



CITY OF TREASURE ISLAND COMPREHENSIVE PLAN

June 20, 2024

Table of Contents

FUTURE LAND USE ELEMENT

➤ Future Land Use Element	1
Introduction	
Goal	
Objective 1.1 – Future Land Use Map and Land Use Designations	
Objective 1.2 – Land Development Regulations	
Objective 1.3 – Residential Development	
Objective 1.4 – Commercial Development	
Objective 1.5 – Redevelopment	
Objective 1.6 – Nonconforming Uses	
Objective 1.7 – Natural Resources	
Objective 1.8 – Public Facilities and Development Impacts	
Objective 1.9 – Utilities	
Objective 1.10 – Educational Facilities	
Objective 1.11 – Historic Preservation	
Objective 1.12 – Hurricane Evacuation	
Objective 1.13 – Private Property Rights	
Objective 1.14 – Transfer of Development Rights	
Objective 1.15 – Resiliency Planning	
➤ LU-1 – Existing Land Use Map	16
➤ LU-2 – Flood Zones, Flood Plans and CHHA Map	17
➤ LU-3 – Soil Associations Map	18
➤ LU-4 – Future Land Use Map	19
➤ LU-5 – Historic Resources Map	20
➤ Multimodal Transportation Element.....	21
Introduction	
Goal	
Objective 1.1 – Transportation Network	
Objective 1.2 – Land Use Planning and Coordination	
Objective 1.3 – Pedestrian, Motorized, and Non- Motorized Vehicle Facilities	
Objective 1.4 – Safe and Efficient Transportation Design	
Objective 1.5 – Multimodal Transportation	
Objective 1.6 – Intergovernmental Coordination	
Objective 1.7 – Treasure Island Connectivity Plan	
➤ T-1 – Existing Roadway Classifications & Number of Lanes Map	27
➤ T-2 – Existing & Future Public Transit & Truck Routes Map	28

➤ T-3 – Existing Bicycle and Sidewalk Facilities Map.....	29
➤ T-4 – Existing & Future Hurricane Evacuation Routes Map	30
➤ T-5 – Existing Traffic Volumes Map.....	31
➤ T-6 – Existing Roadway Levels of Service Map.....	32
➤ T-9 – Future Traffic Map.....	34
➤ T-10 – Future Roadway Levels of Service Map.....	35
➤ Housing Element.....	36
Introduction	
Goal	
Objective 1.1 – Adequate and Affordable Housing	
Objective 1.2 – Fair Housing	
Objective 1.3 – Group Homes	
Objective 1.4 – Homelessness	
Objective 1.5 – Housing Maintenance	
Objective 1.6 – Displacement	
Objective 1.7 – Historic Preservation	
Objective 1.8 – Environmental Design and Construction Features	
➤ Infrastructure Element	42
Introduction	
Goal	
Objective 1.1 – Concurrency Management System	
Objective 2.1 – Potable Water	
Objective 2.2 – Sanitary Sewer	
Objective 3.1 – Solid Waste	
Objective 4.1 – Stormwater	
➤ Coastal Management, Conservation, and Resiliency Element.....	48
Introduction	
Goal 1	
Objective 1.1 – Water Conservation and Quality	
Objective 1.2 – Floodplain Management	
Objective 1.3 – Wetlands	
Objective 1.4 – Vegetation	
Objective 1.5 – Species of Special Status	
Objective 1.6 – Hazardous Waste	
Objective 1.7 – Air Quality	
Objective 1.8 – Boca Ciega Bay Protection	
Objective 1.9 – Beaches and Dunes	
Objective 1.10 – Intergovernmental Coordination	

Goal 2

Objective 2.1 – Coastal High Hazard Area Development

Objective 2.2 – Coastal High Hazard Area Population

Objective 2.3 – Hurricane Clearance

Objective 2.4 – Natural Disaster Preparedness

Goal 3

Objective 3.1 – Post-Disaster Recovery

Objective 3.2 – Hazard Mitigation

Objective 3.3 – Redevelopment Strategies

Goal 4

Objective 4.1 – Sustainability Planning

Objective 4.2 – Sustainability and Resiliency Education and Outreach

Objective 4.3 – Resiliency in Design

Objective 4.4 – Waste Reduction

➤ CM-1 – Vegetative Cover & Marine Resources Map 61

➤ **Parks, Recreation and Open Space Element**..... 62

Introduction

Goal

Objective 1.1 – Standards

Objective 1.2 – Public and Private Recreation

Objective 1.3 – Protection from Incompatible Land Uses

Objective 1.4 –Recreational Needs

Objective 1.5 – Economic Efficiency and Sustainability

Objective 1.6 – Open Space

➤ PROS-1 – Public and Recreational Facilities Map 67

➤ **Intergovernmental Coordination Element** 68

Introduction

Goal

Objective 1.1 – Pinellas County Coordination

Objective 1.2 – Neighboring Jurisdictions

Objective 1.3 – Coordination with Local Governments

Objective 1.4 – Water Supply Coordination

Objective 1.5 – Regional Coordination to Support Homeless Populations

Objective 1.6 – Local and Regional Resiliency Planning

➤ **Capital Improvement Element** 73

Introduction

Goal

Objective 1.1 – Capital Improvements Planning

Objective 1.2 – Maintain Asset Management Programs

Objective 1.3 – Maintenance of Adopted Level-of-Service Standards

Objective 1.4 –Coastal High Hazard Area

Objective 1.5 – Concurrency Management

Objective 1.6 – Water Supply Planning

Objective 1.7 – Multi Modal Impact Fees

➤ **Property Rights Element..... 78**

Introduction

Goal

Objective 1.1 – Property Rights

Comprehensive Plan Updates

The City of Treasure Island Comprehensive Plan has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the "Community Planning Act" (formerly the Local Government Comprehensive Planning and Land Development Regulation Act) and the requirements of Florida Administrative Code (F.A.C.).

Input from the City's public visioning meetings held in December 2021 and the joint workshops of the City Commission and Local Planning Agency held in January and February 2022 are included as new or updated policies. These elements have been reviewed in detail and revised by the City's Local Planning Agency (LPA) in numerous Public Hearings held March through June of 2022. These items were brought to three workshops with the City Commission in June and July of 2022, and first reading/transmittal hearing on August 16, 2022. For all elements, where no changes were needed from a technical standpoint, the goals, objectives and policies were reviewed for simplicity and clarity.

Current Plan Timeline

In 2019, the city notified the state that we would be updating our Comprehensive Plan through an Evaluation and Appraisal (EAR) letter. The City subsequently notified the State of the intent to change our Comprehensive Plan through our EAR letter and report, This EAR letter and report was recommended by the LPA on July 8, 2021, approved by the City Commission on August 17, 2021 and transmitted to the State on August 18, 2021.

On August 16, 2022 the City Commission approved transmittal of the Comprehensive Plan and the plan was submitted to the state and designated state and local agencies for review on August 17, 2022.

The City held its second reading and adoption on April 18, 2023 and transmitted the final plan to the State Department of Economic Opportunity. The City received comments on October 24, 2022. The only requirement was from the Southwest Florida Water Management District (SWFWMD), a request that the city update their ten-year water supply plan. The City completed and submitted this water supply plan to SWFWMD.

The City Commission held a second public hearing and adopted the Comprehensive Plan on April 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 June 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. However, because there was some uncertainty as to the effect Senate Bill 250 may have had on the amendments to the Comprehensive Plan adopted through Ordinance 2022-07 and to remove any uncertainty, the City sought to formally re-adopted 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.

