



RESIDENTIAL PARKING OPTIONS RESULTING FROM CODE ENFORCEMENT

In 2018, the Town updated and strengthened its Code guidelines regarding parking on residential and commercial properties.

The goals for updating our Codes were to reduce neighborhood or community blight resulting from parking:

- Too many vehicles on residential properties
- Vehicles on grass or within the public right-of-way, and
- The parking of certain recreational vehicles or boats that are too big for a lot.



Existing Conditions (Historical)

- Town platted/developed in late 1950s/early 1960s
- Homes built with single-car garages and single-width driveways
- Majority of homes/lots, by design, have less than 30' driveway depth, from front of home to front property or right-of-way line
- This space will typically accommodate either a:
 1. 21' boat, or
 2. 24' travel trailer
- Many communities don't allow boats/RV's in driveways; Kenneth City does!



HOW CODE ENFORCEMENT HELPS

- Maintain and Improve the quality of the community by administering fair and unbiased enforcement programs to correct violations of municipal codes and land use requirements.
- Maintain and improve property values in the community as a whole.

VALUES & GOALS

- Uphold the municipal code of ordinances that the Town has established
- Ensure land use activities and structures comply with the minimum standards set forth by Town ordinance.
- Protect community property values and all resident's quality of life.

How Code Enforcement Works

- Kenneth City's Code Enforcement Officer responds to:
 - *Resident Complaints*
 - *Staff Investigations*
 - *Routine Surveillance/Observation*
- A citizen may call (727) 582-6200 to report a code enforcement violation. This is the Sheriff's Office dispatch line. Florida State Law requires any calls for law enforcement (including Code Enforcement) to go through Dispatch. Dispatch will, after verifying the address, send a Kenneth City Officer to investigate the Code Enforcement issue.
- If it is determined that a violation exists, the officer will attempt to gain compliance voluntarily. If the property does not come into compliance, a notice of violation will be issued specifying a certain time period for the problem to be corrected. When that time is passed, the property is re-inspected. If the violation has not been corrected, fines may be administered accordingly for noncompliance, or lack of correction.

How Code Enforcement Works

- The violations that have been addressed in the past months are not new issues, and are not new to the Town Code.
- Kenneth City's Parking Code (Section 54) was amended in 2018 to provide greater clarification and regulatory standards to cut down on abuse
- Dedicated, full-time Code Enforcement officer
- We are not targeting anyone; Code Enforcement is to ensure the property values and resident quality-of-life is maintained.

How Code Enforcement Works (Cont.)

- The Town is taking a proactive approach to address all of its code violation issues but citizen complaints and investigations have been overwhelming and our staff is currently processing violations to ensure equal and distributed enforcement.
- The Town, as a whole, has been responsive to the recent code enforcement. However, there are certain instances where resistance is occurring.
- Resistance will gradually reduce over time as the community becomes aware of updated code standards.

HOW TO ADDRESS A NOTICE

- Address the violation, if possible.
- If you have questions, contact the code enforcement officer listed on the Notice.
- After talking with the code enforcement officer, you can then contact Town Hall for guidance on how to potentially correct the issue.
- If the officer is unavailable, you can call Dispatch for another officer to respond to your inquiry.
- If you plan to make driveway improvements, **A PERMIT** is required from the Kenneth City Building Department.

COMMON PARKING ISSUES

- Recreational and/or commercial vehicles parked on grass
- Vehicles parking within the Right-of-Way, or street.
- Illegal parking of commercial vehicles

POSSIBLE SOLUTIONS

- Appropriately expanding a driveway to fit the property's needs, **provided Town Codes allow**, to establish more parking space.
- Storing a commercial, recreational vehicle, or boat at an offsite storage facility.
 - *This often is necessary due to the size or number of vehicles not able to be accommodated on a residential property.*
- Establishing a non-impervious surface on a side or rear yard, **DEPENDING** on available space within the property, to park excess vehicles.
- If driveway expansion is warranted or feasible, the Town has options for your consideration. A brochure is being created that has a variety of expanded driveway designs and ideas.

PROCESS TO EXPAND A DRIVEWAY

- This option may be possible as a number of residences in Kenneth City have single width driveways of 10' feet that can be expanded to 20', DEPENDING on the property's condition.
- Other options may include the addition of angled or perpendicular, or side parking pads. All options require adherence to Town codes, permitting guidelines and will include varying costs to the homeowner.
- A contractor can be hired for driveway modification, however this option costs anywhere from \$3,000 to \$10,000.

