

ORDINANCE 2024-16

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 69 "MARINE STRUCTURES AND COMMERCIAL FISHING" OF THE CITY OF TREASURE ISLAND CODE OF ORDINANCES BY REVISING SECTION 69-31, "GENERAL REQUIREMENTS" TO ADDRESS COASTAL ARMORING REQUIREMENTS; REVISING SECTIONS 69-32, "DEFINITIONS" TO INCLUDE DEFINITIONS OF TERMS INTRODUCED TO CHAPTER 69 BY THIS ORDINANCE AND REVISING THE DEFINITION OF REPAIR FOR SEAWALLS; REVISING SECTION 69-51, "APPLICATION" TO REVISE REQUIREMENTS FOR APPLICATIONS FOR SEAWALL AND LIVING SHORELINES AND STRUCTURAL CALCULATION REQUIREMENTS; REVISING SECTION 69-53, "EXPIRATION" TO REMOVE LANGUAGE RELATING TO PERMITS FOR REPAIRS TO SEAWALLS; REVISING SECTION 69-72, "SEAWALLS" TO INCLUDE LANGUAGE RELATING TO SEAWALL CONSTRUCTION REQUIREMENTS; REVISING SECTION 69-74, "CONSTRUCTION MATERIALS" TO SIGNIFICANTLY REVISE REQUIREMENTS FOR VARIOUS TYPES OF SEAWALLS AND LIVING SHORELINES; REVISING 69-75, "MAINTENANCE AND REPAIR OF SEAWALLS" ADD REQUIREMENTS RELATED TO MAJOR SEAWALL REPAIRS; CREATING SECTION 69-77, "SUPPLEMENTAL CRITERIA" TO CREATE ADDITIONAL REQUIREMENTS RELATED TO SEAWALL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 69 of the City Code of Ordinances ("Code"), entitled "Marine Structures and Commercial Fishing," regulates the construction on or near waterways and commercial fishing activities within the City; and

WHEREAS, the City determined clarification and revision was needed relating to seawall repairs and the seawall vertical datum; and

WHEREAS, the City has adopted its Terrain Modification Manual desires to make the revisions contained in this Ordinance update the City's regulations; and

WHEREAS, the City is a barrier island community seeking to improve resilience to coastal flooding resulting from high-tide events and related impacts to sea level rise; and

WHEREAS, the City desires to revise its land development regulations to support both public and private protection of facilities and services; and

WHEREAS, the City has adopted the Terrain Modification Manual and the changes in this ordinance are necessary to continue the implementation of the Terrain Modification Manual; and

WHEREAS, the Local Planning Agency has held several public workshops and meetings to discuss these revisions and recommends approval of such revisions; and

WHEREAS, the City Commission has reviewed City's Comprehensive Plan and finds that revisions are consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission has reviewed the relevant current Code provisions of the City of Treasure Island and finds that certain modifications are necessary and desirable to revise various requirements in the Code; and

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

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

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

SECTION 2. That section 69-31, General requirements, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-31 General requirements.

No seawall, groin, jetty, dock, or boat lift, or any part thereof, or any projection of any kind into the waterways of Boca Ciega Bay shall hereafter be built or constructed except in conformity with the provisions of this article, nor shall the same be razed, altered, moved, extended or built upon in any manner that would be in violation with the provisions of this article unless by a licensed marine or general contractor as required by state statutes. No project which is likely to negatively impact any existing marine sea grass bed shall be permitted. All projects which are likely to inhibit tidal circulation shall include mitigation measures to maintain tidal circulation and flushing. All dredge and fill activities in Boca Ciega Bay are restricted under, and subject to, the provisions of F.S. § 258.396 (Boca Ciega Bay Aquatic Preserve) and the permitting requirements and criteria of the Pinellas County Water and Navigation Control Authority Regulations (Chapter 58, Article XV, Sections 166-356 through 358, Pinellas County Code).

