

12/17/2024

Section	Title/Category	Issue/Current Verbiage	Suggested Change or Question
207.06(c)	Specific Prohibitions	The operating of any equipment used in construction within 52 yards of residential	Why 52 yards, how was that determined?
207.08	Enforcement Responsibility	The policy department shall be responsible for the enforcement of the provisions of this element	What is the policy department?
209.02	Land Clearing	Contractors and land developers shall not burn brush...	No set time for clearing
209.02	Land Clearing	...These actions may only be accomplished after proper permitting has been obtained...	What does permitting reference?
210	Fire Protection		Have Fire Chief review and give input
300.04	Definitions		Eliminate allowance of junkyards
300.04	General Provisions		Could lot split & subdivision statements be converted to one statement?
300.04	Definitions	Neighborhood Definition	Refers to being situated within one-tenth mile from any given location in the city. How and why was that amount determined?
300.04	Definitions	Nonconforming Use Definition	Do we still even have any land that is not in a zoning district?
302.01.03&.04	Sidewalk Regulations	Sidewalks shall be provided on both sides of all residential streets where lot is 60' or less. Sidewalks shall be prtc	Should require sidewalks on both sides consistently.
711	Nuisances	Any dead or dying trees of any height...	Who is responsible for contacting the owner of the property with the dead tree? Could the City be liable for not notifying the owner?
16 B		It is unlawful for operators or rides of skateboards, rollerskates...	Would like to see e-bikes added, delete rollerskates and inline skates that are probably not used anymore
711.04	Criminal Penalties	Any person violating... fine not exceeding \$250	Why only \$250? Could be more. Might conflict with 7.11.06 recovery by city of expenses of nuisance removal.
1.03.02(d)			Address off street parking
Pg 37	Height of Corner Lots		Where should we be pulling the height from?
Pg 37	Change of Use		Should it come to council if use is allowed in that category
2.02.07(a)	Front setback		
2.02.07(c)	Attachment easements		
2.02.07 (c)(1)	Residential		
2.02.08(c)	Food Trailers		
2.02.08(B)(3)	Parking & Landscaping		
2.04.01(b)	Accessory structures and setbacks		
Pg 57	Attachment easement		
34.02.00	Sidewalks		Definition - any multi-unit built or townhouse or any other structure with a common wall should be required to have an easement
3.07.00	Lot Splits		Mandatory sidewalks on 98, 11th, and 7th
4.01.06(a) and 4.01.06(c)			Buffer zone and 10' setback
Pg 79	Height of Trees		
Pg 79	Planting Requirements		
4.03.04	Shoreline Protection		Canal setbacks should be in the setback language
6.03.00	Parking Requirements		Residential & Food Trucks
6.05.00	Access Management		
Pg 155	Canal Development		
2.02.05	Change of Use		Permits for Repairs
2.04.00	Accessory Structures		Hwy 98 Façade rules
16 B		It is unlawful for operators or rides of skateboards, rollerskates...	how can a daytime mail business and boat repair shop changing to a bar be substantially alike? Also change of use needs to go back to P & Z so resident input can be considered.
	Lot splits or combining lots		need to be better defined. Example, can they have kitchens, bathrooms, sleeping quarters?
	Natural Disasters		Add prohibition of ebikes on beaches
	Aesthetics for Commercial Property		Required recording and time limit.
4.01.06	Landscaping requirements		Time limit on natural disaster repairs and remodeling.
			How the city should look
2.04.03			need to be addressed. Tree height is an example. Requirement to replace dead landscaping.
4.03.06 3F			Time limit on new developments sitting empty after property cleared.
	Zoning Setbacks		Exemption for fences having good side facing in, n- e.g. chain link on the neighbor's yard
3.00.04			no longer have septic tanks.
3.02.00			Address all zoning set back distances. What can be in a setback that is not counted?
4.01.06			Storage building size limited to 100 sq ft. - should be larger or eliminate max
4.01.07			Sidewalks A.7 conflicts with section B
4.03.05			Buffer zone size.
7.11.00			Planting requirement size for trees.
			Local mitigation for wetland development. Limit so 20-30% of mitigation needs to be local
			Council decided several years ago that once a lot is cleared it must be maintained. Needs to be listed. Also what can be kept on an empty lot? Currently boat trailers, work trailers etc are being kept on empty lots. So why are RVs not allowed. Nothing should be on an empty lot.
			Ordinance for RVs on property under construction needs to be added to the LDC.
			Food truck section needs to have required items added. Wash stations, porta potties, trash requirement etc.
			Current zoning map needs to be added to 2.00.0
			Permitting mobile food vehicles to operate only on property zoned for commercial use only, no mixed use residential zones and allowing only one food truck per acre of developed property
			Requiring the operator of a food truck to have notarized proof of permission from the owner of the property where the food truck does business
			A food truck may not block a public right of way or fire lanes
			Allowing food trucks to only operate between 8 a.m. and 10 p.m.
			A food truck's owner must have his vehicle inspected by the Fire Department annually for safety.
			Signs for a food truck are limited to "identifying copy depicted on a single vehicle or trailer," and not permitted "signs, banners, flags, sandwich boards," in any right of way or on private property. Name of vendor and menu are allowed but must be fixed to the vehicle
			Code Compliance Enforcement shall inspect and enforce the regulations on food trucks, and a Code Compliance officer may issue a citation with a fine of "no less than \$500 per infraction." If a citation is issued, it's the underlying property owner who gets the notice of violation
			Restroom must be available on site
			Require property owner to provide proof of liability insurance
			Licenses must be displayed at all times
			A dedicated area for food trucks unless property is owned by the food truck owner.
			Limit the number of food trucks allowed in the city to 8
			Food trucks must have their own dumpster for waste collection and removal. They are prohibited from utilizing city-owned receptacles for disposal of waste
			Food trucks should be considered restaurant for purpose of parking, landscaping, etc
			Food trucks must not create unsafe ingress and/or egress or cause traffic congestion
			All mobile food vehicles must be set back a minimum of 10ft from any public right-of-way and 50ft from any residential zoning area
			A mobile food vehicle shall be removed from the property when not in operation for 30 days.
			Lock down zoning districts so Commercial Property cannot be changed to residential without action from Council
			Need specific guides for use of pavers based on percent permeability
			Compensatory Mitigation - land must be located in this watershed to preserve Local environmental benefits (comp plan allows for this)
			Equivalent Residential Units must be changed to reflect lower water use (due to water conserving appliances)
			Annual Concurrence Report must be presented to Council and used by P and Z To determine adequacy of approved capacity
			Need requirements specific to golf carts and electric bikes on city streets
			Add bacteria to list of contaminants in stormwater
			Items d,e,f,g. should be replaced as 3, 4, 5, 6
			Need to define "working day". Also if not stated a day is a 'calendar' day - especially for deadlines
			Add Townhouse District to tables (may already be done)
			Sewer replace with Equivalent Residential Unit
			'Green Book' should be replaced by latest edition of Florida Manual of Uniform Minimum Standards for Design'
			Adequate time for placement of signs and written notification must include specific times
			Use of black rubber mulch should be prohibited due to residual chemicals from this type of mulch that can kill plants
			One tree per 50 linear feet is not a sufficient requirement
			Need to address golf cart and electric bike use on city streets
			Impervious surface - need to ensure requirements are being met (enforcement)
			Concurrency requirements - # gallons per day per household is higher than it needs to be. Section needs to be revised.
			PUDs need to include looped water lines
			Reduce required parking spaces for Commercial and/or allow city parking to factor in to equation
			Add requirements for culverts, including specs, for driveway construction and repair to maintain drainage
			Clarify required 7'5' setbacks for detached structures in Townhome District or require attachment easement
			Eliminate language prohibiting enforcement of regs on previously undeveloped lots; all lots should be maintained
			Make sure realtors understand lot split
			Density should be calculated based on buildable acreage
			Total allowable height should include pilings
		Real estate agents selling in town telling clients it can be split	