PROCESS TO EXPAND A DRIVEWAY

- Another option is for homeowner to expand the driveway themselves by pulling a homeowner permit.
 - *A typical 10'x30' expansion can be handled with a 10 yard load of concrete. Approx. equal to what cement truck can hold.*
 - *The delivery of 10 cubic yards of concrete is approximately \$1500- \$3,000.*
 - The concrete would be laid into prebuilt wooden guides and smoothed out, with a depth of 6".
- To decrease the expense of individual driveway improvement without a contractor, neighbors could work together and share expertise and resources.
 - For example, a group of neighbors could share the cost of renting a mini-excavator to dig out multiple driveways over a single weekend.

APPROVED SURFACES

- Concrete
- Asphalt
- Crushed Rock
- Pavers (solid)

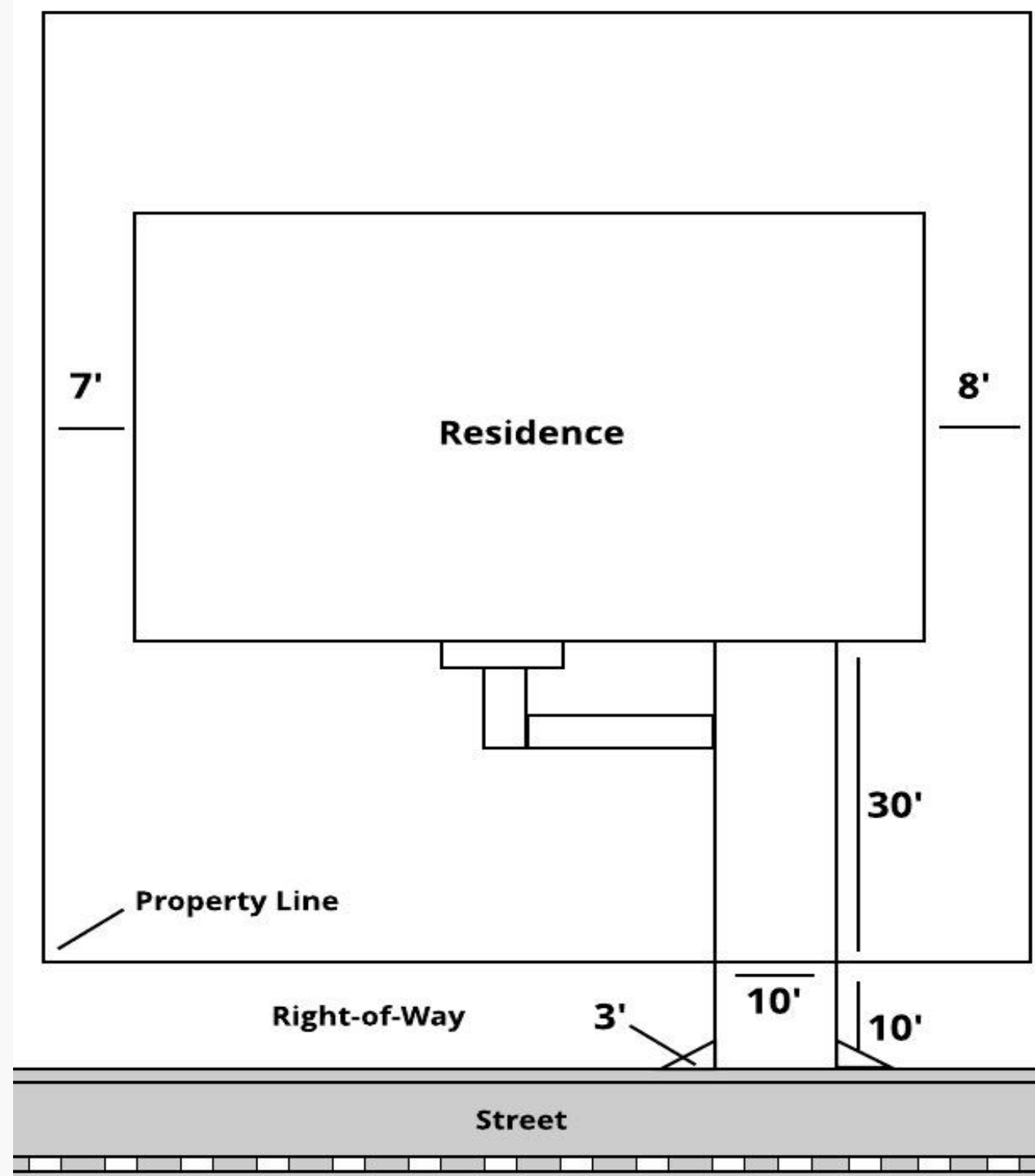
Note: A compacted sub-base of crushed rock, gravel or concrete is required for all approved surfaces to prevent settling over time.