~~Seawalls shall be prohibited on the Gulf of Mexico, and when existing seawalls on the Gulf of Mexico are damaged, they shall not be replaced.~~

Seawalls shall be prohibited on the Gulf of Mexico. Any repairs and replacements of existing seawalls on the Gulf of Mexico are prohibited. Coastal armoring on private property located on the Gulf of Mexico shall meet the following requirements:

- (1) Coastal armoring waterward of the Coastal Construction Line is prohibited except as permitted by the Florida Department of Environmental Protection in meeting Florida Department of Environmental Protection coastal armoring regulations.
- (2) Coastal armoring landward of the Coastal Construction Line will only be permitted landward of the waterfront setback.

SECTION 3. That section 69-32, Definitions, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-32 Definitions.

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

Boat means any manmade item which floats and is designed to be propelled by oars, paddles, sail, motorized power or by any other means. Proof of title along with registration as a vessel in accordance with F.S. ch. 327 and 328 shall be required. Personal watercraft are exempted from consideration as a boat as defined herein.

Boat lift means a device for lifting boats out of the water for storage over the water. Boat lifts shall be inclusive of all four post lifts and service catwalks, but exclusive of davits where the davit base is not within the waters of the city.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Cap means the top of a seawall which is usually formed and poured with concrete and rebar.

Catwalk means a narrow dock with a minimum width of 24 inches and a maximum width of 36 inches.

Coastal Armoring means manmade structures designed to either prevent erosion of the upland property or protect eligible structures from the effects of coastal wave and current action. Examples include seawalls, revetments, geotextiles, dune scour protection or other similar structures.

Coastal Construction Control Line means the line established by the state pursuant to F.S. § 161.053, and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Commercial dock means any dock which will be used in connection with or owned by a hotel, motel, restaurant, social or fraternal club or organization or commercial enterprise of any type whatsoever.

Construction means completely new work, repairs, replacements and extensions to existing structures, except that it shall not include the repair or replacement of decking, stringers, railings, lower landings or the patching or reinforcing of existing pilings on a private, commercial or multi-use private dock for which a permit was originally issued.

Crest means the highest portion of a shoreline feature.

Dock means any structure, otherwise known as a pier, wharf or loading platform which is constructed on piling over open water or which is supported by floatation on the water.

Dock, adjacent to an inside corner lot means a dock located on a property immediately adjacent to an inside corner lot as depicted in Section 69-71 in Exhibit A – Lots 1 and 4. Generally adjacent to an inside corner lot docks occur in Isle of Capri.

Dock, inside corner lot means a dock located on a lot at the inside corner of a canal, where the property lines of the abutting properties at the waterfront, if extended into the water would meet at an angle of approximately 90 degrees as depicted in Section 69-71 in Exhibit A – Lot No. 3. Generally inside corner lot docks occur in Isle of Capri.

Dock, pie shaped corner lot means a dock located on a lot, where the property lines, if extended into the water would meet at a point within 200 feet of the waterfront property line as depicted in Section 69-71, Exhibit B1 and B2.

Floating boat lift means a boat lift that floats at all times in the water.

Fill means material including but not limited to soil, gravel, or crushed stone that is placed in an area to increase ground elevations (see *Structural Fill*) [Also defined in ASCE 24, Section 1.2.].

Finished grade means the finished elevation of a site after all fill, land balancing or site preparations have been completed. The finished elevation shall be inclusive of all grasses, landscaping, decks, slabs or other ground coverings.

Floating dock means any dock supported by flotation devices and influenced by the daily ebb and flow of the tide. Incidental movement or the capability of movement upon water shall not preclude a structure from classification as a floating dock. Registration of the structure as a vessel in accordance with F.S. ch. 327 shall not preclude a structure from classification as a floating dock. This definition shall not apply to a floating boat lift or floating vessel platform permitted by the Florida Department of Environmental Protection pursuant to chapter 403, Florida Statutes.