The Local Planning Agency held a Public Hearing on January 18, 2024, and adopted a resolution recommending approval of the previously approved Comprehensive Plan text and map amendments to the City Commission. The City Commission held a public hearing on February 6, 2024, and recommended approval and transmittal of the Comprehensive Plan by Ordinance 2024-01.

The city received the Objections, Recommendations and Comments Report from the Florida Department of Commerce (FDC) on April 9, 2024. No objections were noted but one comment regarding planning horizons was provided. It was noted that the comment was provided to assist the city and did not form a basis for compliance determination. The city will address this comment during the next Evaluation and Appraisal report.

On May 7, 2024, the City Commission held a second public hearing and voted to adopt the Comprehensive Plan.

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 2024-01, Amendments to the Comprehensive Plan became effective on June 20, 2024.

Prior Plan History and Timeline

The city adopted its first Comprehensive Plan in 1977 via Ordinance 77-3. In 1989 the city amended all of the elements and all maps in its plan, through Ordinance 89-7.

Two elements were updated in 1991, the Coastal Management and Conservation Element and the Capital Improvement Element, these changes were contained in Ordinance 91-5. In 1993 the plan was amended to create consistency with the County Future Land Use and Future Land Use Map through Ordinance 93-1.

Resolution 96-77 amended the Plan to reflect an interlocal agreement with Pinellas County Public Schools. In 1998 Ordinance 98-9 updated the plan to reflect changes to all elements. Ordinance 99-05 updated the Capital Improvement Element in 1999.

Ordinance 00-05 in 2000 amended the Future Land Use map for an area north of 117th Avenue. The next amendment in 2006 Ordinance 06-05 amended the Future Land Use map for an area of Sunset Vista Trailhead Park. In 2011 the city adopted a new Capital Improvement Element by Ordinance 10-26.

In 2011 the city adopted the Tresure Island Downtown Special Area Plan by Ordinance 11-01. Ordinance 11-02 amended the Future Land Use Element and Future Land Use Map to establish the Planned Redevelopment use of 20.7 acres of the downtown area.

In 2012 and 2013, Ordinances 11-22, 13-01 and 13-13 amended the Capital Improvement Element by adopting an updated 5-year Schedule of Capital Improvements.

Ordinance 14-05 adopted revisions to the Downtown Special Area Plan.

In 2016 and 2017, Ordinance 16-04 amended the text of the Coastal Management and Conservation Element and Ordinances 16-05 and 17-17 amended the Future Land Use Element.

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 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.

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

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.

Introduction

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

Goal : The City shall ensure that the residential character of the City is maintained and protected while:

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

Objective 1.1: Future Land Use Map and Land Use Designations

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

Policy 1.1.1: The City's Future Land Use Map shall be consistent with the Countywide Plan Rules, as adopted by Pinellas County.

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

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

Policy 1.1.3: The City adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the City.

- Resort Facilities Medium-30 (RFM-30), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 30 units per acre with a maximum floor area ratio (FAR) of 0.65 and a maximum impervious surface ratio (ISR) of 0.85 with a percentage distribution of 50 to 70 percent residential, up to 50 percent tourist accommodation, and up to 20 percent "other."
- Resort Facilities High-50 (RFH-50), with a residential density of 0 to 15 units per acre and a tourist accommodation density of 0 to 50 units per acre with a maximum FAR of 1.2 and a maximum ISR of 0.95 with a percentage distribution of 30 to 60 percent residential, up to 70 percent tourist accommodation, and up to 10 percent "other."

- 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 complementary. 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 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 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).

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.

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 comprehensive plan and PlanPinellas.

- 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, are appropriate to the plans.
 - 5. Mixed use provisions, if any, appropriate to the plan.
 - 6. Special provision for multimodal mobility and circulation, access management, parking, and safety.
 - 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 adopts those land use categories identified and defined in this policy as those which shall govern other development within the City.

- 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 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.

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 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.

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 stormwater 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 the compatibility of adjacent land uses and provide for adequate and appropriate buffering.

Policy 1.2.8: 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: The land development regulations shall contain provisions encouraging the use of native, and Florida Friendly™ landscaping and vegetation while encouraging the removal and prohibiting the planting of exotic and/or invasive species.

Policy 1.2.10: 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 1.2.11: 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 City.

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.

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 to purchase or rent affordable, decent, safe, and sanitary housing, free from arbitrary discrimination in accordance with Pinellas County's Fair Housing Act.

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 wherein residential land uses are:

- Located and designed to protect life and property from natural and manmade hazards, to the extent possible.
- Encouraged in a manner which is compatible with the type and scale of surrounding land uses.
- Required to provide buffering and open space, as appropriate.

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: 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 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.

Objective 1.5: Redevelopment

The City shall encourage redevelopment that 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: The City shall, through its land development regulations, encourage maintenance, rehabilitation or reconstruction of existing 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 the area bounded by John’s Pass on the north and 127th Avenue on the south on both sides of Gulf Boulevard.

Policy 1.5.4: In conjunction with the Downtown Special Area Plan, the City shall implement the appropriate mixed use development controls within the land development regulations to prevent adverse impacts to hurricane evacuation times and to ensure the control of added density.

Such controls shall include the following:

1. 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.

2. The regulated building height shall be limited to the maximum allowed by the land development code, 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 features shall not constitute a living level.

Policy 1.5.5: 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 1.5.6: The City 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.

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 comprehensive plan shall be deemed nonconforming.

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 as endangered, threatened or species of special concern, 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: The mangrove island known as Elnor Island shall be protected through provisions contained in the land development regulations.

Policy 1.7.12: The City shall coordinate with appropriate agencies to monitor and improve the water quality of Boca Ciega Bay.

Objective 1.8: 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 level-of-service standards adopted pursuant to this comprehensive plan.

Policy 1.8.1: 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 established and adopted in its comprehensive plan.

Policy 1.8.2: 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. 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: Public facilities and utilities shall be located and designed to maximize the efficiency of services provided, to balance their cost with resiliency, and to minimize their impact on the natural environment.

Objective 1.9: Utilities

The City shall 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 in an attempt to have new utility lines buried where feasible.

Objective 1.10: Educational Facilities

The City shall support efforts that facilitate coordination of planning for the location and development of public educational facilities.

Policy 1.10.1: The City 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.

Policy 1.10.2: Educational facilities are either a 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

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 educate residents and visitors regarding those resources.

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.

Policy 1.12.2: The City shall implement the City's Comprehensive Emergency Management Plan and the Pinellas County Emergency Management Plan.

Objective 1.13: Private Property Rights

The City shall recognize private property rights pursuant to law.

Policy 1.13.1: The City 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.

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, and the Countywide Planning Authority.

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

Policy 1.14.2: The land use characteristics within any given 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 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 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.

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.

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 of 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.

