

City Council		
Section	Title	Suggested Change
2.07.08	Noise Control	Replace 'policy department' with 'law enforcement'
2.09.00	Burn Control	Add provision to limit hours for burns
2.09.02	Land Clearing	Specify/define permitting
2.07.06	Specific Prohibitions	Reevaluate 52 yards; is it acceptable or should it be more or less
3.00.04	Definitions - Lot Split, Subdivision	Combine definitions of Lot Split and Subdivision
3.00.04	Definitions - Neighborhood	Reevaluate 1/10 of a mile for neighborhood; is that acceptable
3.02.01	Sidewalk Regulations	Should require sidewalks on both sides consistently. Should require on 98, 1st, and 7th.
7.11.01	Definitions - Nuisance	Who is responsible for contacting the owner of the property with the dead tree? Could the city be liable for not notifying the owner?
7.11.01	Definitions - Skateboard	Add eBikes to prohibitions on beach, sidewalks, streets, etc.
7.11.04	Criminal Penalties	Increase fine
6.03.00	Off Street Parking Standards	Reduce required off-street commercial parking spaces to promote development, increase based on bedrooms
2.02.05	Change of Use	Require all Change in Use requests to come before P&Z City Council
2.02.07	Setbacks	Reevaluate setbacks to determine if they are appropriate; define what can be built in a setback
2.02.07	Setbacks	Ensure setbacks are set for the building type rather than just zone (e.g SFD in Townhome)
2.02.07(B)	Setbacks	Require attachment easements for all townhomes and/or all structures in townhome zone
2.02.08(B)	Food Trucks	Reevaluate requirements for food trucks, adjust if/as necessary, include wash stations, waste, toilets, etc.
2.04.01(B)	General Standards and Requirements	Reevaluate setbacks to determine if they are appropriate
4.01.06(A)	Landscape Area Requirements	Require buffer zone and 10' setback
4.01.06(C)	Landscape Area Requirements	Require buffer zone and 10' setback
4.01.07(D)(1)	Planting Requirements	Reevaluate all requirements to determine if they are sufficient
2.02.07	Setbacks	Canal requirements from 4.03.04(B) should be included in setback section
6.05.00	Access Management	Reevaluate all requirements to determine if they are sufficient
Planning & Zoning		
Section	Title	Suggested Change
2.02.02	Zoning	Prohibit single family residential housing and condominiums in General Commercial Zoning District or require Council approval
2.01.00	Zoning Districts	Add Townhome District to list of districts
2.04.00	Accessory Structures	Need to be better defined. Can they have kitchens, bathrooms, sleeping quarters?
3.07.00	Subdivisions, Platting, and Lot Splits	Require recording and time limit.
New	Natural Disaster	Set fixed deadline for natural disaster recovery including repairs, remodels, and rebuilds
New	Commercial Zone Aesthetics	Add requirements for commercial buildings to ensure aesthetics match the vision for Mexico Beach
4.01.06	Required Landscaping	Add requirement to replace dead landscaping
New	Development Window	Time limit on new developments sitting empty after property cleared.
2.04.03	Fences	Add exemption for fences having good side facing in.
4.04.03(A)	Septic Tanks	Remove language; we no longer have septic tanks
3.00.04	Definitions	Increase size
3.02.00	Sidewalks	Paragraph A conflicts with Paragraph B
4.01.06(C)	Buffer Zones	Reevaluate all requirements to determine if they are sufficient
4.03.05	Restricted Development Zone	Create a local program or requirements for wetland development mitigation
7.11.00	Nuisances, Unlawful Accumulations, and	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.
New		Ordinance for RVs on property under construction needs to be added to the LDC.
2.00.00	Zoning Generally	Add zoning map
Staff Requests		
Section	Title	Suggested Change
6.03.00	Off Street Parking Standards	Reduce required parking spaces for Commercial and/or allow city parking to factor in to equation
New		Add requirements for culverts, including specs, for driveway construction and repair to maintain drainage
2.02.07	Setbacks	Codify required 7.5' setback for all detached structures in Townhome District or require attachment easement
7.11.04	Criminal Penalties	Eliminate language prohibiting enforcement of regs on previously undeveloped lots; all lots should be maintained
Resident Requests		
Section	Title	Suggested Change
2.02.08(B)	Food Trucks	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
2.02.08(B)	Food Trucks	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
2.02.08(B)	Food Trucks	A food truck may not block a public right of way or fire lanes
2.02.08(B)	Food Trucks	Allowing food trucks to only operate between 8 a.m. and 10 p.m.
2.02.08(B)	Food Trucks	A food truck's owner must have his vehicle inspected by the Fire Department annually for safety.
2.02.08(B)	Food Trucks	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
2.02.08(B)	Food Trucks	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
2.02.08(B)	Food Trucks	Restroom must be available on site
2.02.08(B)	Food Trucks	Require property owner to provide proof of liability insurance
2.02.08(B)	Food Trucks	Licenses must be displayed at all times
2.02.08(B)	Food Trucks	A Dedicated area for food trucks unless property is owned by the food truck owner.
2.02.08(B)	Food Trucks	Limit the number of food truck allowed in the city to 8
2.02.08(B)	Food Trucks	Food trucks must have their own dumpster for waste collection and removal. They are prohibited from utilizing city-owned receptacles for disposal of waste
2.02.08(B)	Food Trucks	Food trucks should be considered restaurant for purpose of parking, landscaping, etc
2.02.08(B)	Food Trucks	Food trucks Must not create unsafe ingress and/or egress or cause traffic congestion
2.02.08(B)	Food Trucks	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
2.02.08(B)	Food Trucks	A mobile food vehicle shall be removed from the property when not in operation for 30 days.

2.02.06	Impervious Surface Coverage	Need specific guides for use of pavers based on percent permeability
7.06.00	Concurrency Determinations	Equivalent Residential Units must be changed to reflect lower water use (due to water conserving appliances)
7.06.00	Concurrency Determinations	Require Annual Concurrency Report to be presented to Council and used by P and Z To determine adequacy of approved capacity
1.03.02(E)	Specific Findings	Add bacteria to list of contaminants in stormwater
1.03.02(F)	Specific Findings	Items d,e,f,g. should be replaced as 3, 4, 5, 6
1.06.10	Day	Need to define 'working day'. Also if not stated a day is a 'calendar' day
3.03.01 (E) E	Sewer	Determine appropriate gallons for ERU
3.05.04(A)(1)		'Green Book' should be replaced by 'latest edition of Florida Manual of Uniform Minimum Standards for Design'
3.07.00	Subdivisions, Platting, & Lot Splits	Adequate time for placement of signs and written notification must include specific times
4.01.00	Landscaping	Use of black rubber mulch should be prohibited due to residual chemicals from this type of mulch that can kill plants
Already Addressed		
Section	Title	Suggested Change
3.04.03	Junkyards	Eliminate allowance of junkyards: 3.04.03 already disallows
3.00.04	Definitions - Nonconforming Use	Determine if we have any lots not in a zoning district: All areas are zoned. Nonconforming refers to lots that met zoning when they were built but no longer meet zoning due to updates to code.
2.02.04	Height Measurement	From where is the height measured?: 20.0.04 defines this in paragraphs A, B, C, and D