



City of Belleair Beach Code Enforcement

A Guide to
Code Enforcement Process



The purpose of this guide is to highlight recent revisions (in red) to the City's Code of Ordinances and to educate our citizens, contractors and customers. Citizens who maintain their properties to code standards create a beautiful city, ensure stable property values and create a safe environment.

Most code enforcement actions are generated from complaints from our citizens.

Upon finding a violation, our department utilizes various "courses-of-action" to gain voluntary compliance within 5 days. If we are unable to do so within a reasonable length of time, we may require the owner to appear before the City's Special Master for a hearing.

Zoning

The City reviews all building permit applications for compliance with setback, height, and other regulations. It provides information on flood maps and flood elevations

Permit Exceptions

A permit is not required for the following types of building activities:

- ◆ Interior and exterior painting, including roof painting and wallpapering
- ◆ Exterior landscape modifications
- ◆ Replacement of floor coverings
- ◆ Replacement of appliances, including window air conditioners, unless electrical is required other than by a common wall plug

Regulation of Builders

All builders and contractors required to be licensed by the county shall:

- ◆ Register with the City
- ◆ Supply a copy of their license
- ◆ Pay an **annual administrative fee of \$10.00**
- ◆ Provide a dumpster with a **cover** at construction site

Lot Maintenance

Improved and vacant lots must be kept mowed and free of trash and debris.

Grass and weeds (includes **Brazilian Peppers**) are not permitted to exceed **7"** in height with no debris accumulation.

Maintenance of the property is the responsibility of the property owner and tenant, who shall take all reasonable steps to prevent landscaping, including trees and hedges, as well as grass, or undergrowth from encroaching on neighboring properties.

Children's toys, bicycles, skateboards, garbage cans, tools or any other portable items that are not part of the natural landscaping shall not be left on any of the owner's property and visible from the street longer than 24 hours.

All buildings shall have permanently affixed address numbers on the front of the building clearly visible from the street. Additional numbers may be affixed on a mailbox.

Hedges

Property not bounded by water:

- ◆ **Hedges shall not exceed a height of 8' in side or rear setback**
- ◆ Hedge in front setback cannot exceed 3'

Property bounded by water:

- ◆ **Hedge shall not exceed 8' in side setback**
- ◆ **Hedge cannot exceed 4' in rear setback within 5' of sea wall. Can be 8' otherwise**

Maintenance of hedge is responsibility of property owner and owner should take steps to prevent hedge from encroaching on neighboring properties.

Fences

Permit Required

Property not bounded by water:

- ◆ Fence or wall not permitted in front setback
- ◆ Fences and walls shall not exceed 6'

Property bounded by water:

- ◆ **Fence cannot exceed 4' in rear setback within 5' of sea wall. Can be 6' otherwise**
- ◆ Fences and walls shall not exceed 6' except along seawall which cannot exceed 4'

Sheds

Shed is defined as a simple roofed structure, made of wood or metal used as storage for equipment or tools. Shed does not include a dock storage box or small vertical storage locker (10 square feet by three feet)

Sheds are permitted if the following conditions are met:

- ◆ Installed with concrete base of not more than 100 square feet and not more than eight feet 8 inches (8'8") in height;
- ◆ Anchored to the base to sustain wind velocity of 135 miles per hour.
- ◆ Obtain a permit
- ◆ Conform to setback requirements
- ◆ Cannot be visible from the front of dwelling
- ◆ Only one shed permitted per residential site

(PODS)

Portable storage units are permitted for temporary use as follows:

- ◆ Obtain permit from City (\$10.00 fee)
- ◆ Storage unit must be placed in driveway
- ◆ Unit used for noncommercial purposes
- ◆ Limited to seven days (from time of delivery to time of removal)

Garbage Cans

All garbage shall be placed in containers with lids at the curbside.

Trash pick up is

- ◆ Monday & Thursday for single family homes
- ◆ Tuesday & Friday for condominiums
- ◆ Recycle pick up is Wednesday

Exterior Surfaces

Entire wall shall be repainted within 90 days Patchwork painting shall be prohibited and any patchwork used to compare and choose paint colors shall be uniformly repainted within 90 days.

Docks

- ◆ If property owner owns two or more adjacent properties than each property shall be allowed one dock or pier
- ◆ Docks shall not accommodate more than two boats
- ◆ Renting of docks, dock space and rental of boats or any portion is prohibited except as part of a lease to rent entire residential property
- ◆ All outdoor lighting shall be designed, installed and maintained to prevent glare and light trespass on abutting property

Rentals

Within RL district II, residential homes may be rented, leased or otherwise occupied through a rental agreement with the registered owner(s) on a periodic basis from time to time for not less than a three-month occupancy period. An individual portion of a single-family home shall not be rented, leased, or otherwise occupied by a rental agreement with the registered owner(s) on a periodic basis as a separate part of the family unit.

When owner(s) of residential property enters into a rental agreement, whether once or on a continuing basis, the owner(s) shall register the home at city hall. Each new tenant shall be registered at the start of the rental term and termination thereof. Not more than one family unit shall occupy one dwelling unit at a time

Parking

Boats & Vehicles

Outside parking of one registered and tagged boat and boat trailer or non-commercial utility trailer owned by the property owner or tenant shall be authorized along the side of a house and in the rear for landlocked lots, provided the boat, boat trailer or utility trailer is obscured from view by an adjacent property owner by the use of a fence or a living fence.

Commercial Vehicles

Commercial vehicles are permitted at residences if they are kept in a garage. No part of the vehicle that indicates that it is used for commercial purposes is allowed to be seen from the street. Small pickup trucks without commercial lettering and without any conversion to indicate commercial use are permitted.

Violations

- ◆ No on street parking is allowed.
- ◆ No parking on landscape areas (i.e., shell, grass, mulch)
- ◆ No boat, owned by the property owner or tenant, may be parked in a residential driveway during time boat is being offered for sale
- ◆ If space permits, vehicles engaged in businesses are permitted to park on paved streets while work is being performed at location

Beach Access Parking Permits

- ◆ Beach Parking permits (Beach Stickers) are required
- ◆ No fee
- ◆ Requires a valid driver license and valid vehicle registration(s)
- ◆ Renters are also required to provide a valid lease
- ◆ Permit must be display on rear driver's window or bumper
- ◆ Vehicles parked in marked areas without a permit will receive a parking citation



Animals

On Public Beaches or in Parks

It is unlawful to allow animals, by intent or neglect, to be on public beaches.

Leash Law

Any dog or cat running at large, (i.e. off the owner's property and not constrained by physical device or under full voice command) shall be declared a public nuisance. Owners of at-large animals will be responsible for payment of costs incurred for impounding and subject to fines imposed by Animal Services. Owners are responsible for removing defecation when walking their animals.

If you are interested in receiving *City News* send an email to info@cityofbelleairbeach.com. You will be added to the email list to receive updates, info, etc.

City of Belleair Beach

Code Enforcement:

727-229-8443

Sheriff's non-emergency
number (727) 582-6200

www.cityofbelleairbeach.com

The information provided in this document is for informational purposes and is not intended to replace or supersede the City of Belleair Beach code and other applicable regulations.