bodily injuries and/or death to any person or persons caused by passenger automobiles or commercial vehicles.
e. Liability Insurance equal to or greater than $1,000,000.00 per occurrence for property damage caused by passenger automobiles or commercial vehicles.

24. **COMPLIANCE WITH JESSICA LUNSFORD ACT:**

24.1 The School District of Manatee County and State of Florida, requires all contractors/subcontracts to comply with the Jessica Lunsford Act (JLA) which consists of a level II background screening via fingerprinting. Vendors, individuals or entities under contract with the School Board of Manatee County required to go on school grounds when students are present, must comply with the requirements of the law and agree to indemnify and hold harmless the School Board of Manatee County for any claims made against the School Board related to the failure to comply with Florida Statute Section 1012.465 and Section 1012.32 Florida Statutes. Information on JLA requirements and how to comply can be accessed at www.manateeschools.net.

25. **SOVEREIGN IMMUNITY:**

25.1 The parties acknowledge and agree that the School Board of Manatee County, Florida, as an agency of the State of Florida, is a sovereign entity that is by law immune from suit except to the extent specified in 768.28 of Florida Statutes. No provision of the agreement shall constitute, or be interpreted as, a waiver of sovereign immunity, and all defenses relative to sovereign immunity shall be preserved.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICA BILITY OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR' S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS:

Public Records Custodian, 215 Manatee Avenue W. Bradenton, Florida, 34205
(941) 708-8770 publicrecords@manateeschools.net

26. **AUTHORITY TO EXECUTE:**

26.1 The individual executing this Agreement on behalf of the Contractor is duly and fully authorized to execute this Agreement on behalf of the Contractor and to bind the Contractor to each and every, condition and covenant of the Contract Documents.

27 ASSIGNMENT:

27.1 Neither party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the other party (not to be unreasonably withheld.) If this matter pertains to a school that becomes a Charter School, this contract may be cancelled by the School District upon thirty days written notice and the School Board will be released of any and all obligations under this contract.

28. **COVID 19**

28.1 The Vendor agrees to follow The School District of Manatee County's protocols pertaining to COVID-19.

29. **EMPLOYMENT ELIGIBILITY VERIFICATION ("E-VERIFY"):**

29.1 By entering into a contract with the School District of Manatee County (a public employer in Florida) to provide goods or services in exchange for salary, wages or other renumeration, this section applies to verify employment eligibility. Therefore, pursuant to Section 448.095, Florida Statutes and beginning January 1, 2021, every public employer, Contractor and Subcontractor shall register with and use the United States Department of Homeland Security's E-Verify system, located at https://e-verify.uscis.gov/emp to verify the work authorization status of all newly hired employees. The Parties may not enter into a contract unless each party registers with and uses the federal E-Verify system.

The Contractor verifies its compliance with the E-Verify System by listing its E-Verify System Number on page 3 of this document; or by signature and submission of this contract, asserts it does not hire any employees, and it is not an unauthorized alien, as defined by this statute.

The Contractor will require all Subcontractors who work on this contract to use the E-Verify System for any subcontracted employees hired during this contract. The Contractor will verify Subcontractor's compliance with an affidavit stating whether the Subcontractor uses the E-Verify System as evidenced by Subcontractor's E-Verify System Number or that the Subcontractor is not an unauthorized alien and does not employ, contract with or subcontract with unauthorized aliens defined by this statute. The Contractor will maintain and provide the Subcontractor's affidavits to the School District on request during this contract.

Termination: With good faith belief that the Contractor knowingly violated this section, the School District will terminate the contract. Further, with good faith believe that the Subcontractor knowingly violated this section, the School District will promptly notify the Contractor and the Contractor will

immediately terminate the Contractor's contract with the Subcontractor. A contract terminated for noncompliance with E-Verify is not a breach of contract and may not be considered as such.

To the extent required by applicable law, the Contractor is liable for any additional costs incurred by the School District resulting from a failure to comply with E-Verify. Additional costs may include but are not limited to higher costs for the same services and rebidding costs (if necessary). Likewise, the Contractor will be barred from any other contracts with the School Board for at least one year after the date the contract was terminated.