Floating vessel platform means a structure that floats at all times in the water and is used solely for the purpose of supporting a vessel so that the vessel is out of the water when not in use.

Living shorelines means a suite of shoreline protection techniques that incorporate habitat restoration alone or in combination with some type of built infrastructure to provide coastal protective services. Living shorelines use native vegetation alone or in conjunction with low sills, encompassing riprap, oyster bag arrays, in front of low elevation Seawalls or Bulkheads to stabilize the shoreline. The top of bank elevation for a living shoreline shall comply with the Terrain Modification Manual.

Mean high water means the average height of the high waters over a 19-year period; or for shorter periods of observations, the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of a mean 19-year value as defined in state statutes.

Multi-use private dock means any dock owned in common or used jointly by the residents of an apartment house (more than two units), condominium or cooperative apartment.

Natural disaster means an act of God, including but not limited to hurricane, lightning, storm tornado, flood, severe wave action.

Natural grade means the grade unaffected by construction techniques such as fill, landscaping or berming.

Nonstructural fill means fill that does not serve to support or protect a structure. This may include but not be limited to fill used below parking slabs, decks and patios.

Permanent mooring means the docking of a boat for in excess of 72 hours in any seven-day period. Any extension to this time period may be granted for extenuating circumstances by approval of the city manager.

Personal watercraft means any inboard powered vessel less than 16 feet in length which is propelled by a jet drive. It is designed to carry from one to three persons, and be operated by a person sitting, standing, or kneeling on the vessel, rather than the conventional manner of sitting or standing inside the vessel. Its use is subject to all local, state and federal regulations governing the operation of powerboats of similar size.

Private dock dwelling, single-family means any dock which will be used by an individual owner, his family and friends, or means any single structure dock facility which provides dockage for a duplex type residential unit. This definition is not to include docks servicing zero lot line attached units. A private dock shall not be used for the production of income.

Repair, Dock means replacing of less than:

(1) 50 percent of the piling or support system of a dock or lift;

Repair, Seawall means any repair to a seawall that is not a Seawall Major Repair.

Repair, Seawall Major means a repair utilizing new seawall panels for more than fifty percent (50%) of the length of the property's shoreline.

Replacement, Dock means replacing more than:

(1) 50 percent or more of the pilings or support system of a dock or lift;

Seawall means a vertical or near-vertical, substantially impermeable structure typically made of concrete, vinyl or steel, that provides shoreline protection from waves while retaining upland soils. The elevation of the top of a seawall must comply with the Terrain Modification Manual to ensure protection of adjacent property, public right-of-way or other public infrastructure from flooding associated with currently realized and expected future sea level rise. This definition specifically excludes upland retaining walls. ~~means any hardening of the shore by the installation of a vertical wall where such structure is toed in within the waters of the city. This definition specifically excludes upland retaining walls located outside the waters of the city.~~

Seawall line means that line established by the city under authority of its charter.

Service catwalk means a structure on pilings over open water similar to a dock. The service catwalk shall be a minimum of two feet wide, a maximum of three feet wide and used solely in conjunction with a boat lift for servicing the boat and lift. This structure shall be considered part of the boat lift.

Structure means that which is built or constructed.

Structural fill means fill placed and compacted to a specified density to provide structural support or protection to a structure.[Also defined in ASCE 24, Section 1.2.].

Tiepoles shall include dolphins or mooring poles which are placed to provide anchorage, mooring or space for a ship or boat.

Work means any project, activity, alteration, construction, maintenance, repair, placement or replacement of or with respect to any dock, dock related structure, or floating dock.

SECTION 4. That section 69-33, Specifications and materials, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-33 Specifications and materials.

All docks, boat lifts, and attendant structures shall be constructed in accordance with and in conformity to the requirements of the Pinellas County Water and Navigation Regulations. All materials used in the construction of such structure shall likewise conform to the requirements of the building department for the city, Pinellas County and all state and federal agencies having jurisdiction. In addition thereto, no dock or wharf, pier or other structure contemplated by this article shall be enclosed or covered by any means, either permanent or temporary. No covered boathouse shall be built.

