

## **ORDINANCE NO. 14-16**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADOPTING CHAPTER 68 – LAND USE, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 11, DOWNTOWN REDEVELOPMENT, SUBDIVISION III, TREASURE ISLAND DOWNTOWN DESIGN CRITERIA; PROVIDING FOR SEVERABILITY; CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, on April 17, 2012, the City Commission upon recommendation of the Planning and Zoning Board sitting as the Local Planning Agency adopted Ordinance 11-01, the Treasure Island Downtown Special Area Plan; and

**WHEREAS**, on April 17, 2012, the City Commission upon recommendation of the Planning and Zoning Board sitting as the Local Planning Agency adopted Ordinance 11-02 amending the Future Land Use Element text of the City of Treasure Island Comprehensive Plan to establish the Planned Redevelopment – Mixed Use land use classification; and

**WHEREAS**, on December 18, 2012, the City Commission upon recommendation of the Planning and Zoning Board sitting as the Local Planning Agency adopted Ordinance 12-09 amending Chapter 68, Land Use to provide regulations for the Planned Redevelopment – Mixed Use Core and Planned Redevelopment – Mixed Use Gulf Blvd. zoning districts; and

**WHEREAS**, on December 18, 2012, the City Commission upon recommendation of the Planning and Zoning Board sitting as the Local Planning Agency adopted Ordinance 12-09 Chapter 68, Land Use and found them to be consistent with the adopted Treasure Island Comprehensive Plan Future Land Use Element text amendment thereof; and

**WHEREAS**, on October 7, 2014, the City Commission upon recommendation of the Planning and Zoning Board, sitting as the Local Planning Agency adopted Ordinance 14-05 Planned Redevelopment – Mixed Use Core and Planned Redevelopment – Mixed Use Gulf Blvd. zoning districts to the Planned Redevelopment – Mixed Use land use classification; and

**WHEREAS**, the City Commission, upon recommendation of the Planning and Zoning Board sitting as the Local Planning Agency, adopted Chapter 68, Land Use, Article VI, District Regulations, Division 11, Downtown Redevelopment, Subdivision III, Treasure Island Downtown Design Criteria of the Land Development Regulations; and

**WHEREAS**, the City Commission have found the Treasure Island Downtown Design Criteria to be consistent with the Planned Redevelopment – Mixed Use Core and Planned Redevelopment – Mixed Use Gulf Blvd. zoning districts, and

**WHEREAS**, it is in the best interest of the City of Treasure Island and its citizens that the Treasure Island Downtown Design Criteria be approved to encourage visual interest, identity and a sense of place allowing property owners maximum flexibility.

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

**SECTION 1.**

That the City of Treasure Island does hereby adopt Chapter 68, Land Use, Article VI, District Regulations, Division 11, Downtown Redevelopment, Subdivision III, Treasure Island Downtown Design Criteria, as attached in Attachment 1.

**SECTION 2. SEVERABILITY.**

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

**SECTION 3. CONFLICT.**

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

**SECTION 4. CODIFICATION.**

Section 1 of this ordinance shall be codified in the Land Development Regulations for the City of Treasure Island, Florida. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of “article” for “ordinance”, “section” for “paragraph”, or otherwise take such editorial license.

**SECTION 5. EFFECTIVE DATE.**

This ordinance shall be published as provided by law and shall take effect immediately upon its Second Reading and Public Hearing.

**FIRST READING AND PUBLIC HEARING: December 16, 2014**

**SECOND READING AND PUBLIC HEARING: January 6, 2015**

**PUBLISHED: December 5, 2014 and December 26, 2014**

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Robert Minning, Mayor

ATTEST:

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Dawn Foss, City Clerk

Approved as to form and legal sufficiency:

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Maura J. Kiefer, City Attorney

Ord 14-16, Treasure Island Downtown Design Criteria 2<sup>nd</sup> Reading and PH 1-6-15

ATTACHMENT 1  
OF ORDINANCE 14-16

TREASURE ISLAND  
DOWNTOWN DESIGN CRITERIA



City of Treasure Island, Florida

Adopted \_\_\_\_\_

### **SUBDIVISION III.TREASURE ISLAND DOWNTOWN DESIGN CRITERIA**

#### **Section 68-410.50 Purpose and Intent**

The purpose and intent of the design criteria is to secure visual interest, identity and sense of place in Treasure Island's downtown. These design provisions are intended to focus on the characteristics of architectural compatibility and to leave individual property-owners the maximum flexibility to build to meet their own needs and objectives. A variety of uses are encouraged on the ground floor to create active urban spaces for pedestrians. Retail, restaurant, service and arts-related uses are favored to take advantage of and generate pedestrian traffic.

