

ORDINANCE NO. 07-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA; AMENDING CHAPTER 10 PERTAINING TO CIVIL EMERGENCIES; ADDING A NEW ARTICLE PERTAINING TO EMERGENCY HOUSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the impact associated with hurricanes may create a state of emergency in the City of Treasure Island; and

WHEREAS, the devastation created by hurricanes may cause damage to all types of dwellings in the City, and as a result residents will be seeking housing assistance from the Federal Emergency Management Agency; and

WHEREAS, due to the damage to dwellings within the City caused by a hurricane, the City Commission may find it necessary to declare a housing emergency in order to allow residents and citizens to avail themselves of other temporary housing options; and

WHEREAS, such an emergency would constitute an immediate threat to the life, health and safety of the citizens of the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Treasure Island, Florida, as follows:

Section 1: Chapter 10, TITLED “CIVIL EMERGENCIES” of the City of Treasure Island Code of Ordinances is hereby amended as follows:

ARTICLE III. EMERGENCY HOUSING.

Sec. 10-87. Storage.

- c. (1) In the event of a declared emergency resulting in damage to property from a natural disaster, the time limitations imposed by this section for portable storage units shall be waived until such time as the city commission declares an end to the emergency. The use of the

portable storage unit shall cease either upon the repair or reconstruction of the individual's residence or no later than 18 months after the date the city commission declares a housing emergency, whichever occurs first. The City Manager may grant one or more extensions of 30 days provided sufficient progress, in the sole opinion of the City Manager or designee, is being made to repair or rebuild the principal structure.

Sec. 10-88. Emergency Housing.

(1) In the event a housing emergency is declared to exist by the city commission following a natural disaster, and subject to the conditions contained in this section, temporary structures such as mobile homes, travel trailers and recreational vehicles may be used as temporary housing by individuals who have been displaced from their primary residence located within the city of Treasure Island due to damage from the disaster, until such time as the city commission declares an end to the housing emergency.

(2) The following conditions shall apply to the use and placement of temporary structures such as mobile homes, travel trailers and recreational vehicles placed on properties only after the city commission declares a housing emergency following a natural disaster:

- a. A maximum of one (1) travel trailer/mobile home/recreational vehicle for the sole occupancy by the existing residents of the damaged home will be allowed on an existing home site providing the following conditions exist on the site:
- b. The home located on the site has been declared “unsafe” by the City’s Building Official or designee.
- c. The travel trailer/mobile home/recreational vehicle must be properly connected to the city's sanitary sewer system in accordance with codes in effect at the time.
- d. Electrical service must be available on site and shall be properly connected to the travel trailer/mobile home/recreational vehicle.

- e. Only licensed contractors will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical, and mechanical service systems to the travel trailer/mobile home/recreational vehicle.
- f. Setback requirements shall be complied with to the maximum extent possible; but in no event shall a temporary structure be placed on the public right-of-way.
- g. The use of mobile homes, recreational vehicles, or travel trailers as temporary residences in zoning districts where such use is prohibited prior to the declaration of the housing emergency shall cease either upon the repair or reconstruction of the individual's residence or the city commission declares an end to the housing emergency, whichever occurs first;
- h. Housing sites for multiple temporary dwelling units established by the Federal Emergency Management Agency and approved by the city commission may be established in any zoning district;
- i. Legal and proper disposal of all sanitary sewer is required;
- j. Water and/or sewer connection to previously unserved locations will require permits and the payment of applicable connection fees.
- k. No person shall occupy a temporary dwelling unit prior to inspection of the electrical and plumbing connections to the unit and approval by the City's Building Official or designee.

Section 2. Severability. It is declared to be the intent of the City Commission of the City of Treasure Island, Florida, that if any section, subsection, sentence, clause or provision of this ordinance is held invalid, or unconstitutional by any court of competent jurisdiction, the remainder of the ordinance shall be construed as not having contained said section, subsection, sentence, clause or provision and shall not be affected by such holding.

Section 3. Effective Date. This Ordinance shall take effect upon adoption by the City Commission.

FIRST READING on the 4th day of March, 2008.

SECOND READING and PUBLIC HEARING on the 18th day of March, 2008.

Mary Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk

Approved for Legal Sufficiency:

Maura Kiefer, City Attorney