SECTION 5. That section 69-51, Application, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-51. Application.

- (a) It shall be unlawful to construct, alter, repair, remove or demolish any seawall, dock, or boat lift within the city until application for a permit therefor has been filed, payment of prescribed fees has been made, and a permit for such work has been obtained pursuant to these regulations.(1) Replacement of deck boards, only, shall not require the issuance of a permit from the city. All deck boards shall meet the minimum construction criteria as required by Pinellas County and any applicable manufacturer product specifications.
- (b) Application for permits shall be submitted to the building department, together with detailed plans and specifications for such structure, together with such other information, plans and structural drawings as may be reasonably required by the building official. Any project which could change tidal circulation patterns shall provide hydrographic information sufficient to allow an accurate evaluation of the potential impacts.
- (c) Such applications shall be sworn to by the applicant, reciting the full name, residence or business address of the owner, the address or location of the premises upon which the structure is to be erected, altered or removed, the cost of the proposed work, and the name and address of the contractor or other person or firm authorized by the owner to perform the contemplated work. All typical plans and specifications for seawalls, docks or boat lifts shall be approved by the building official.
- (d) The overall permitting process will be subject to the current Florida Building Code and will be coordinated with the Pinellas County Water and Navigation Regulations.
- (e) Applications for seawalls, seawall repairs, and living shorelines shall be submitted with detailed plans and specifications, be signed and sealed by a Professional Engineer registered in the State of Florida, and include all information required of the city's Terrain Modification Manual located in Appendix B.

SECTION 6. That section 69-53, Expiration, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-53. - Expiration

Permits for construction shall expire six months from the date of the original approval or issuance. This limitation shall not apply when work thereunder has begun and has been carried on with reasonable diligence and continuity, but in no event for a period longer than one year from the original approval or issuance thereof. Should construction be delayed after the original start, the building official must be notified prior to proceeding with the work. ~~Permits for repairs to seawalls shall expire 60 days from the date of issuance subject to commencement and continuation of construction as set out in this section for new structures.~~

SECTION 7. That section 69-72, Seawalls, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-72. Seawalls.

All seawalls within the city shall be erected on the property line closest to the water. This line shall be designated as the seawall line and applies to all recorded plats at the time of the passing of the ordinance from which this article was derived and all plats to be recorded in the future within the corporate limits.

A new seawall shall be constructed in accordance with this Chapter when a Seawall Major Repair is required

SECTION 8. That section 69-74, Construction materials, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-74. Seawall and Living Shoreline Construction Materials.

- ~~(a) All seawalls constructed or altered, projected or prolonged on or adjacent to waters subject to tidal action shall be of concrete or aluminum construction in compliance with the following minimum standards:~~

Any deviation from the following regulations shall be submitted to the building department. The building department shall require the signature and seal of a professional engineer currently registered in the state upon the plans.

- (a) Seawalls shall meet the following requirements:

All seawalls constructed, improved, modified, repaired, rehabilitated, or altered, projected or prolonged on or adjacent to waters subject to tidal action shall be in compliance with the following minimum standards. The penetration of each seawall panel or pile into firm ground shall be equal to 0.67 times the height of the wall above the ground line, or 0.4 times the total length of the panel or pile, whichever is greater:

At the seawall property line the finished grade running parallel to the seawall must be the same as the seawall cap. Finished grades may be sloped or terraced upward from the seawall property line to the rear waterfront setback line, but must include provision to avoid drainage to adjacent property that is lower than the grade line being installed.

Seawall panels shall meet the following requirements:

- (1) Concrete seawalls.

- a. Concrete seawalls panels shall be pre-cast off-site, cast on-site, or poured-in-place utilizing the tongue and groove, or other approved method of sheet pile-type construction.