The criteria shall apply to all new construction projects within downtown. The provisions are expected to be useful for making design decisions about permanent residential units, transient residential units, and commercial construction at a number of levels:

- Property-owners, builders, architects and other designers are encouraged to consult the design criteria prior to designing new buildings, additions or remodeling projects for ideas and advice.
- The design criteria will be used by City staff in making permit decisions.
- City property owners should consult the design criteria to understand the compatibility concepts which will apply to new construction.



Courtyards and outdoor areas shall be designed to enhance surrounding buildings and provide appropriate amenities for users (e.g. textured paving, landscaping, lighting, street trees, benches, trash receptacles, street furniture, and public art). Generally courtyards should have recognizable edges defined on at least three sides by buildings, walls, landscaping, and street furniture. In the PR-MU Gulf Boulevard Zoning District, only two sides need to define the edge. The rear yard may be left open to enjoy the waterfront view of Boca Ciega Bay.



Covered area provides sheltered location for dining and display

The photograph shows a multiuse building with a courtyard along the right side of the structure.



To the right is a close-up photograph of the courtyard.  
The courtyard expands the visibility of the retail storefronts and offers a location for outdoor display and dining.

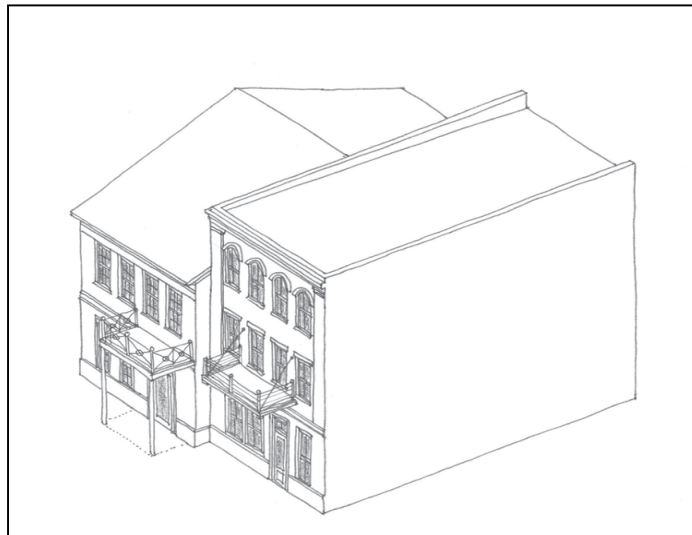






The courtyard on the left side of the building provides location for seating, public art and landscaping.  
The arcade is shown along the secondary street.  
The floor above the arcade is used as a balcony

Live-Work units provide for both a commercial and residential function. The commercial function is generally on the ground floor. The second floor may be occupied by a business operator who resides upstairs in the same structure that contains the commercial activity. Live-work units are well-suited for downtown areas.



Live-Work Unit

The following criteria shall guide the design of new development in a manner that strengthens the City's mixed-use commercial core.

All new building construction must conform to the land development standards of the zoning district in which it is located. The criteria presented herein are intended to go beyond the basic dimensional requirements and, in greater detail, address issues specifically related to character compatibility.

In addition, the criteria are intended to encourage the design and construction of buildings which harmonize with the surroundings and which demonstrate a high standard of quality.

#### **Section 68-410.51 Applicability**

The transition to applying this criterion to development projects shall be as follows:

Any development within downtown approved by the Planning and Zoning Board and/or the City Commission on or before January 6, 2015 is not subject to these regulations.

In the event of a major revision to an existing draft approval where the developer has an approved site plan or development agreement, the Planning and Zoning Board and/or the City Commission will generally apply these regulations.

Any development within the downtown approved by the Planning and Zoning Board or City Commission after January 6, 2015 shall provide conformity to these design parameters.