CONTRACTOR E-VERIFY NUMBER: 1561948

PROJECT INNOVATIONS, INC.	712 WESLEY AVENUE- BUILDING A, TARPON SPRINGS, FL 34689
BUSINESS/COMPANY NAME	ADDRESS
727-460-8449	WAYNE@MYUSAPROJECTS.COM
PHONE	EMAIL
WAYNE ARMAND	PRESIDENT
TYPE OR PRINT NAME	TITLE
SIGNATURES:	

	Wayne Armand Digitally signed by Wayne Armand Date: 2023.05.08 08:58:57 -04'00'	
	Vendor	Date
	SCHOOL DISTRICT OF MANATEE COUNTY:	
	Melody Ryan	
	Purchasing Department	Date

The current awarded tabulation is posted on the Purchasing website: www.manateeschools.net
If you do not agree to this renewal, please indicate on this renewal agreement and return to Purchasing Department.

ADDENDUM A

CONTRACTOR INFORMATION FORM

SUPPLIER NAME: PROJECT INNOVATIONS, INC.

TELEPHONE NUMBER: 727-460-8449

LIST EMPLOYEE(s) THAT WILL BE DOING WORK FOR THE SCHOOL DISTRICT OF MANATEE COUNTY: Please print clearly and duplicate form as needed. Please list badge expiration for all employees who currently have a contractor's badge. If a designated employee does not have a contractor's badge, indicate their Appointment Date and Time for fingerprinting.

Please reference the District website for JLA requirements: https://www.manateeschools.net/

Page/6689

Last Name, First Name	Contractor/JLA Badge Expiration	Fingerprint Appt Date/Time
PERK, JOEY	4/29/2026	
PULISCIANO, JUSTIN	10/25/2023	

JLA BADGING IS REQUIRED TO COME ON SCHOOL CAMPUS. FAILURE TO PRESENT THE PROPER BADGE AT THE TIME OF SERVICE WILL RESULT IN DENIAL OF SERVICE.

CONTRACTOR/VENDOR DISQUALIFIABLE OFFENSES:

- ❖ Any offense listed in s. 943.0435 (1)(a) 1., relating to the registration of an individual as a sexual offender.
- ❖ Section 393.135, relating to sexual misconduct with certain developmentally disabled clients and the reporting of such sexual misconduct.
- ❖ Section 394.4593, relating to sexual misconduct with certain mental health patients and the reporting of such sexual misconduct.
- ❖ Section 775.30, relating to terrorism.
- ❖ Section 782.04, relating to murder.
- ❖ Section 787.01, relating to kidnapping.
- ❖ Any offense under chapter 800, relating to lewdness and indecent exposure.
- ❖ Section 826.04, relating to incest.
- ❖ Section 827.03, relating to child abuse, aggravated child abuse, or neglect of a child.

CONTRACT BETWEEN
THE CITY OF TREASURE ISLAND
AND Project Innovations, Inc.
PERTAINING TO
Park and Playground Equipment

CONTRACT NUMBER 24-013 - CP

This Contract is made and entered into on the ____ day of _____, 20_____ ("**Effective Date**"), by and between the City of Treasure Island, a public body politic and corporate and organized and existing under the Laws of Florida whose address is: City of Treasure Island, 120 108th Avenue, Treasure Island, Florida, 33706 (**"CITY"**), and Project Innovations, Inc., whose address is 712 Wesley Ave. Bld. A. Tarpon Springs, FL 34689 ("**CONTRACTOR**"), collectively (the "Parties") who hereby agree as follows:

WITNESSETH

WHEREAS, pursuant to its procurement policies and procedures, when in its best interest, the City is authorized to contract with vendors who were successful competitive bidders and subsequently entered into an agreement with other governmental entities pursuant to a "piggyback" procedure; and

WHEREAS, the CONTRACTOR has submitted a competitive proposal to School District of Manatee County for Park and Playground Equipment in response to 21-0053-MR; ("**Solicitation**"); and

WHEREAS, as the successful competitive bidder to the Solicitation, Contractor subsequently entered into a contract with School District of Manatee County dated 5/8/2023 ("Original Contract"), which is attached hereto along with a copy of the Solicitation and copies of Contractor's response, the bid tabulation, and award—if applicable—as **Composite Exhibit A**; and

WHEREAS, the Original Contract provides and the Contractor agreed to make available to the City the prices submitted under the terms and conditions of the Original Contract, which the City desires

to piggyback off of as depicted on the scope of work, which is attached hereto as Exhibit B ("City Project"); and;

WHEREAS, Contractor represents and warrants that Contractor has acted at all times in accordance with the provisions of Florida law with respect to the Solicitation, its bid, and award; and

WHEREAS, Contractor is willing to perform the City Project pursuant to the terms of the Original Contract with only the modifications set forth herein so as to limitedly address the logistics of contracting with the City; and

WHEREAS, the City Commission of the City of Treasure Island has determined that there exists the need for the City Project and the City Commission desires to procure those services under the same terms, conditions, and specifications as of the Original Contract.