- b. The concrete shall have a minimum 28-day compressive strength of 4,000 psi and shall utilize Type II Portland cement with ultra-fine fly ash or slag cement.
- c. The concrete sheet piling shall have a minimum thickness of 5⁵/₈ inches and contain vertical steel reinforcement equivalent in cross-sectional area to one #4 deformed reinforcing bar spaced at eight inches on center. Each slab shall have two #4 steel hairpins extending into the cap at minimum of three inches.
- d. All reinforcing steel shall be covered with a minimum of three-inches of concrete.
- e. In no case shall the seawall panel be of shorter length than eight feet.
- ~~a. All seawalls, retaining walls and bulkheads may be of concrete, utilizing the tongue and groove, or other approved method of sheet pile-type construction, with poured-in-place concrete cap and tie-back anchors. The concrete shall have a minimum test strength of 3,500 psi at 28 days, and all reinforcing steel shall be covered with a minimum of two-inch concrete.~~
- ~~b. The concrete sheet piling shall have a minimum thickness of 5⁵/₈ inches and contain vertical steel reinforcement equivalent in cross-sectional area to one #4 deformed reinforcing bar spaced at eight inches on center. Each slab shall have two #4 steel hairpins extending into the cap at minimum of three inches.~~
- ~~c. The poured in-place concrete cap shall not be less than 9¹/₂ inches in thickness, nor less than 16 inches in width.~~
- ~~d. The cap shall contain continuous horizontal steel reinforcement equivalent in cross-sectional area to four #4 deformed reinforcing bars. All splices shall be lapped not less than 40 diameters; provided, however, that the steel shall not be continuous through expansion joints. Expansion joints shall normally be provided every 40 feet.~~
- ~~e. All tieback rods shall be steel and have a cross-sectional area equal to or greater than a #8 reinforcing bar. All such rods shall be spaced not more than ten feet on center and shall have two or more coats of an approved protection material or treated by a hot dipped galvanized process. The length of all tie rods shall be equal to or greater than two times the height of the seawall slab projecting above the ground line. In no case shall the tie rods be of shorter length than 12 feet.~~
- ~~f. All anchors shall be poured in-place concrete, containing not less than nine cubic feet of concrete and have not less than 4.5 square feet of vertical surface perpendicular to the alignment of the tie rod. Each anchor shall contain vertical and horizontal steel reinforcement equivalent in cross-sectional area to two #4 deformed reinforcing bars per square foot, in each direction.~~

- ~~g. The penetration of each seawall slab into firm ground shall be equal to 0.67 times the height of the wall above the ground line or 0.4 times the total length of the slab, whichever is greater. In no case shall the seawall slab be of shorter length than eight feet.~~
- ~~h. The elevation for all seawalls, bulkheads and retaining walls fronting on the Bay shall be equal to, or greater than, elevation five feet U.S.C. & G.S. datum mean sea level.~~