#### **Section 68-410.52 Waivers**

Every business is unique. All aspects of appearance and character cannot be fully listed within the Downtown Design Criteria. A process shall be available to allow waivers of specific aspects of these criteria. A request for a waiver shall not be considered a variance. A design criteria waiver in the Planned Redevelopment Areas shall be evaluated administratively using the findings listed below together with the Countywide Rules in Section 6.4.3.1. The requested change in design criteria:

- Shall not damage the character or quality of the neighborhood in which it is located, or hinder the proper future development of the surrounding properties;
- Shall not generate excessive vehicular traffic;
- Shall not create a vehicular parking or pedestrian / traffic circulation problem;
- Shall not compromise the health, safety, and welfare of the public; and
- Shall be consistent with the purpose and intent of the Treasure Island Downtown Design Criteria.

In addition to design criteria waiver in the planned redevelopment area, a de minimis variation not exceeding 10% of the required standard as applied to setbacks, impervious area, floor area ratio and similar measurable criteria may be granted administratively. Changes to impervious area and floor area ratio will also need to be in compliance with the Countywide Rules. De minimis does not apply to density.

#### **Section 68-410.53 Style and Building Form**

The City contains a wide variety of architectural designs. New development should continue to provide a mix of architectural styles in order to maintain the variety of building forms. New construction should be compatible in massing, scale, proportion and articulation.



## Section 68-410.54 Articulation

- A. Wall Plane Building facades should incorporate breaks in the wall plane to provide massing and articulation. No single wall plane should exceed 60 feet in length on any exterior façade and should provide a minimum of a 6-foot separation from abutting wall planes.
- B. Height Variations Building heights should be articulated to express different building components, features and programmatic elements. Height variations among architectural elements should have an expression of no less than 5 feet in variation.
- C. Roof Articulations All roof-mounted mechanical equipment such as air conditioners, elevators, transformers, antennas, satellite dishes and utility equipment shall be screened from contiguous properties and adjacent streets in a manner that is compatible with the architectural treatment of the principal structure. The City highly encourages the promotion of roof-top gardens in the planned redevelopment districts, especially for properties with rooftop visible from residential uses or for rooftops overlooking the public right-of-way.



Planted Roof



Roof Garden

## Section 68-410.55 Entrances, Windows & Storefronts

Main entries are critical in their established relationships to the street.

Pedestrian entrances should be easily recognizable and oriented towards the street and not be obstructed from view by fences, landscaping or other visual barriers. The main front façade facing the street shall be equal to or better in appearance than entrances oriented to parking lots and/or service areas.



Display windows create visual interest

- Window and storefront articulations should utilize similar proportions as those within the surrounding context and should be primarily oriented towards the street.

- Multiple storefronts within a larger building shall have consistent material qualities and articulation and should relate to the detailing of the entire building.



- A minimum of fifty (50) percent of the front building façade on the ground level should be transparent, consisting of display windows or door openings to create visual interest. When possible, the bottom of transparent openings should be no higher than 36 inches above the sidewalk. Display windows used to satisfy these requirements should have a minimum vertical dimension of 4 feet and should be internally illuminated. This can only occur in locations assigned an AE flood zone.

- Building facades should provide architectural detail (e.g. eaves, columns, pilasters, cornices, windows and window surrounds, canopies, fascia, and roofs) that are proportionate with the building. The architectural features, materials, and the articulation of a façade of a building should be continued on all sides visible from a public street or parking lot, where feasible.



The side of this building faces a parking lot but retains the same finish and basic architectural details as the rest of the building.

- Exterior burglar bars are prohibited. Security, roll down, and accordion shutters along with the associated hardware should be obscured by architectural features or awnings and should be finished to blend with the overall architectural character of the building and its surface materials.

### **Section 68-410.56 Awnings, canopies, and balconies**

- Awnings, arcades, or canopies should be incorporated to provide pedestrian protection from the elements and reduce overall building heat gain.
- Awnings shall be attached to the building façades and cantilevered, if possible. Awnings shall not be supported by vertical elements within the right-of-way, except with approval of the City Commission.
- Standard street level awnings shall be mounted so that the valance is at least 10 feet above the sidewalk elevation.
- The use of adjustable louvers, euro shutters, and the like shall be considered substitutions for awnings or an arcade structure provided that the product:
  - provides pedestrian protection from the elements
  - reduces overall building heat gain
  - mounted at least 10 feet above the walkway elevation
  - attached to the building façade and not supported by vertical elements in the right-of-way