NOW THEREFORE, in consideration of the mutual benefits to the City and Contractor, the receipt and adequacy of which is hereby acknowledged, the following covenants are set forth, which the parties hereby agree to as follows:

1. The above recitals and all exhibits hereto are true and correct and are incorporated herein by reference. Contractor's representations and warranties set forth in the recitals as incorporated into this Agreement by this reference are a material component to the City's ability to enter into this Agreement. Contractor shall fully indemnify, defend, and hold harmless the City and its representatives, employees, officers, and commissioners, from any and all damages, causes of action, or claims of any kind related to Contractor's representations and warranties set forth herein, the veracity of such representations and warranties, and all matters related thereto.

2. The scope of work is identified in the Original Contract, and the Contractor's scope of work with the City is more specifically defined in Exhibit B attached hereto and incorporated herein. Contractor agrees to furnish all labor, equipment, machines, and the skill necessary for the entire work effort as set forth in the Original Contract to the satisfaction of the City or its duly authorized representative.

3. The terms and conditions of the Original Contract are hereby incorporated into this Agreement by reference. Contractor shall complete the City Project on the same terms, conditions, and scope as set forth in the Original Contract, except as specifically modified herein solely to account for the City as the purchaser. Such modifications shall not include any modification to the prices bid in response to the Solicitation or the scope of the work that will be provided. Contractor's work on the City Project shall at all times be at the same unit prices as set forth in the Original Contract.

4. In interpreting this Agreement and resolving any ambiguities or conflicts between this Agreement and the Original Contract, including any exhibits and/or addenda, this Agreement takes precedence over the Original Contract and its exhibits and/or addenda and any inconsistency between the Original Contract and its exhibits and/or addenda shall be resolved by giving precedence to the Original Contract.

5. The City agrees to pay the Contractor for services rendered in accordance with the primary structure set forth in the Original Contract and more particularly described in Exhibit B. Pursuant to all notice and invoicing requirements established by the Original Contract, notices and invoices under this Agreement will be submitted to:

The City of Treasure Island
Attention: Mike Munger
120 – 108th Avenue
Treasure Island, Florida 33706
Phone: (727)-547-4575
Email: Finance@mytreasureisland.org

or to such other address or facsimile number as the City may direct from time to time by written notice forwarded to the Contractor as provided above. All invoices shall be submitted in accordance with the Florida Prompt Payment Act, section 218.70, et seq, Fla. Statutes. All payments shall be due on the date established by the Florida Prompt Payment Act. Payment due date for purchase of goods or services other than construction services is net forty-five (45) days from the date an invoice submitted in accordance with the Florida Prompt Payment Act is received by the City. In the event of a disputed invoice, only that portion so contested will be withheld from payment and the undisputed portion shall be due and payable on the terms set forth herein. The City does not pay sales tax and will provide sales tax exemption information at the written request of Contractor, where necessary.

6. Prior to this Agreement taking effect, Contractor shall have in place the insurance coverages required by the Original Contract and shall provide certificates of insurance reflecting that the City, its agents, employees, and public officials are named as additional insureds. Prior to commencement of the City Project, Contractor shall have in place the bonds required by the Original Contract for the benefit of the City.

7. The Parties recognize that Contractor is an independent contractor. Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance nonperformance of the duties of the Contractor under

this Agreement, the enforcement of this Agreement, or resulting from the activities of the Contractor in any way connected to this Agreement, but only to the extent not solely due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Contractor's liability hereunder shall include all attorneys' fees and costs incurred by the City, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Contractor against the City, and Contractor hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Contractor to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by the City beyond the City's expressed written contractual obligations contained within this Agreement, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Agreement, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement or the Original Contract.

8. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Contractor on behalf of the City, Contractor shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("**Public Records**"), required by the City to perform the work contemplated by this Agreement; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion or termination of this Agreement, if Contractor does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this Agreement, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Contractor be transferred to the City, Contractor shall transfer, at no cost, to the City, all Public Records in possession of Contractor within thirty (30) days of such request or (ii) if no such request is made by the City, Contractor shall keep and maintain the Public Records required by the City to perform the work contemplated by this Agreement. If Contractor transfers all Public Records to the City pursuant to (d)(i) above, Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Contractor keeps and maintains Public Records pursuant to (d)(ii) above, Contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. Contractor understands and agrees that failure to provide access to public records will be a material breach of this Agreement and may result in termination. If Contractor does not comply with a Public Records request or does not comply with a Public Records request within a reasonable amount of time, the City may pursue any

and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Contractor is acting on behalf of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (727) 547-4575 EXT. 229, CITYCLERK@MYTREASUREISLAND.ORG, AND CITY HALL, 120 108TH AVE., TREASURE ISLAND, FL, 33706.

9. All notices required or made pursuant to this Agreement shall be made in writing and sent by certified return receipt requested mail, addressed to the following:

If to the City:	**If to the Contractor:**
City of Treasure Island, Florida	712 Wesley Ave.
Attn. City Manager	Building A
120 – 108th Avenue	Tarpon Springs, FL
Treasure Island, Florida 33706	34689

With required copy to:

City Attorney, City of Treasure Island, Florida

Bryant Miller Olive P.A.

One Tampa City Center, Suite 2700

Tampa, Florida 33602

Either party may change its above noticed address by giving written notice to the other party in accordance with the notice requirements above.

10. MISCELLANEOUS.

a. This Agreement represents the entire agreement. No prior discussions or negotiations will be enforceable, unless included in this Agreement.
b. This Agreement is not assignable. Any modification to this Agreement must be made in writing, executed by both Parties.

c. This Agreement will be governed and construed in accordance with the laws of the laws of the State of Florida. The Parties agree that venue for any state action arising under this Agreement shall lie solely in the courts located in Pinellas County, Florida, and for any federal action shall lie solely in the United States District Court, Middle District of Florida, Tampa Division.
d. It is understood and agreed by the Parties that if any part, term, or provision of this Agreement is held to be illegal or in conflict with any law, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.
e. The Parties represent and warrant that they have entered into this Agreement relying wholly upon their own judgment, belief, and knowledge of the nature, extent, effect, and duration of any actions, damages, and liability. The Parties represent that they have had the opportunity to discuss this matter with legal counsel of their choosing and are satisfied with its counsel and the advice received. This Agreement will be deemed and treated as drafted jointly by all the Parties. The Parties understand this Agreement's contents and agree that this Agreement will not be construed more strongly against any Party to the Agreement, regardless of who is responsible for its preparation or drafting. The Parties further declare and represent that no promise, inducement, agreement, or understanding not expressed in this Agreement has been made to an adverse party and that the terms of this Agreement are contractual and not a mere recital.
f. All words used in this Agreement in the singular will extend to and include the plural, and the use of any gender will extend to and include all genders. The term "including" is not limiting. The captions and headings in this Agreement are for convenience of reference only and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.
g. Each of the Parties to this Agreement covenants to the other Party to this Agreement that it has lawful authority to enter into this Agreement, that the governing or managing body of each of the Parties has approved this Agreement and that the governing or managing body of each of the Parties has authorized the execution of this Agreement in the manner set forth below.
h. This Agreement must be executed by the respective duly authorized officials and will take effect as of the Effective Date and remain in effect as provided in the Original Contract.
i. Contractor shall utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Contractor throughout the term of this Agreement; and (b) all persons, including subcontractors, retained or hired by Contractor, regardless of compensation, to perform work under this Agreement.
j. Pursuant to section 286.101, Florida Statutes, the Contractor shall disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the

Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Contractor's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. The Contractor represents that within one (1) year before proposing any contract to the City, the Contractor provided a copy of such disclosure to the Florida Department of Financial Services.

k. By executing this Agreement and each and every renewal (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, Contractor certifies, represents, and warrants that it is not participating in a boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement and as of the effective date of any renewal. Notwithstanding anything contained in this Agreement to the contrary, the City may terminate this Agreement immediately if: (1) Contractor is found to have submitted a false certification regarding (a) – (d) above in accordance with section 287.135(5), Florida Statutes, or (2) Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List as that term is defined and such list is maintained pursuant to Section 287.135, Florida Statutes, or is otherwise engaged in a boycott of Israel. Such termination shall be in addition to any and all remedies available to the City at law.

l. This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

m. In the event the City, in its sole discretion, determines that sufficient budgeted funds are not available to appropriate for payments due to Contractor under this Agreement, the City shall notify Contractor of such occurrence and this Agreement shall terminate on the last day of the current fiscal period without any penalty or expense to the City.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City and Contractor have caused this Agreement to be executed as of the Effective Date.