(2) *Aluminum seawalls.*

- a. Aluminum seawalls shall not have an exposed height of more than five feet.
- b. Sheet piles shall be fabricated from aluminum alloy 6061-T6, conforming to ASTM designation B209 alloy 6061 for chemical composition, having a minimum thickness of 0.125 inches and minimum tensile strength of 35,500 PSI. Corrugations shall have nominal nine-inch pitch and nominal 2½-inch depth. ~~The penetration into firm ground shall be equal to 0.67 times the height of the wall above the ground line or 0.4 times the total length of the sheet, whichever is greater.~~
- c. ~~In no case shall the total sheet be less than six feet in length. Where sheet lengths required are more than 8.5 feet, and when soil conditions, surcharges and other factors exceed the scope of these standard specifications, a special design shall be submitted, signed and sealed by a state registered engineer.~~
- ~~c. Cap and joint extrusion shall be fabricated from aluminum alloy 6063-T6, conforming to ASTM designation B221 alloy 6063 for chemical composition, having a minimum thickness of 0.15 inches and a minimum tensile strength of 30,000 PSI. The cap shall be a minimum of six inches wide and 5.75 inches deep.~~
- ~~D. Anchor rods and deadman anchor plates shall be fabricated from aluminum alloy 6061-T6, conforming to ASTM designation B221 alloy 6061 for chemical composition, having a minimum thickness of anchor plates 0.10 inches and minimum tensile strength of 38,000 PSI. The anchor plates shall be not less than 1.5 by 2.5 feet, equipped with a three-inch by 2.25-inch backing channel 0.25 inches thick and 1.5 feet long. Anchor plates shall be placed with the top at least two feet below the elevation of the wall cap. The anchor rods shall be not less than 0.75 inches in diameter and equipped with a rod sleeve, nut and curved washer where it passes through the cap. Anchor rods shall be installed continuously along the wall at a maximum spacing of 6.5 feet. The normal length shall be 12 feet. One tieback system shall be constructed at each end of the wall and thereafter one tieback system shall be constructed six feet, six inches on centers throughout. All tie rods shall be pre-tensioned after placement of backfill around anchor plates, but before final backfill~~

~~sheeting. Such pre-tensioning shall not tend to move the sheets or anchors. Tie rods shall be placed in the coping so that the anchor pull brings the coping in direct contact with a bayside corrugation of the wall sheeting.~~

- ~~De. Surcharge from fill behind the wall shall be controlled by limiting the slope to a maximum of ten degrees, and prohibiting objects other than landscaping to be located closer than five feet from the wall cap. The minimum standards described above assume sandy soil with an angle of repose of 30 degrees for soil against the wall. They also assume that the environment is not highly alkaline or acidic. If conditions require a design in excess of limitations specified in this subsection, the wall shall be of concrete construction in accordance with subsection (a)(1) of this section.~~
- Ef. If the aluminum material is brought in contact with mortar or concrete, a coating of clear methacrylate lacquer shall be applied to the aluminum contact surface to prevent corrosion. There shall be no dissimilar metals or metal systems bonded to the wall.

(3) Vinyl Seawalls

- a. Vinyl sheet piles shall be manufactured from rigid, high impact, UV stabilized polyvinyl chloride (PVC) with a minimum tensile strength of 6,300 psi (ASTM D-638), a minimum Initial Elastic Modulus of 380,000 psi (ASTM D-638), and a maximum allowable bending stress of 3,200 psi. Vinyl sheet piles shall meet the requirements of US Army Corp of Engineers Engineer Manual (EM) No. 1110-2-2502.
- b. The sheeting shall have an external layer of virgin material with a minimum ASTM D4216 cell classification of 1-42443-33.
- c. Each section of sheet piling shall interlock an adjacent sheet when installed.
- d. Vinyl profile to be selected by a Professional Engineer registered in the State of Florida.

(4) Fiber Reinforced Polymer (FRP) Seawalls

- a. FRP composite sheet pile shall be pultruded.
- b. The resin for the FRP sheet pile shall be either polyester or vinyl ester. Resin shall contain U.V. stabilizers to provide sufficient resistance to ultra violet light degradation.
- c. The glass fiber shall be in the form of continuous roving, woven roving or stitched fabrics, and surface matting.
- d. Each section of sheet piling shall interlock an adjacent sheet when installed.
- e. FRP profile to be selected by a Professional Engineer registered in the State of Florida.

(b) Seawall caps shall meet the following requirements:

- (1) The poured-in-place concrete cap shall not be less than 9½ inches in thickness, nor less than 16 inches in width.
- (2) The concrete shall have a minimum 28-day compressive strength of 4,000 psi and shall utilize Type II Portland cement with ultra-fine fly ash or slag cement.
- (3) The cap shall contain continuous horizontal steel reinforcement equivalent in cross-sectional area to four #4 deformed reinforcing bars. All splices shall be lapped not less than 40 diameters; provided, however, that the steel shall not be continuous through expansion joints. Expansion joints shall normally be provided every 40 feet.
- (4) Exclusion of a seawall cap will require City approval to ensure compatibility with adjacent properties and structural suitability.