APPROVED SURFACE REQUIREMENTS

- 6' x 6' concrete curbing to “lock-in” a parking pad
- 3” landscape border with plantings/hedges of 24” – 36” in height at the time of installation for expansion areas.
- All improvements REQUIRE PERMITS and INSPECTIONS
 - *DO NOT START A PROJECT WITHOUT A PERMIT*
 - *Apply for a permit at Kenneth City’s Building Department located in Town Hall*
 - 6000 54th Ave N.
 - **ONLY OPEN FROM 8:30AM – 12:30PM**

Example 1

- Single width driveway

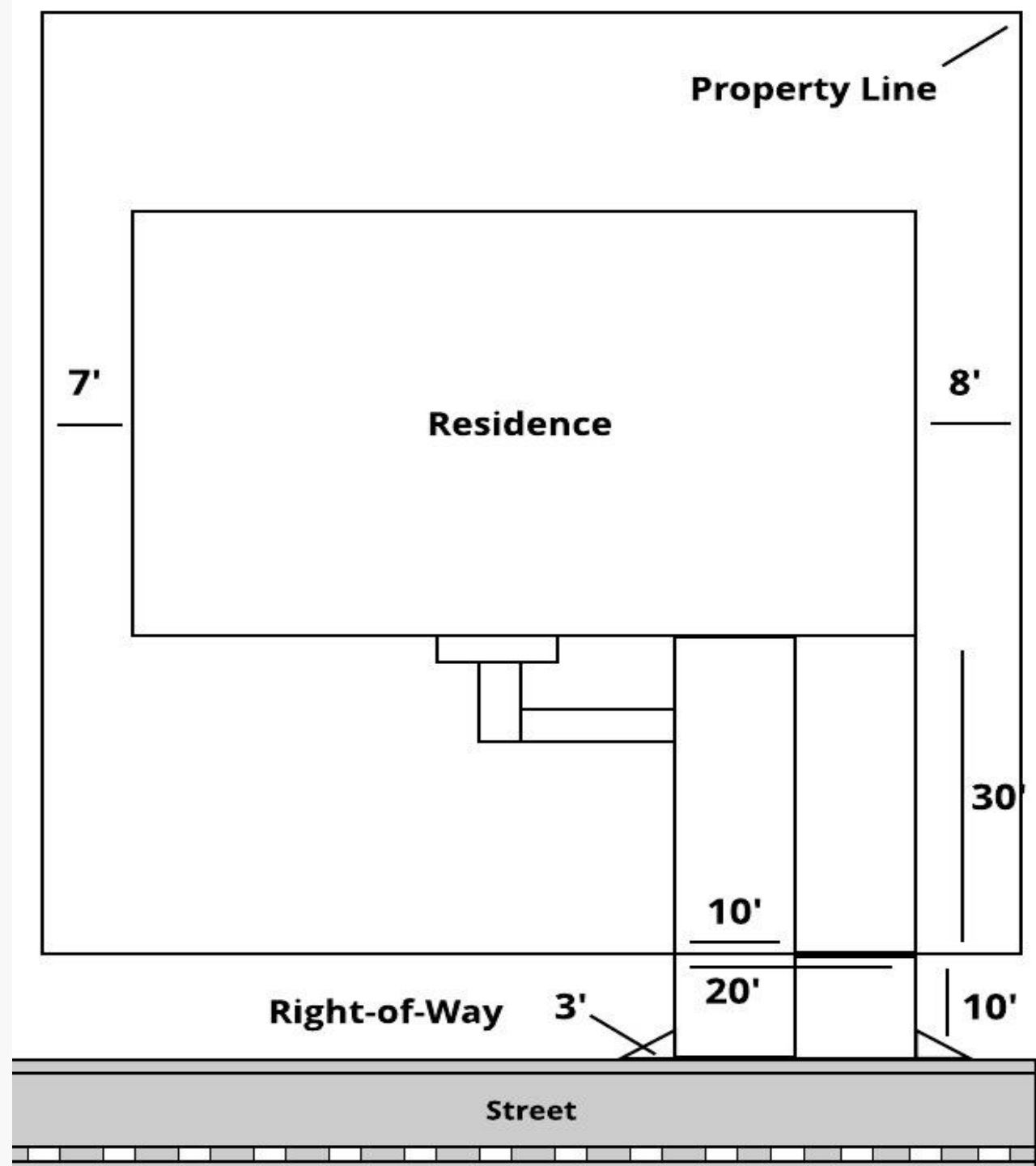