4.00.00		<p>Contractors should be required to fix any violations prior to CO</p> <p>40%/60% ratio needs to be enforced</p> <p>Natural resources protection - need to look at it as natural resources replacement, increase number of trees and other greenery required - what do other municipalities require</p> <p>Swale between residences are not included in requirements</p> <p>Filling in canals and ROW should not be allowed</p> <p># bedrooms should determine # of parking spaces</p>
2.04.03(a)		<p>Post of each fence must be pressure treated - should say "wood" post</p>
5.03.05		<p>Political signs on private property w/permission of owners - 5.07.04 disallows posting of political signs in vacant lots.</p> <p>Disallow residential development on commercial property</p> <p>Define "tree" in requirements, define height - is it 10 or 12</p>
4.01.06		<p>change developer to property owner</p>
1.00.00	Ordinance References	<p>Purpose & intent - #2 maintain traditional town development pattern (comprehensive)</p> <p>Mentions Ord. 711 and Ord. 819, however 1.01.00 only references Ord 711.</p>
1.10.00	Effective Dates	<p>1.10 states effective date of Code as 5/23/91. 1.12.01 references Ord. 819 (11/14/23) without specifying its effective date</p>
2.00.02	Terminology and Definitions	<p>Defines "lot" and "lot of record" with slight variations; "lot" includes requirement for frontage on an improved public street, "lot of record" does not</p>
2.02.02	Zoning Districts & Uses	<p>All zones must include all property types either allowed or disallowed</p>
2.02.04	height measurement methods	<p>"Mobile homes" are prohibited in residential lo density and residential general but are not explicitly mentioned in high density residential</p>
4.02.03	Tree protection requirements	<p>Describes height measurement methods for properties landward and seaward of the CCCL, however 4.06.03(f) provides additional requirements for landward of CCCL</p>
4.05.00	Floodplain	<p>4.02.03 outlines tree protection requirements however 4.02.05 lists exemptions. Does not clarify how the exemptions interact with the replacement ratios.</p>
5.02.02	Sign Regulations	<p>4.05.00 includes detailed floodplain management requirements however 4.06.03(i) mentions penalties for violations of stormwater management including those related to floodplains.</p>
5.03.05(H)	Temporary signs	<p>lists prohibited signs including "portable signs." 5.01.06(H) exempts sandwich signs, a type of portable sign, from enforcement.</p>
	Entire Sign Section	<p>Allows political signs with specific size and placement, however 5.03.06 provides different size and height limits for temporary signs. Does not clarify which apply to political signs.</p>
	Commer4cial Development Order Process	<p>Contradicts itself if a development order is needed</p> <p>Needs to reflect current process</p>
	Setbacks	<p>Remove the 'rebuild to same footprint' information</p> <p>Contractions occur when there were different setbacks in a previous plat such as Canal Pkwy</p>