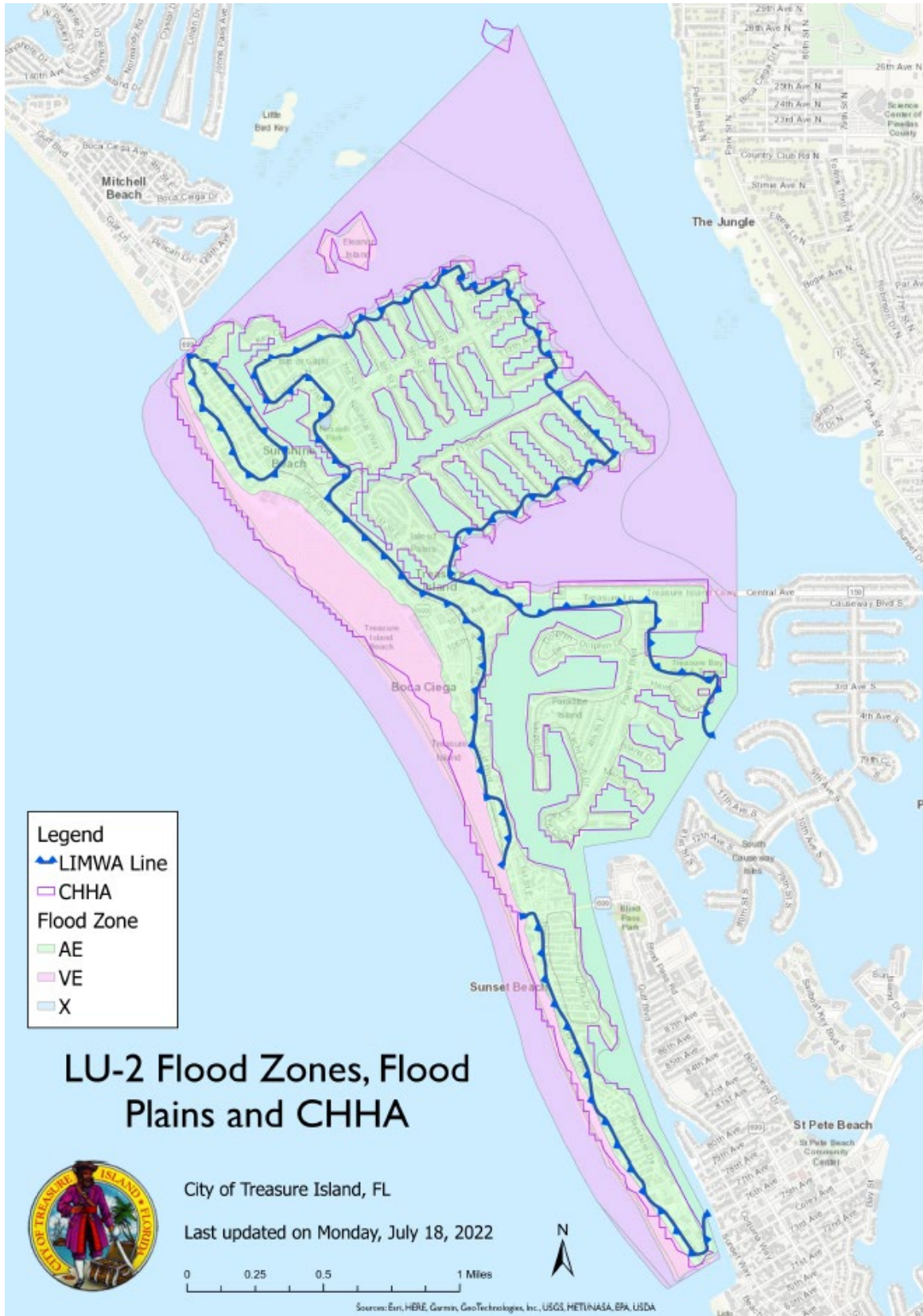
Policy 1.15.7: The City shall investigate the availability of grants and other funding sources to implement redevelopment programs and achieve redevelopment goals with a focus to mitigate the adverse impacts of flooding and other disasters. Priority for funding will go to repetitive loss properties.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

LU-1 - Existing Land Use Map



LU-2 - Flood Zones, Flood Plans and CHHA Map



LU-3 Soil Associations Map



LU-4 Future Land Use Map



LU-5 Historic Resources Map



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 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.

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 Levels of Service.

Introduction

The Multimodal Transportation Element provides direction for the City in the development of a multimodal transportation network.

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: 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.

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 to 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.

Objective 1.2: Land Use Planning and Coordination

Transportation planning shall be coordinated with the Future Land Use Map and the 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, to the extent that such acquisition is required for planned transportation network construction or expansion.

Policy 1.2.4: The City shall budget for and undertake projects to sustain the Treasure Island Causeway bridge system through its expected life and plan for the 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.

Objective 1.3: Pedestrian, Motorized, and Non- Motorized Vehicle Facilities

The City shall identify the types of motorized and non-motorized vehicles for which to establish parking.

Policy 1.3.1: 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 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: 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 pedestrian facilities as required by land development regulations.

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.

Objective 1.4: 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 network.

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

Policy 1.4.3: The City shall control connections or access points of driveways to the roadway 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.

Objective 1.5: Multimodal Transportation

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

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 establish facilities that encourage the use of 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, and the needs of other approved vehicles through provisions within the land development regulations.

Policy 1.5.4: The City shall provide access to the transportation disadvantaged 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.

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 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 Improvement Program and the Forward Pinellas Long Range Transportation Plan 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.

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.

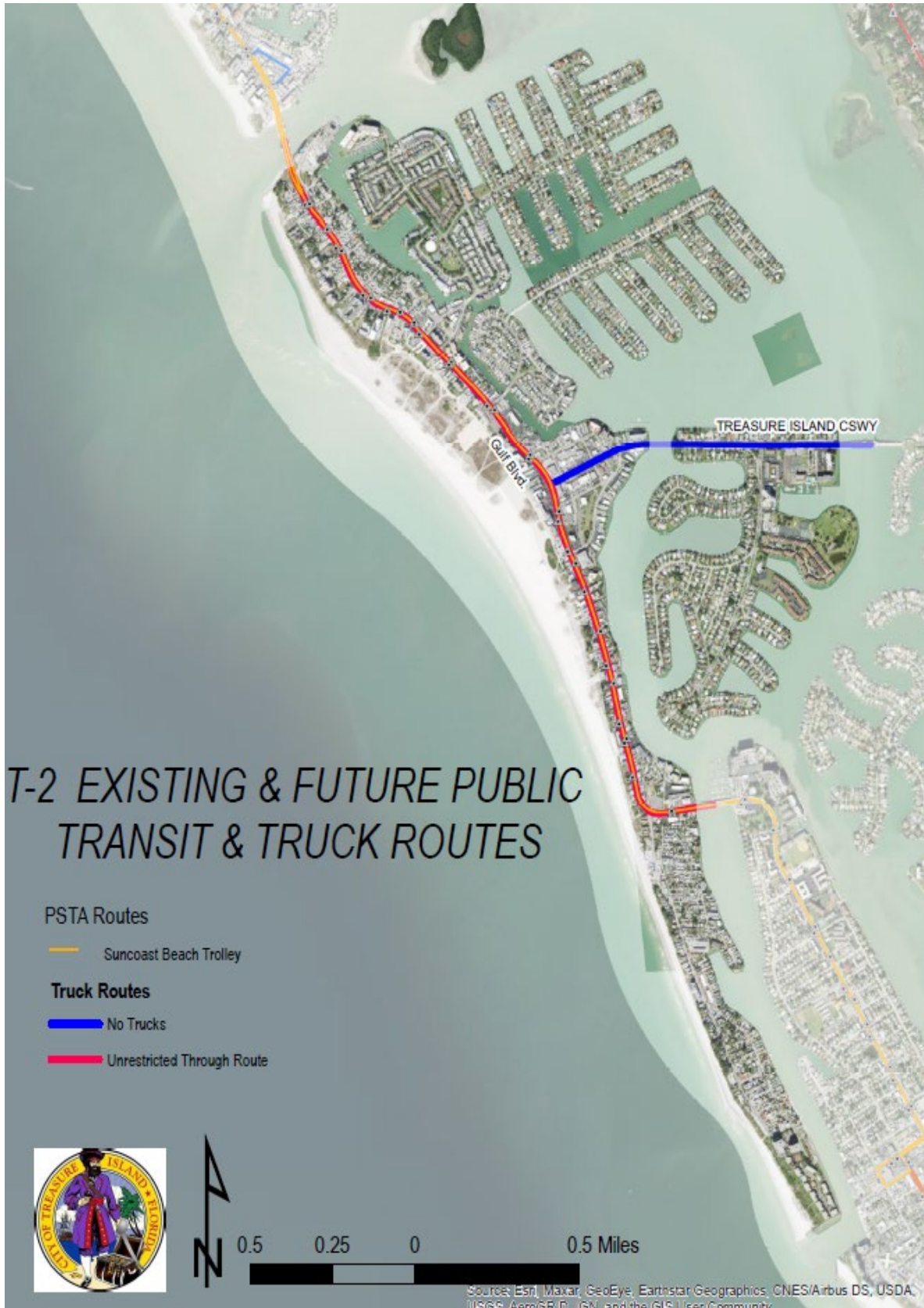
Policy 1.7.4: The City may seek funding sources through partner agencies to provide funds to implement the projects identified in the connectivity plan.