(c) Seawall anchoring systems shall meet the following requirements:

- (1) All tieback rods shall be steel and have a cross-sectional area equal to or greater than a #8 reinforcing bar. All such rods shall be spaced not more than ten feet on center and shall have two or more coats of an approved protection material or treated by a hot dipped galvanized process. The length of all tie rods shall be equal to or greater than two times the height of the seawall slab projecting above the ground line. In no case shall the tie rods be of shorter length than 12 feet.
- (2) All anchors shall be poured-in-place concrete, containing not less than nine cubic feet of concrete and have not less than 4.5 square feet of vertical surface perpendicular to the alignment of the tie rod. Each anchor shall contain vertical and horizontal steel reinforcement equivalent in cross-sectional area to two #4 deformed reinforcing bars per square foot, in each direction.
- (3) The use of properly-sized driven earth anchors will be permitted.

(d) All steel reinforcement shall conform to the requirements of ASTM A615, Grade 60.

(e) Preformed joint filler material for expansion joints shall meet the requirements of ASTM D1751 or ASTM D1752, Type I, Type II, or Type III.

(f) Perforated PVC pipe for weep hole drainage shall be schedule 40 with a 0.020" slot width and shall incorporate geotextile fabric. The perforated PVC pipe must extend a minimum of one-foot into the native soil beyond the back-face of the existing wall.

(g) When constructing new seawall in front of existing seawall, flowable fill shall be placed between the new and existing walls. Alternative non-compressible materials may be utilized subject to the review and approval of the City Engineer based upon the suitability of the proposed material and installation methods.

- ~~(b) The Standard Specifications of the Florida State Road Department for Road and Bridge Construction dated edition of 1986, or latest revision or superseded publication shall govern covering materials and workmanship where applicable.~~
- ~~(c) Any deviation from the preceding regulations shall be submitted to the building department. If deemed necessary, the building department may require the signature and seal of a civil engineer currently registered in the state upon the plans.~~
- ~~(d) No tiebacks shall be cut or removed in connection with the construction of other facilities, or otherwise, without making provisions in some manner to secure the stability of the installation; and such plans shall be approved by the building inspector prior to the cutting or removing of any tiebacks.~~
- (h) Living shorelines shall meet the following requirements:
 - (1) Living shorelines shall meet County, Federal and State permitting guidelines.
 - (2) The living shoreline shall meet the elevation requirements outlined within the city's Terrain Modification Manual located in Appendix B.
 - (3) Seawalls or other coastal structures may supplement living shorelines.
 - (4) Living shorelines shall not encroach upon adjacent parcels and shall not impact the navigability of the adjacent water body.

SECTION 9. That section 69-75, Maintenance and repair of seawalls, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended to read as follows:

Sec. 69-75. Maintenance and repair of seawalls.

- (a) It shall be unlawful for any person to have, keep, maintain or permit within the city any seawall which will impede the normal flow of boat traffic, will become hazardous to swimming or other water sports, or which constitutes a hazard to other seawalls or property.
- (b) It shall be the duty of the city manager, or his designated representative, to periodically inspect the condition of all seawalls in the waters within the city; and should he find any of the seawalls or any portion thereof to be hazardous to public safety, boating or swimming, or to constitute a hazard to other seawalls or property, he shall give notice to the owner to repair or reconstruct the hazardous seawall. Hazardous to public safety may include but is not limited to seawall failures or erosion of an area directly behind or adjacent to the seawall which could cause imminent failure of a seawall or other structure. The notice shall specify the nature of the defect and in general terms the repairs or reconstruction required of the seawall. The notice shall further provide that the repairs or reconstruction of the seawall shall be accomplished within 30 days of the date of notice. The city manager, or his representative, is

authorized to grant an extension of an additional 30 days upon the showing of a reasonable cause for the extension.