Single-width Driveway Example



Example 2

- Double width driveway

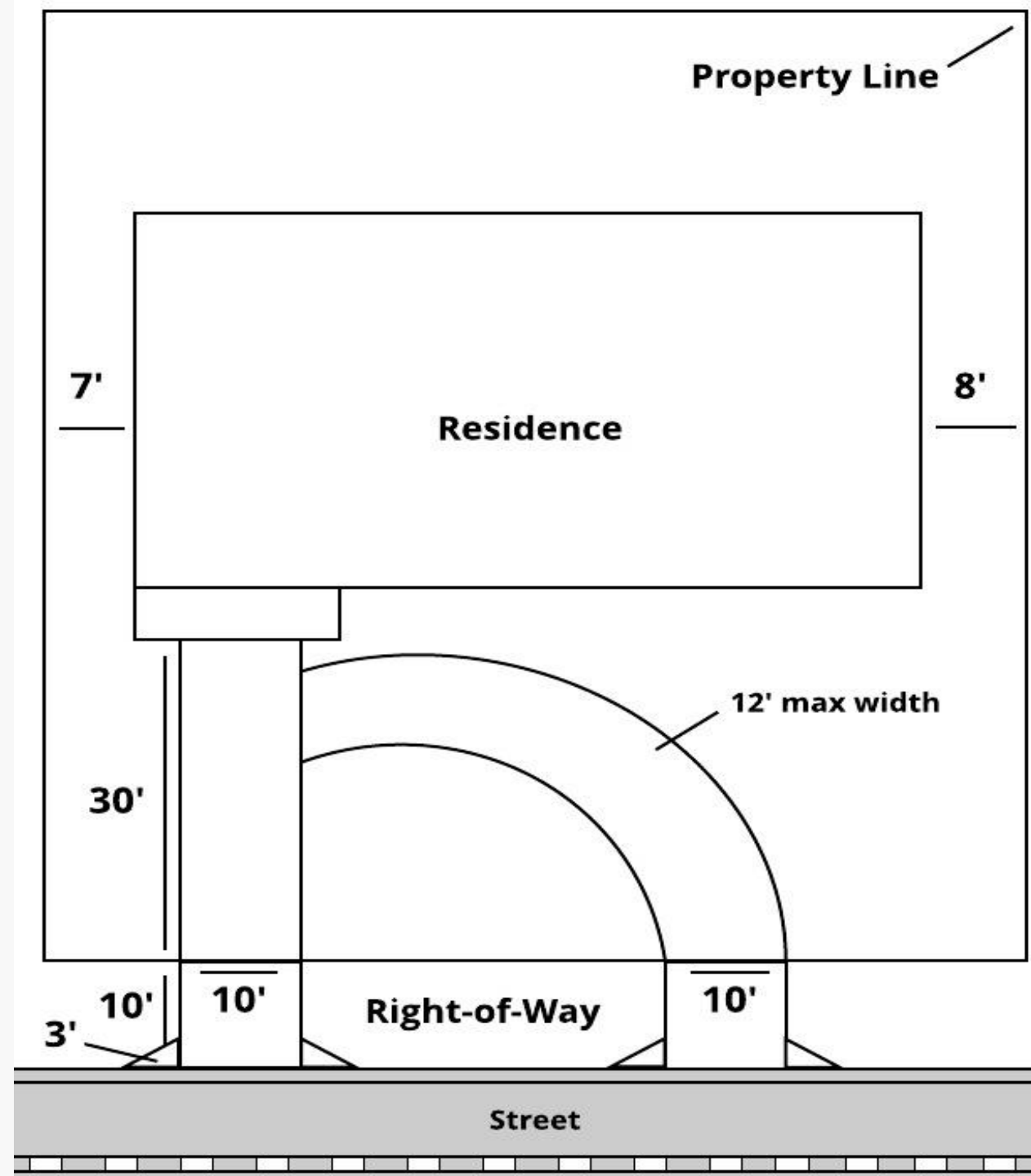


Double-width (20' Maximum) Driveway Examples



Example 3

- Circular driveway

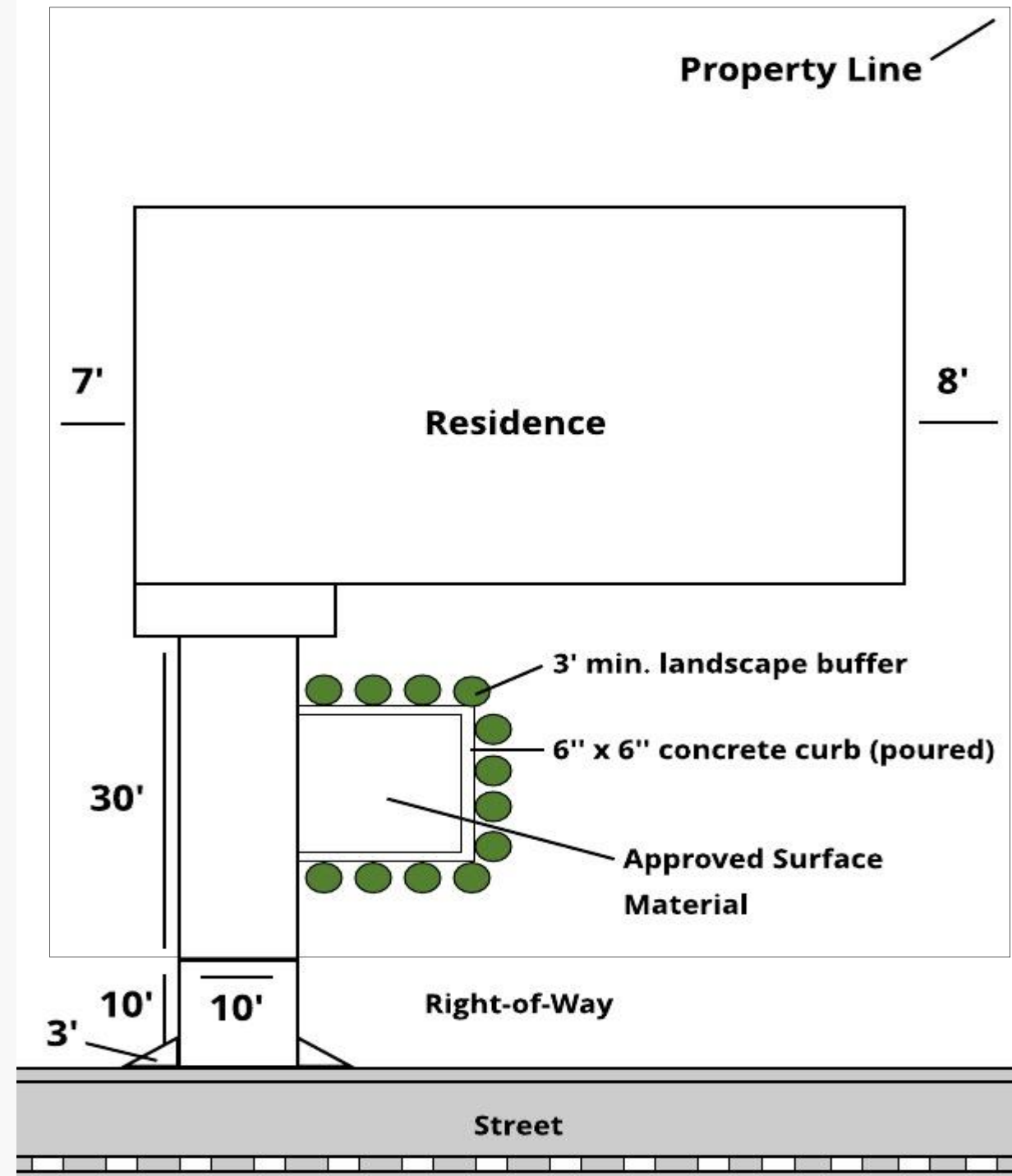


Circular Driveway Example (12' Maximum Width)