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

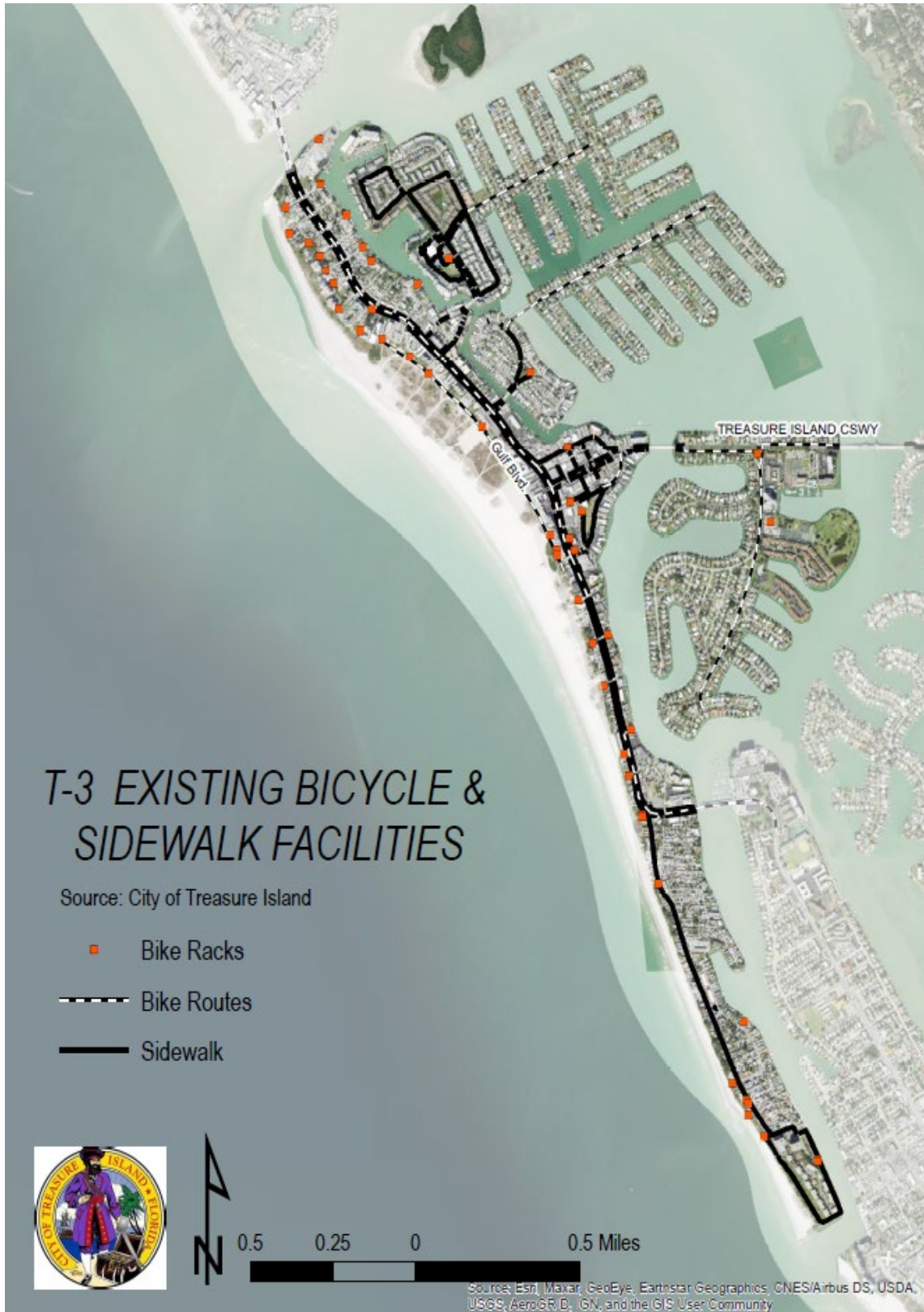
T-1 - Existing Roadway Classifications & Number of Lanes



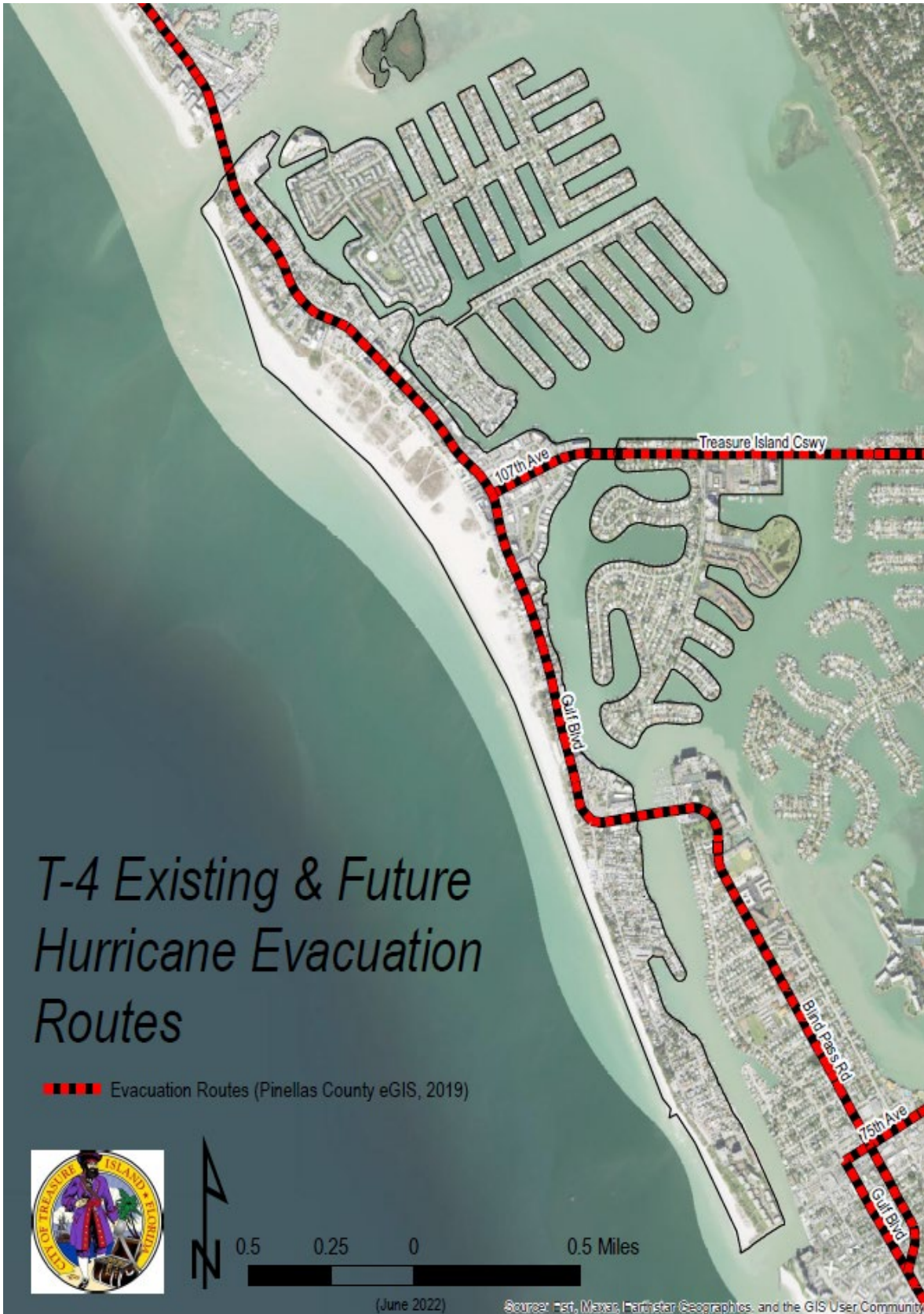
T-2 Existing & Future Public Transit & Truck Routes