Sample Cantilevered Awning



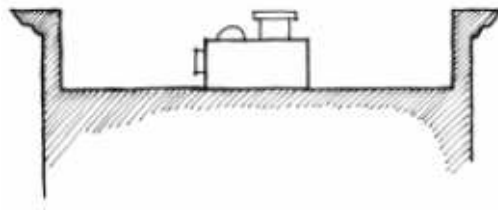
### **Section 68-410.57 Service Areas and Mechanical Equipment**

Service bays, mechanical equipment, dumpsters and delivery areas, to the greatest extent possible, shall be fully enclosed, screened or located within the interior of the building or along the alley. These areas shall not be visible from the right-of-way and shall not be visible from properties with adjacent commercial, residential or transient residential uses.



Utility equipment is painted to blend with the building.

Whenever possible, all exterior equipment shall be placed on the roofs and shall be screened by an architectural feature. Otherwise, the exterior equipment shall be placed on the side or rear of the building and screened.



Screening of mechanical equipment on roof shall be at or above equipment height

### **Section 68-410.58 Underground and Above-ground Utilities**

All on-site utilities including telephone, cable, and electrical systems shall be relocated underground.

All exterior facilities, including but not limited to electrical raceways and transformers, permitted above ground shall be fully concealed and/or screened by landscaping.

### **Section 68-410.59 Parking Requirements**

#### **A. Parking lot locations.**

Off-street parking lots are discouraged in the front yard of 107<sup>th</sup> Avenue. Off-street parking lots shall be placed in rear yards, whenever possible. Off-street parking lots in the side yard shall be reviewed on a case-by-case basis during site plan review.

Off-street parking may be provided under commercial or mixed-use buildings provided that all under-building parking spaces are separated from the pedestrian / dining zone by a usable commercial space at least 20 feet deep.

Parking lots fronting directly on First Avenue East shall be setback a minimum of 10 feet from the right-of-way and provide a knee wall or a continuous vegetation to screen vehicles to a height of 36 inches.



Vegetative Screening of Surface Parking Lot

The parking locations for lots abutting Boca Ciega Bay should be on the side of the structure, where possible to preserve the bay view and offer the opportunity for outdoor dining.

**B. Parking lot interconnections**

Rear-yard parking lots on properties fronting along the parallel alley between 108<sup>th</sup> Avenue and 107<sup>th</sup> Avenue and the parallel alley between 107<sup>th</sup> Avenue and 106<sup>th</sup> Avenue shall be interconnected to eliminate or minimize driveways along 108<sup>th</sup> Avenue and 106<sup>th</sup> Avenue respectively.

1. To ensure the effective use of these connections, the first property to redevelop shall be required to make an irrevocable offer of cross-access to the adjacent parcel prior to the City's issuance of a construction permit. The first property to redevelop must design and build the parking lot to accommodate cross-access.

When adjacent property owners seek permits, they will also be required to reciprocate with a similar cross-access agreement and then must complete the physical connection.

3. Individual property owners shall control all rights to the use of their own parking spaces, but may choose to allow wider use of these parking spaces through reciprocal arrangements with other parties.

**C. Shared parking facilities**

1. Two or more non-residential uses located on the same or separate lots may provide for shared parking facilities, upon receiving the approval of the City Manager or designee. The applicant shall demonstrate to the satisfaction of the City Manager or designee that the uses are able to share the same parking spaces because their parking demands occur at different times (for example if one use operates during evenings or weekdays only). The applicant shall be required to demonstrate to the City Manager or designee that the type of uses(s) indicates that the periods of usage will not overlap or be concurrent and that a reduction in the total number required off-street parking spaces is justified. The applicant shall submit documentation supporting the request for shared parking spaces that shall, at a minimum, include:

- a. The uses proposed to share parking and the number of parking spaces required for those uses;
  - b. The location and number of parking spaces that are being shared including a legal description of the property upon which the uses are located and upon which the shared parking spaces are located;
  - c. An analysis showing that peak parking times of uses occur at different times and that parking area(s) will have a sufficient number of parking spaces to meet the minimum anticipated demands of all uses sharing the joint parking area(s); and
2. The approval by the City Manager or designee shall be documented as a shared parking agreement between the City and the applicant(s) in a form acceptable to the City Attorney and which:
- a. Provides access to the shared parking spaces for all uses identified;
  - b. Requires the processing of an amendment to the parking agreement for any substitution of uses not identified;
  - c. Requires the owner(s) to bear the expense of recording the parking agreement and agree that the parking agreement shall bind their heirs, successors and assigns;
  - d. Requires the parking agreement to be recorded in the Public Records of the Clerk of the Circuit Court of Pinellas County prior to the issuance of the first building permit or certificate of occupancy for the project and may be voided by the City if other off-street facilities are provided in accordance with these regulations; and
  - e. Requires the termination of the parking agreement in the event of a violation of any of the following; a provision of this Code, any condition of a related development approval, or any term of condition contained in the agreement, upon provision of reasonable notice to the property owner.

**D. Driveway Connections**

1. Properties fronting on 107<sup>th</sup> Avenue shall relocate existing driveways and parking spaces from 107<sup>th</sup> Avenue to the parallel alley via 108<sup>th</sup> Avenue, 106<sup>th</sup> Avenue or 1<sup>st</sup> Street East when redevelopment of the site occurs. This provision will be waived during site plan review, should this requirement prohibit all reasonable access to a property.

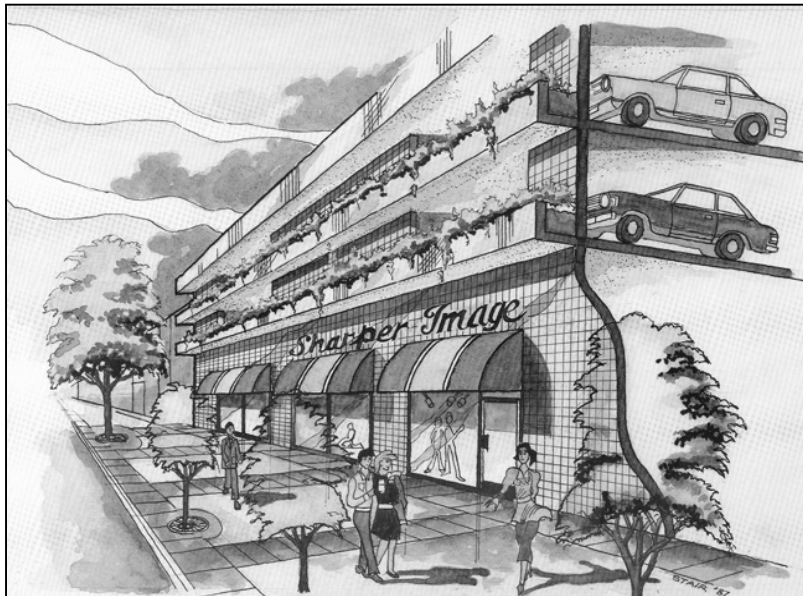
When a driveway onto 107<sup>th</sup> Avenue is unavoidable, the driveway shall be shared with an adjoining property, if the adjoining property also has access only to 107<sup>th</sup> Avenue. If the adjoining property does not require the 107<sup>th</sup> Avenue driveway access, the driveway location shall be spaced as far as practical from other driveways or intersections.

3. Properties having frontage only on Gulf Boulevard, 108<sup>th</sup> Avenue, 106<sup>th</sup> Avenue, and 1<sup>st</sup> Street East may have driveways connected to their frontage, existing easements, and/or alleys. All Gulf Boulevard driveways shall be subject to FDOT approval.
4. Whenever possible, the driveway shall be shared with an adjoining property for lots abutting Boca Ciega Bay. This effort should reduce the number of driveway cuts along Gulf Boulevard.



#### E. Parking Garages

1. All levels of parking garages must be separated from primary streets by a liner building that provides usable building space at least 20 feet deep.
  - a. Liner buildings must be one story or more in height.
  - b. All ground levels of a parking structure facing a public right-of-way shall be lined with active permitted uses described in the zoning district.
  - c. The façade of visible parking structures shall be designed to relate architecturally to surrounding buildings and contribute positively to the character of the zoning district.
  - d. Planter boxes or other architectural features shall be used to add visual interest and break up the mass of the structure; and
  - e. Ramps shall be internal to the structure and not visible from adjacent public rights-of-way.