(c) If the property owner to whom notice was given pursuant to subsection (b) of this section has not commenced with the repairs or reconstruction of the seawall within the time allowed, the city manager shall so report to the city commission and request the adoption by the city commission of a resolution authorizing the work to be done and the cost assessed against the abutting property in accordance with the procedure for levying special assessments. At the public hearing of the confirmation of the ordering resolution, the property owner may present evidence that the repairs or reconstruction specifications of the seawall are not necessary or that the condition of the seawall does not constitute a hazard.

(d) Seawall Major Repairs shall not be permitted. Should a modification, repair or rehabilitation be deemed major at the time of permit application, a new seawall or living shoreline must be constructed in accordance with this Chapter for the continuous length of the property.

SECTION 10. That section 69-77, Supplemental Criteria, of the Code of Ordinances of the City of Treasure Island, Florida, is hereby created to read as follows:

Sec. 69-77. Supplemental criteria.

(a) The Standard Specifications of the Florida State Road Department for Road and Bridge Construction dated edition of 2023, or latest revision or superseded publication shall govern covering materials and workmanship where applicable.

(b) No tiebacks shall be cut or removed in connection with the construction of other facilities, or otherwise, without making provisions in some manner to secure the stability of the installation; and such plans shall be approved by the building inspector prior to the cutting or removing of any tiebacks.

(c) It shall be the Professional Engineer's responsibility to confirm that the material requirements set forth in 69-74 are suitable for the specific site. Nothing in this Chapter shall be construed to alleviate the need for location-specific structural evaluation.

(d) Seawall design shall account for surcharged loads where present.

(e) Seawall cap and living shoreline top of structure elevations shall comply with the requirements of the city's Terrain Modification Manual located in Appendix B.

(f) Seawall cap elevations shall support positive site runoff over the cap. The landward face of the seawall cap shall not be visible or exposed. Finished grades shall be equal to the seawall cap elevations along the landward face.

- (g) The seawall cap elevation shall be set below the lowest floor, as defined within Chapter 66, or base floor, as defined within Appendix B, elevation.
- (h) Replacement seawalls can be placed no further than one foot in front of the face of an existing seawall. Construction for living shorelines may exceed this limitation as approved by the city and other jurisdictional agencies including Pinellas County, the Southwest Florida Water Management District and Army Corps of Engineers.

SECTION 11. SEVERABILITY. It is the intention of the City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the Ordinance shall not be affected.

SECTION 12. CONFLICT. All ordinance or portions of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 13. CODIFICATION. Sections 2-10 of this Ordinance shall be codified in the Code of Ordinances for the City of Treasure Island, Florida. The codifier is authorized to renumber or reclassify such other provision of the Code of Ordinance to accomplish such intention. The codifier is also authorized to make editorial changes not affecting the substance of this Ordinance in the substitution of article, ordinance, section, paragraph, or such other appropriate word or phrase in order to accomplish such intention.

SECTION 14. EFFECTIVE DATE. This ordinance shall take effect upon May 1, 2025, following the adoption of the ordinance.

FIRST READING and PUBLIC HEARING on the 18 day of March, 2025.

SECOND READING and PUBLIC HEARING on the 1 day of April, 2025.

PUBLISHED in the Tampa Bay Times on the 19 day of March, 2025.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the 1 day of April, 2025 by Commissioner Vasquez who moved its adoption; was seconded by Commissioner Czyszczon and upon roll call, the vote was:

YEAS: John Doctor, Arden Dickey, Tammy Vasquez, Arthur Cyszczon

NAYS: none

ABSENT OR ABSTAINING: *Chris Clark*



John Doctor, Mayor

ATTEST:



Tia Payton, Interim City Clerk