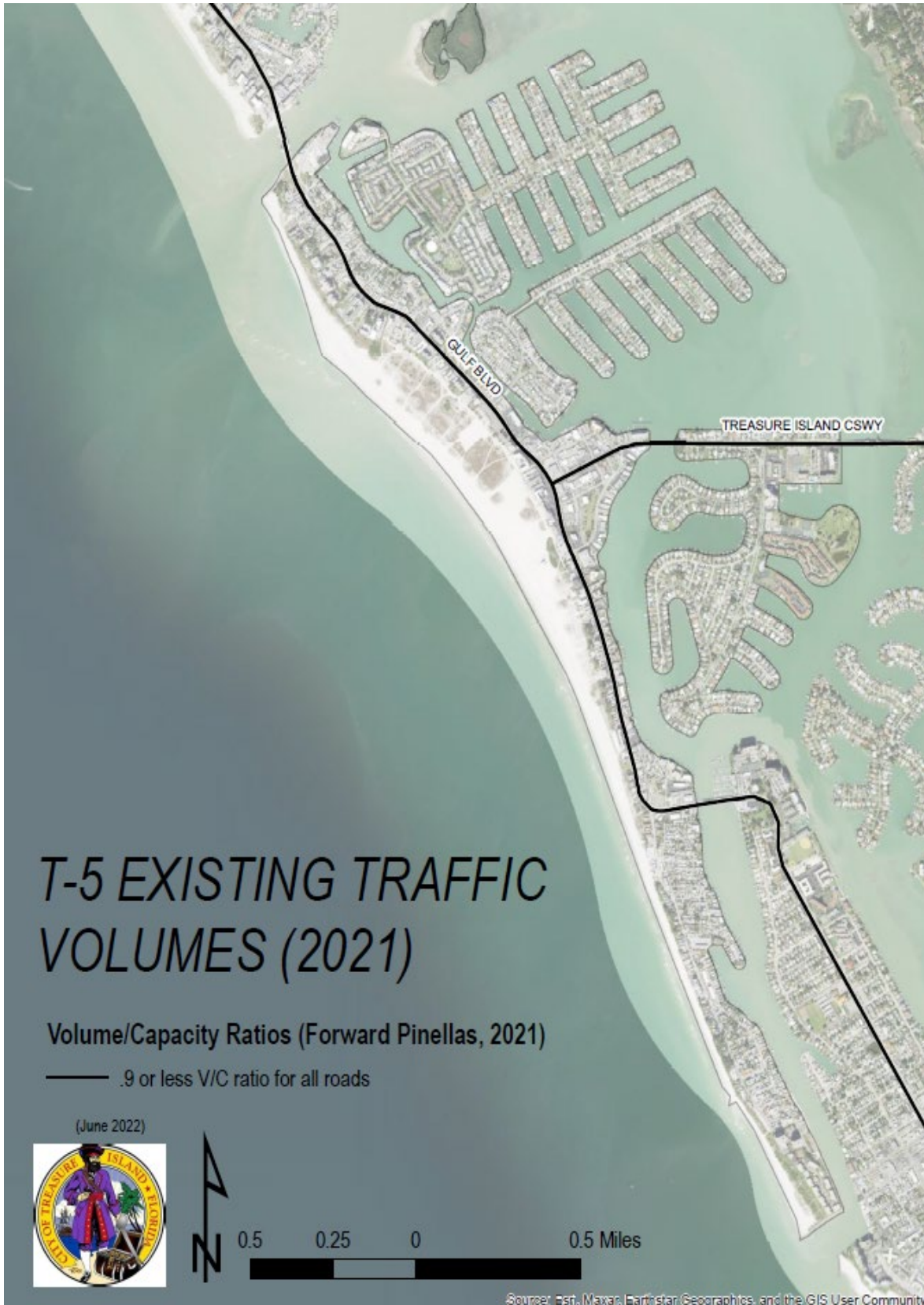
T-3 Existing Bicycle and Sidewalk Facilities Map



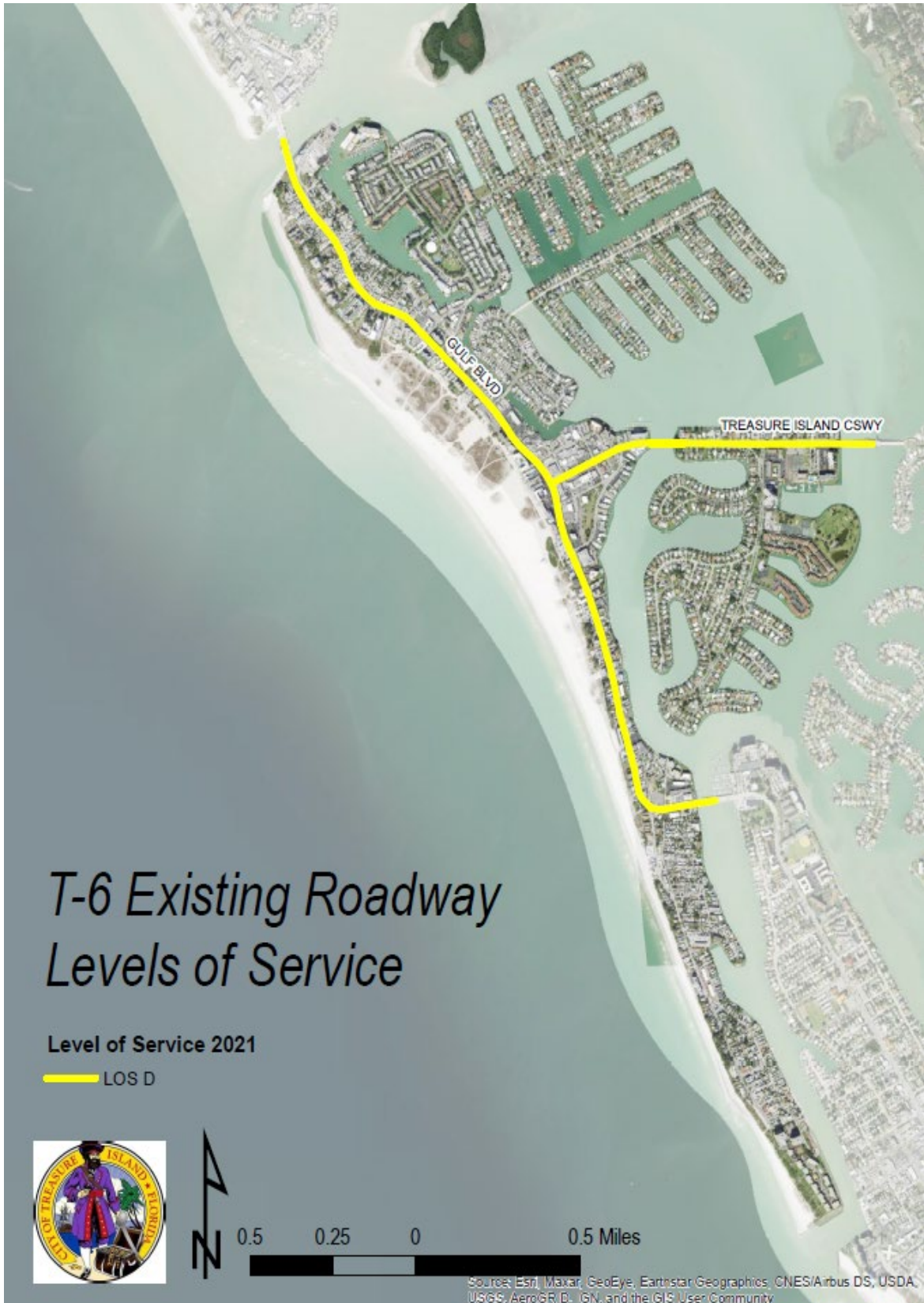
T-4 Existing & Future Hurricane Evacuation Routes Map