Liner Building Masking a Parking Structure

- f. Enclosed parking levels shall have an exterior architectural treatment designed to be compatible with neighboring buildings and the area's context. Preferably exterior surface finishes of stucco, stone, or brick.

Access to a parking garage may be provided as follows:

- a. Access from 108<sup>th</sup> Avenue, 106<sup>th</sup> Avenue, 1<sup>st</sup> Street East or an alley is preferred.
  - b. Access to 107<sup>th</sup> Avenue is not permitted except in unusual circumstances where no other access is feasible. This provision will be waived during site plan review, should this requirement prohibit all reasonable access to a property.

F. Required Number of Parking Spaces in the PR-MU Core Zoning District and PR-MU Gulf Boulevard Zoning District

Some internal capture of vehicle trips results from the mixture of commercial uses in redevelopment areas. Generally, motorists come to the area and park once and visit several business locations within the downtown. This capture allows a reduced off-street parking requirement for comparable uses in conventional zoning districts. The minimum number of parking spaces provided by a principal use in the PR-MU Core Zoning District or the PR-MU Gulf Boulevard Zoning District shall be equal to 66 percent of the minimum off-street vehicle parking spaces established in the Land Development Regulations.

G. Payment in Lieu of Parking

1. In-lieu-of option. A developer may request to pay into the City In-Lieu-of Parking Fund a sum of money for each nonresidential parking space that is not provided by the development project on-site or off-site.

Computation of cost to provide parking space. The initial fee shall be set with the establishment of a City of Treasure Island Payment In-Lieu-of Parking Fund with the rate adjusted annually every October 1 thereafter that reflects the changes in the Consumer Price Index (CPI) or any other cost changes as determined by the City Commission.

3. Payment in-lieu-of parking funds. Payment in-lieu-of parking funds will be deposited into the City of Treasure Island Payment In-Lieu-of Parking Fund which shall be created by ordinance and may be amended from time to time.
4. Time of payment. Payments made pursuant to this section shall be made prior to the issuance of a building permit for any portion or phase of a development project.

H. Walk Zone

There shall be a walk zone established along 107<sup>th</sup> Avenue, where bicyclists, skateboarders and the like shall be required to dismount their bicycle, roller skates, rollerblades, skateboard, etc. on the public sidewalk. The public sidewalk shall display the following signage.



### **Section 68-410.60 Multifamily Residential - Multifamily Residential and Hotel design criteria**

- Entrances to residential units and hotel uses should be kept separate from entrances to other uses in the building, such as service entrances.

### **Section 68-410.61 Exterior Lighting**

All exterior lighting shall meet the requirements found in Section 68-467 of the Land Development Regulations.

### **Section 68-410.62 Environmental Considerations**

It is desirable for all new construction to achieve Leadership in Energy and Environmental Design (LEED) certification or incorporate LEED concepts into the new building and site development.

Rehabilitation of existing structures should consider, whenever economically practical:

- Provision of bicycle racks or storage facilities in recreational, office, commercial, tourist lodging units and multifamily residential areas;
- Use of energy-efficient features in window design (exterior shading devices, low-E and insulated glass, etc);
- Use of operable windows and ceiling fans to promote natural ventilation, when weather permits;
- Reduced coverage by asphalt, concrete, rock and similar substances parking lots and other areas to improve storm-water retention and reduce heat island effects;
- Selection, installation and maintenance of drought-tolerant and salt-tolerant shade trees to reduce requirements for water, maintenance and other needs and provide some shade;
- Use of light-colored materials; and/or
- Use of “cool roof” techniques (light colored roof or a planted roof).

### **Section 68-410.63 Rehabilitation of existing structures shall consider, whenever economically practical:**

- Reduced coverage by asphalt, concrete, rock and similar substances in driveways and other areas to improve storm-water retention and reduce heat island effects;
- Installation of energy-efficient lighting in buildings, driveways, yards, and other interior and exterior areas;
- Selection, installation and maintenance of drought-tolerant and salt tolerant plants, trees, and other vegetation and landscape design features that reduce requirements for water, maintenance and other needs;
- Planting of shade trees to provide reasonable shade while remaining clear of overhead and underground utilities;
- Provision for structural shading (e.g., trellises, awnings, pergola, and roof overhangs); wherever practical when natural shading cannot be used effectively; and
- Inclusion of shaded porch/balcony areas.