Witness:

Signature

Pete Griffen

Print Name

Witness:

Signature

Jolene Oppencar

Print Name

AS TO CONTRACTOR:

PROJECT INNOVATIONS INC.

Company Name

WAYNE ARMAND

Printed Name

President

Title

Signature

AS TO CITY OF TREASURE ISLAND, FLORIDA:

ATTEST:

City Clerk

City Manager



Bill To:	Ship To:
City of Treasure Island	Sunset Beach Pavillion Park

Treasure Island FL 33706 Treasure I Island FL

Contact #1:	Cathy Hayduke	Phone:		Date:	4/11/2024
Contact #2:		Mobile:		Email:	

Qty.	Item #	Description/Colors/Mounting/Etc…	Unit Price	4% DISCOUNT	Total
1	J3-24085-HB	Jambette Play Structure Ages 5-12	$ 26,006.40	$ (1,040.26)	$ 24,966.14
1	S-3029	Seaside Solutions NO CHARGE			
1	INSTALL	Installation	$ 10,402.40	$ (416.10)	$ 9,986.30
1	ENG/PERMIT	Permit Application & Eng Drawings	$ 1,450.00		$ 1,450.00
		City to waive permit fees			
1	FREIGHT	Freight	$ 2,500.00		$ 2,500.00
	NOTE	City to Remove Old Shade & Playground			
		Prior to our Install.			

Manatee County Bid 21-0053-MR Sept 12, 2020-Aug 31,2024	REFERENCE #
	Sunset Pavillion

Sub Total	$ 38,902.44
Deposit 50%	Required
Add Disc	$ (3,712.72)
Total	**$35,189.72**

Order Approved By (signature): _____

Date:_____

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) _____

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.



Bill To:	Ship To:
City of Treasure Island	Sunset Beach Pavillion Park

Treasure Island FL 33706 Treasure I Island FL

Contact #1:	Cathy Hayduke	Phone:		Date:	4/11/2024
Contact #2:		Mobile:		Email:	

Qty.	Item #	Description/Colors/Mounting/Etc…	Unit Price	3% DISCOUNT	Total
1	PRO SHADE	32' X 32' Pro Shade Hip Roof	$ 20,500.00	$ (615.00)	$ 19,885.00
		Galvanized Post & Frame			
		UV Commercial Fabric			
		NO Powder Coating			
1	INSTALL	Installation	$ 16,400.00	$ (492.00)	$ 15,908.00
1	ENG/PERMIT	Permit Application & Eng Drawings	$ 2,250.00		$ 2,250.00
		City to waive permit fees			
1	FREIGHT	Local Pinellas County NO CHARGE	$ -		$ -
	NOTE	City to Remove Old Shade & Playground			
		Prior to our Install.			

Manatee County Bid 21-0053-MR Sept 12, 2020-Aug 31,2024	REFERENCE #
	Sunset Pavillion

Sub Total	$ 38,043.00
Deposit 50%	Required
Add Disc	$ (3,712.72)
Total	**$34,330.28**

Order Approved By (signature): _____

Date:_____

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) _____

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.



Bill To:	Ship To:
City of Treasure Island	Isle of Palms

Treasure Island FL 33706 Treasure I Island FL

Contact #1:	Cathy Hayduke	Phone:		Date:	4/8/2024
Contact #2:		Mobile:		Email:	

Qty.	Item #	Description/Colors/Mounting/Etc…	Unit Price	3% DISCOUNT	Total
1	SWING RETRO	Add Shade to exsiting swing	$ 7,700.00	$ (231.00)	$ 7,469.00
		26 X 12			
		UV Commercial Fabric			
1	INSTALL	Installation	$ 6,160.00	$ (184.50)	$ 5,975.50
1					
1	FREIGHT	Local Pinellas County NO CHARGE	$ -		$ -
	NOTE	NO PERMITS			

Manatee County Bid 21-0053-MR Sept 12, 2020-Aug 31,2024	REFERENCE #
	Sunset Pavillion

Sub Total	$ 13,444.50
Deposit 50%	Required
Total	**$13,444.50**

Order Approved By (signature): _____

Date:_____

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) _____

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.