T-5 Existing Traffic Volumes Map

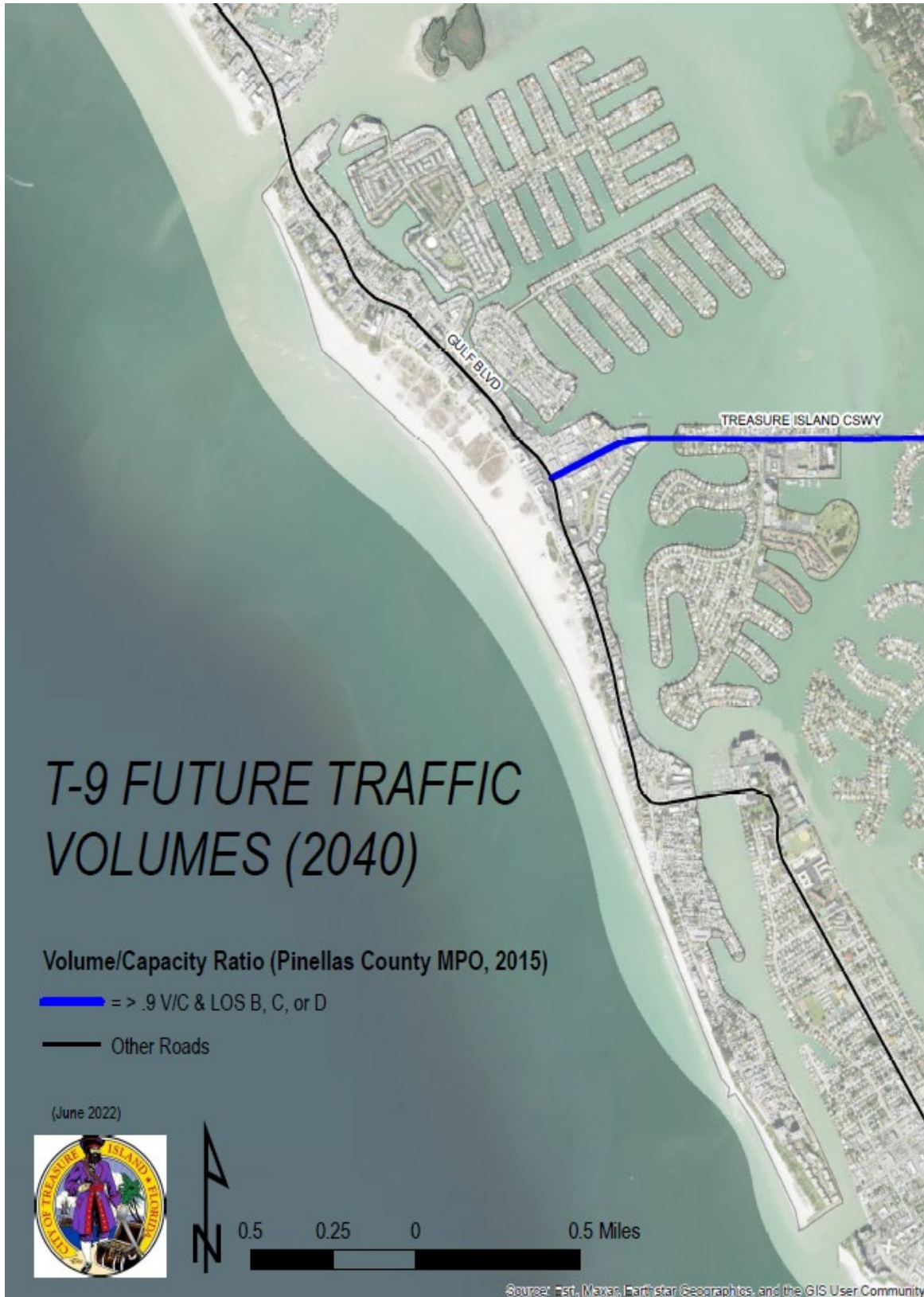


T-6 Existing Roadway Levels of Service

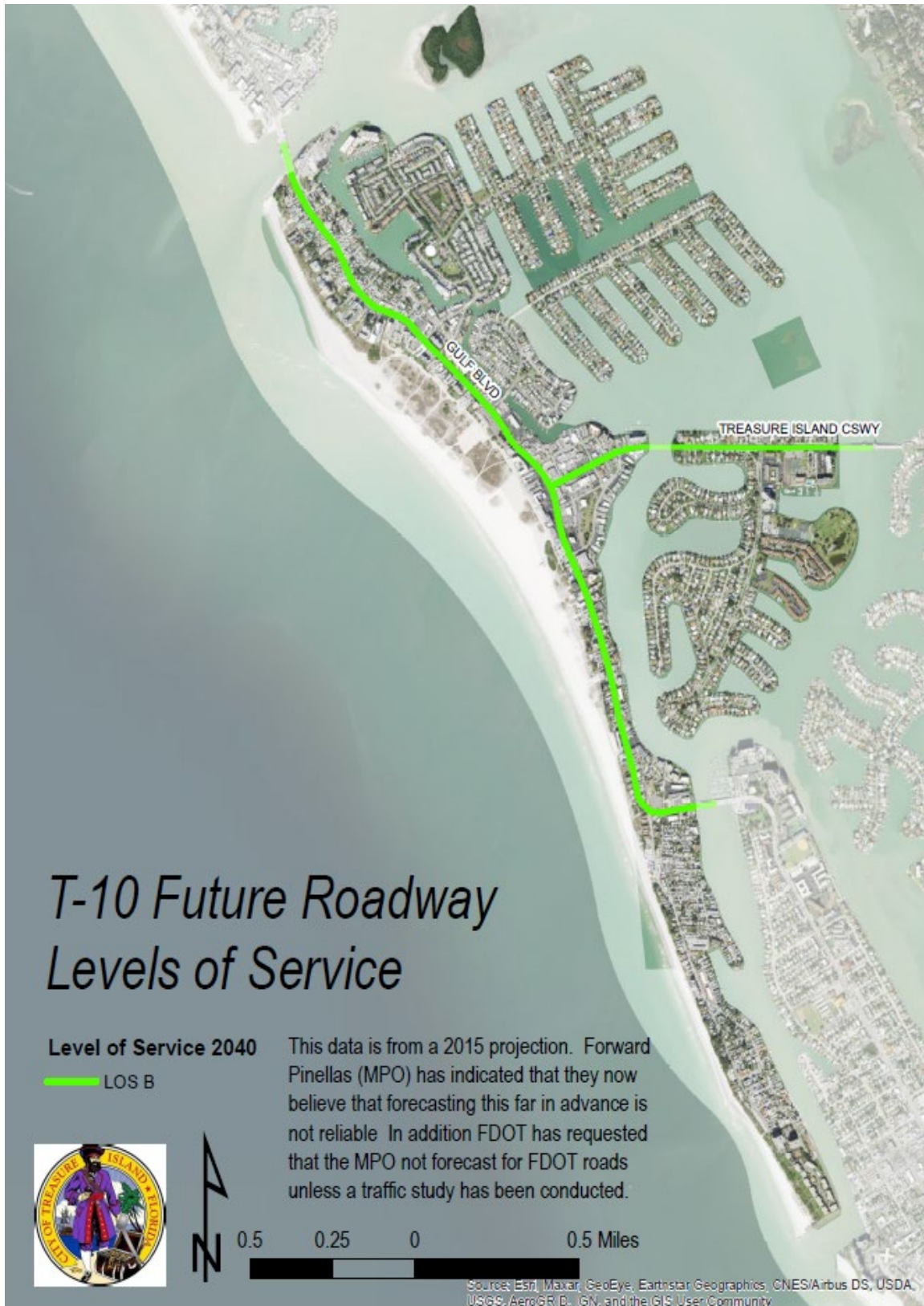


Maps T7 & T8 have been Deleted.

T-9 Future Traffic Map



T-10 Future Roadway Levels 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.

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: The City shall maintain standards that encourage the provision of decent, safe, attainable, and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of the City, free from discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status.

Objective 1.1: Adequate and Affordable Housing

The City shall assist 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 to meet the needs of the current and future population, and any households with special housing needs.

Policy 1.1.1: The City 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 may encourage housing development to be affordable and widely dispersed throughout the community whenever possible.

Policy 1.1.4: The City shall allow a variety of residential densities and housing types to permit a range of housing costs.

Policy 1.1.5: The City will participate in a cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program and HOME Investment Partnerships Programs.

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.

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 discrimination because of race, color, religion, national origin, gender, sexual orientation, disability, and familial status.

Policy 1.2.1: The City shall notify enforcement agencies whenever housing discrimination is encountered.

Policy 1.2.2: The City shall 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.

Objective 1.3: Group Homes

Sites for group homes and foster care facilities shall 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 Florida Statutes.

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 1.5: Housing Maintenance

The existing residential housing stock shall be maintained through the conservation, improvement,

and/or rebuilding of structures in accordance with FEMA, City and County floodplain regulations, and elimination of substandard housing.

Policy 1.5.1: 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 1.5.2: The City shall encourage individual homeowners to increase private reinvestment in housing by providing referral to the appropriate county or state program.

Policy 1.5.3: The City shall maintain or increase code enforcement activities, through regular inspections of the housing stock.

Policy 1.5.4: The land development regulations shall contain principles to guide techniques and strategies for conservation, rehabilitation, and demolition of existing housing.

Objective 1.6: 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 Florida Statutes.

Policy 1.6.1: 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.

Objective 1.7: Historic Preservation

The City shall identify, preserve, and protect historically and architecturally significant housing and structures.

Policy 1.7.1: 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 1.7.2: 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 1.7.3: By providing referrals 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, county, 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.

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.

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, 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.

Introduction

The Infrastructure Element 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.

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.

Policy 1.1.1: The adopted potable water, sanitary sewer, and solid waste level-of-service standards for the City shall be those listed in Table 1:

**Table 1
Adopted Level-of-Service Standards**

Facility	Level-of-Service Standard
Potable Water	115 gallons per capita a day*
Sanitary Sewer	190 gallons per capita a day**
Solid Waste	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.

Goal 2: The City shall support efforts to meet local potable water quality and capacity needs, while maintaining the highest water quality standards and providing for the safe collection of wastewater to protect the surrounding natural environment.

Objective 2.1: Potable Water

The City shall work to 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 2.1.2: The City shall require low water usage plumbing fixtures be installed in all new buildings or in conjunction with renovations.

Policy 2.1.3: The City shall implement a water conservation program to reduce demand on potable water resources.

Policy 2.1.4: 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 2.1.5: The City shall promote the use of native and Florida Friendly Landscaping™ and encourage educational efforts that promote potable water conservation.