**Section 68-410.64 Building Environment shall consider, whenever economically practical:**

- For pedestrian walkways, brick or paver type treatment.
- Garden arrangements with emphasis on drought-resistant and salt-tolerant flora.
- Widening of sidewalks, use of paving materials and introduction of new parking lots shall be done in a manner which is compatible with the character of the area and maintains the relationship of the buildings to the environment.

**Section 68-410.65 Gazebo, Shed, or Other Outbuilding**

The design of any gazebo, shed, or other outbuilding greater than one hundred square feet (100 sq. ft) in area should be complementary in terms of design, scale, proportion, color, exterior finish, and details to the main building.

**Section 68-410.66 Ramps**

Ramps should be concealed with landscaping, as much as possible, and shall blend in with the scale and architectural features of the building.

**Section 68-410.67 Outside Dining**

Generally. Outside dining in the PR-MU Core Zoning District and PR-MU Gulf Boulevard Zoning District shall be permitted, only in accordance with this section.

Purpose. The purpose of these regulations is to enhance the pedestrian environment of this district through the creative use of outdoor spaces by providing food establishments the opportunity to sell food and beverages in a manner that creates an interesting dining district, and maintains and improves the City's sense of place and property values.

Restaurants are encouraged to provide outside dining. Outside dining shall be located in the dining zone between the restaurant and the pedestrian zone and is regulated by this section. The sale of alcoholic beverages outside the principal business is regulated by state liquor laws and by Chapter 3 of the City's Code of Ordinances.

**A. Limitations in the outside dining zone**

1. No outside dining shall block access into or out of a business.

Vendors who do not have a business on the property cannot provide food or beverage products in the outside dining area.



Dining tables are used to serve food and beverages to the public.

## Section 68-410.68 Signage

**Purpose.** The purpose of these sign regulations is to enhance the pedestrian environment in a manner that enhances the public realm, creates an interesting and comfortable shopping and dining district, and maintains and improves the City's sense of place and property values.

**Generally.** The sign regulations for the PR-MU Core District and PR-MU Gulf Boulevard District differ from the city-wide sign regulations found in the land development regulations in the following manner:

### A. Wall Signage or Window Signage – Permitted

1. The bottom of any sign projecting from a building structure shall be no less than 10 feet above grade at any point.

One attached wall sign shall be allowed on the first floor level and shall not exceed seventy-five (75) square feet in area and sixteen (16) feet in height. In the event the parcel contains a multi-tenant development, each individual business use may have one attached sign.

3. One permanent wall or window sign shall be allowed on the second floor level and shall not exceed fifty (50) square feet in area and twenty-five (25) feet in height. In the event the parcel contains a multi-tenant development on the second floor level, each individual business use may have one attached sign.
4. The thickness of the projecting sign shall not exceed two (2) inches, the height of the projecting sign shall not exceed twelve (12) inches in height, and the width of the principal faces of any projecting sign shall not exceed thirty-six (36) inches.
5. All signs erected within the district or now existing in the district shall comply with all other provisions of this section (including total sign area limits) and the Florida Building Code as to safety, except as is otherwise specifically accepted or modified.

### B. Directory Signs

Directory signs may assist in directing patrons to individual shops of a multi-tenant building:

1. Up to two (2) directory signs may be permitted on each multiuse/multi-tenant building

Directory signs should be limited to approximately 12 square feet in size, and lettering should not exceed a maximum of six (6) inches in height.

3. Copy should be limited to the names of tenants and businesses, and suite or address number.
4. Directory signs may be affixed to the building façade or freestanding on private property within the dining or outside display zones.



Directory Sign

### **C. Sign Prohibition**

1. No private signage is permitted on public property without prior approval of the City Commission.

Any sign projecting into the airspace of the public right-of-way without prior approval of the City Commission shall be removed with no right of compensation to the owner or tenant for such removal.

### **D. Signage in the Public Right-of-Way**

1. Should the City of Treasure Island choose to install way-finding signs, those may be placed in the public right-of-way.

### **Section 68-410.69 Storm-water**

Pervious paving materials such as grass pavers, pervious asphalt or concrete, gravel, or shell are encouraged to reduce storm-water runoff and increase groundwater recharge. Pervious paving like grass block pavers increases pervious surface area and the probability of intercepting storm-water runoff into the ground for natural water percolation.



Pervious Paving



Pervious Paving