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.

Objective 2.2: Sanitary Sewer

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 shall implement a progressive maintenance program for City-owned sanitary sewer lines and pump stations.

Policy 2.2.3: 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 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.

Goal 3: The City shall ensure that the solid waste collection needs of the City are met and strive to reduce the solid waste generation rate through recycling, yard waste reuse, and education.

Objective 3.1: Solid Waste

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 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.

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.

Objective 4.1: Stormwater

Stormwater shall be managed to provide flood protection for residents and businesses and to preserve, protect, and prevent the degradation of water quality prior to discharge.

Policy 4.1.1: The City shall 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: The City shall ensure that all stormwater management systems and conveyance 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 City will 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: The City shall utilize educational programs to advise its citizens of the dangers associated with non-point source pollution, addressing the following:

- Proper pesticide, herbicide, and fertilizer application practices;
- Illicit discharge detection and prevention methods;
- Measures to reduce impervious surface area;
- The importance of maintaining motor vehicles to prevent the accumulation of oils, grease, transmission fluid, etc., on driveways; and
- Prevention of yard debris 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 City's land development regulations:

- 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;
- Implementation of construction erosion control practices to restrict sediment transport;
- Minimization of surface cover vegetation loss during construction;
- Native vegetation shall be used for shoreline stabilization where feasible.

Policy 4.1.7: The land development regulations shall contain provisions which, at a minimum,

protect natural drainage features found within the City as follows:

- Impacts to the existing flood-carrying and flood-storage capacity of the 100-year floodplain shall be minimized to the greatest extent possible;
- 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 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.

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

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 shall conserve, protect, and appropriately manage natural resources.

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.

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.

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 impacts to existing flood storage capacity be minimized to the greatest extent possible.

Policy 1.2.2: Recognizing that the community is located within the 100-year floodplain, the City shall strictly enforce all appropriate federal, state, regional, and local floodplain management, construction codes and regulations.

Objective 1.3: Wetlands

The City shall conserve wetlands, aquatic resources, and wildlife habitat to maintain their environmental and recreational value.

Policy 1.3.1: Wetland areas shall be designated Preservation on the City's Future Land Use Map.

Policy 1.3.2: The City shall coordinate with other agencies for the protection of seagrass beds and other protected habitats.

Policy 1.3.3: Projects which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

Policy 1.3.4: The City's existing wetlands shall be conserved and protected from physical and hydrological alterations, as required by law.

Policy 1.3.5: Wetlands property containing native vegetative communities or shoreline locations shall be considered priorities for environmental land acquisition.

Policy 1.3.6: The City shall preserve Elnor Island in its natural state.

Policy 1.3.7: 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.

Objective 1.4: Vegetation

The City shall conserve and protect native vegetation.

Policy 1.4.1: The City shall enforce the local tree ordinance to require that all new development and redevelopment preserve vegetation according to standards contained in the land development regulations.

Policy 1.4.2: Native and Florida Friendly™ vegetation shall be the preferred species in the landscaping requirements of the land development regulations.

Policy 1.4.3: The City shall promote the construction of living shorelines where appropriate.

Policy 1.4.4: Land development regulations shall encourage the removal and prohibit the planting of exotic and invasive species.

Policy 1.4.5: The City shall consider soil conditions and vegetation classifications when designating land use categories.

Policy 1.4.6: Development shall be compatible with the surrounding natural environment and shall be subject to performance standards adopted in the land development regulations.

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.

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: 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.

Objective 1.6: Hazardous Waste

The City shall coordinate with the appropriate entities 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 programs which aim 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 perform public outreach 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 appropriate collection centers.

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 development where appropriate.
- Promote multi-modal transportation, consistent with the Multimodal Transportation Element of this comprehensive plan, modes such as transit, carpooling, pedestrian and bicycle paths.
- 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.

Objective 1.8: Boca Ciega Bay 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: The land development regulations shall include provisions prohibiting the dumping of debris into roadways, drainage ditches, the bay, canals, and stormwater collection and control structures.

Policy 1.8.2: 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 1.8.3: The City shall ensure construction that does not adversely affect water quality or flow.

Policy 1.8.4: The City shall adhere to regulations pertaining to Boca Ciega Bay as an aquatic preserve outlined in the Florida Statutes, and the Florida Department of Environmental Protection Outstanding Florida Waters designation.

Policy 1.8.5: The City shall work with the Southwest Florida Water Management District in implementing efforts to improve water quality within Boca Ciega Bay.

Policy 1.8.6: 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.

Objective 1.9: Beaches and Dunes

The City shall protect and support restoration of its beaches, dunes, and natural systems and establish construction standards 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 Florida Statutes.

Policy 1.9.2: Seawalls shall be prohibited on the Gulf of Mexico and such existing seawalls shall not be replaced.

Policy 1.9.3: The City shall uphold state regulations to protect the dune system and prohibit the excavation or destruction of native dune vegetation. -

Policy 1.9.4: The City shall advocate for the restoration and maintenance of the coastal dune system which shall include stabilization projects utilizing native vegetation and implementing 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 provide 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 1.9.6: The City shall limit shoreline development impacts 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

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: For development and redevelopment which may impact coastal resources, the City shall coordinate with Pinellas County to meet the adopted level-of-service and to ensure that permits are issued only if the public facilities necessary to meet the standards are available concurrent with the impacts of the development. -

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 shall be defined as 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. 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 welfare of residents, and those population densities anticipated by this comprehensive plan.

Objective 2.2: Coastal High Hazard Area Population

The City shall 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 allowable permanent density within the Coastal High Hazard Area consistent with adequate evacuation times.

Policy 2.2.2: Consistent with Florida Statutes, as may be amended from time to time, the City 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 Saffir-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: The City may establish a program or 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: 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.

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, 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.

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 maintain and update 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, 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.

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 post-disaster recovery procedures, including debris clearance, property damage assessments, and restoration and continuity of basic services.

Policy 3.1.1: The City's emergency management coordinator 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 City of Treasure Island.

Policy 3.1.2: City infrastructure damaged by storms intended to be repaired or replaced 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.

Policy 3.1.5: 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.

Objective 3.2: Hazard Mitigation

The City shall maintain long-term redevelopment strategies, which will be used to promote hazard mitigation.

Policy 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 3.2.2: 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 3.2.3: 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 3.2.4: 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 3.2.5: Appropriate recommendations of interagency hazard mitigation reports, such as the Pinellas County Local Mitigation Strategies initiative, shall be incorporated into this comprehensive plan.

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-build back 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 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.

CM-1-Vegetative Cover & Marine Resources



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

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.

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: Standards

The City, in cooperation with other governmental agencies, shall provide and maintain a system of accessible open spaces, parks, and recreational facilities, including beaches and shores, 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.

Policy 1.1.2: Land set aside by new development for parks, recreation or open space purposes shall 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.

Policy 1.1.3: The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for City 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 support promotional efforts to attract visitors and the utilization of year-round recreational tourist sites and activities.

Policy 1.1.7: The City shall strive to enhance multimodal transportation connectivity to parks and open space facilities, consistent with the Multimodal 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.

Objective 1.2: Public and Private Recreation

The City shall coordinate public and private recreation resources.

Policy 1.2.1: The City 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.

Objective 1.3: Protection from Incompatible Land Uses

Lands designated as Recreation/Open Space or Preservation will 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, provides for the protection of open space and natural vegetation, and defines appropriate uses of open space and view corridors for buffering between land uses.

Policy 1.3.2: Open space 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 open space 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.

Objective 1.4:

The City shall 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 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.

Objective 1.5: Economic Efficiency and Sustainability

The City shall provide open space, parks, and recreation facilities in an economically efficient and sustainable manner.

Policy 1.5.1: 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.

Policy 1.5.2: The City shall include funds for the acquisition and development of City 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 its parks, open space, and recreational facilities.

Objective 1.6: Open Space

The City shall maintain or enhance the community's open space.

Policy 1.6.1: The City shall 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 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.

PROS-1 Public and Recreational Facilities Map



INTERGOVERNMENTAL COORDINATION ELEMENT

Revisions to this element include updates to include partner agencies and governments that the City has ongoing interlocal 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.

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.

Goal: Improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to effectively address regional resiliency.

Objective 1.1: Pinellas County Coordination

The City shall utilize the forum of the 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 forum designated in the Pinellas County Charter to review and make recommendations to the Pinellas County Board of County Commissioners regarding compatibility between the City plan and the countywide plan.

Policy 1.1.2: The City will use the County designated 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.

Policy 1.1.3: Forward Pinellas shall be the forum to discuss consistency of land uses and provision of services; and the process established by 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 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 Florida Statutes.

Policy 1.1.6: The City shall communicate with Forward Pinellas, Pinellas County Emergency Management, 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 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.

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 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 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.

Policy 1.2.3: The City shall participate in the 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 ensure communication, cooperation, and coordination between the City and 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 shall, coordinate with the cities of St. Pete Beach, Madeira Beach, and St. Petersburg on 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 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 with the 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 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.

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.

CAPITAL IMPROVEMENTS 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.

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 an annual budget to provide and maintain a resilient community and public assets.

Objective 1.1: Capital Improvements Planning

Capital improvements will be provided in Capital Improvement Plans (CIPs) to proactively maintain assets, accommodate desired future growth and resiliency, and prioritize projects with fiscal resources in conjunction with adopted levels of service and City directives.

Policy 1.1.1: The City shall maintain a Capital Improvements Program (CIP), which is updated annually. Proposed capital improvement projects shall be evaluated according to one or more of the following values:

- 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 future improvement or maintenance costs;
- 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
- Project is not in conflict with plans of other agencies having responsibility for public facilities within the jurisdiction.

Policy 1.1.2: The City shall consider the utilization of public or private grant funding or private funds to finance capital improvements, 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.

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 adopted levels of service.

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.

Objective 1.4: Coastal High Hazard Area

Public expenditures that support development in Coastal High Hazard Areas shall be limited to those improvements supported by the adopted comprehensive plan or determined by the City Commission to be an overriding public benefit.

Policy 1.4.1: Public funds shall not be expended in the Coastal High Hazard Area, except as deemed appropriate by the City to renew and replace public facilities in order to maintain adopted levels of service.

Policy 1.4.2: Developers shall fund required improvements generated by new developments 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

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 this comprehensive plan.

Policy 1.5.3: The City shall maintain the levels of service provided in the comprehensive plan elements to determine the impacts of development and redevelopment.

Policy 1.5.4: The City shall adopt and incorporate into its land development regulations a monitoring system designed to ensure adherence to adopted levels of service, and provision of required public facility capacity.

Policy 1.5.5: 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.

Policy 1.5.6: 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.

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

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.

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.