Example 4

- 90-Degree Parking Pad Addition, with border and landscaping

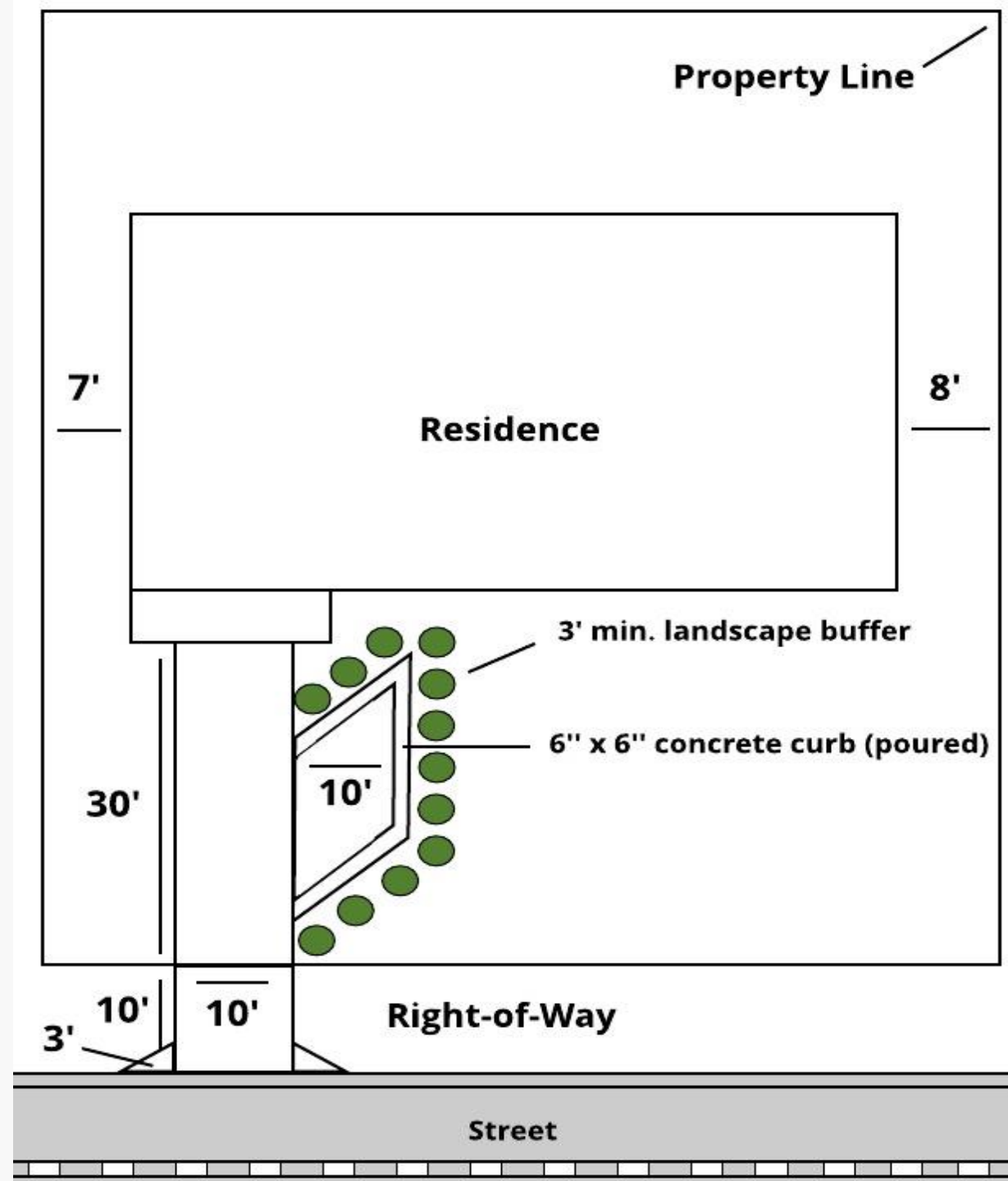


90-Degree Parking Pad Example:



Example 5

- Driveway with Diagonal Parking Slot

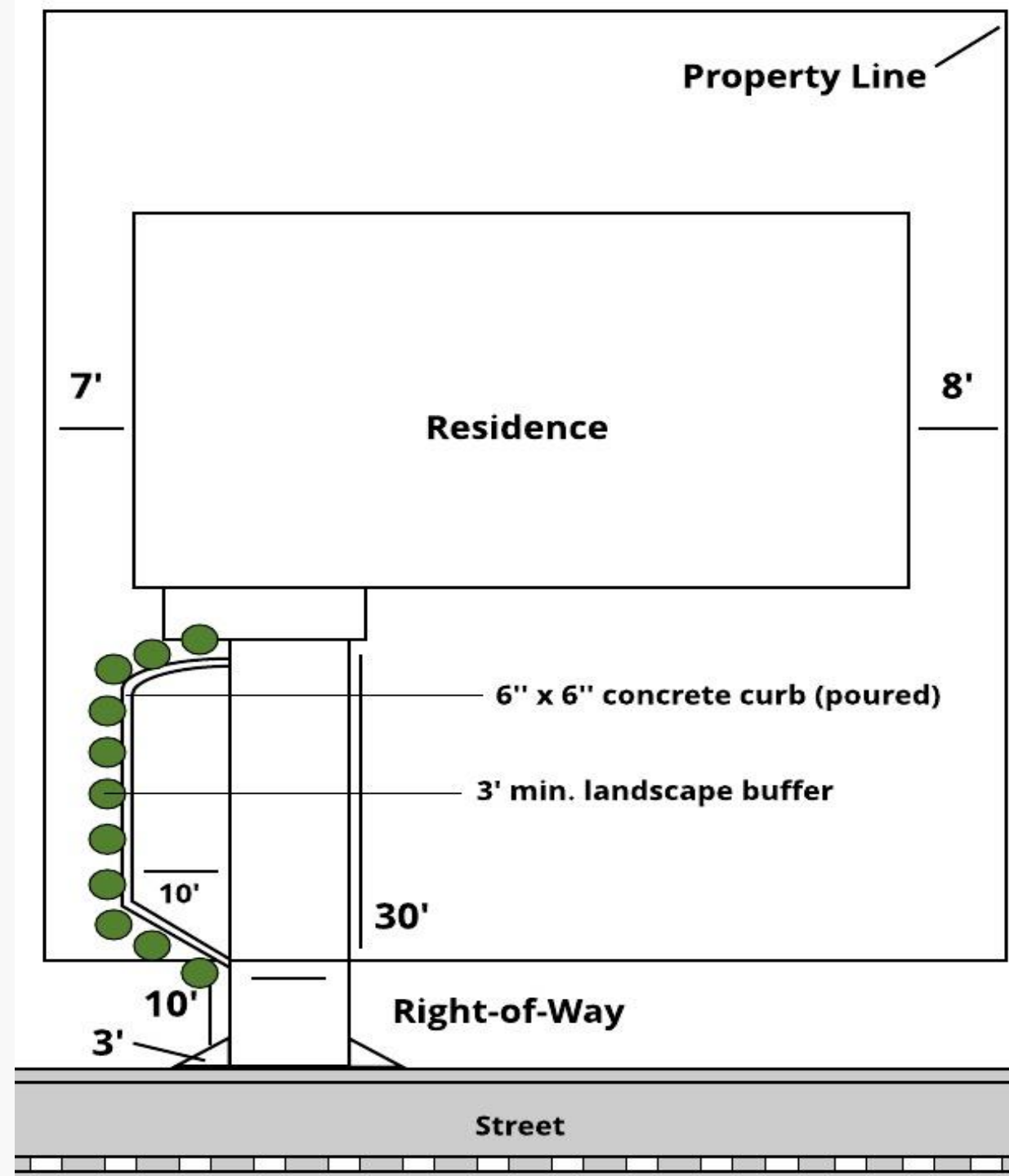


Angled Parking Examples



Example 6

- Driveway with extension, curb ribbon, 36" hedges



Driveway Pad Extension within lot



Environmental Limitations

- Exceeding the impervious surface limit prohibits the addition of more surfaces added to a front yard.
- No more than 45% of a front yard can be impervious (interior lot), or 25% for corner lots (which includes the side front and side yard).
- The amount of impervious surface available is reduced by room additions, pool decks, patios and solid walkways.
 - *To much “stuff” is often the issue.*
 - 4 cars, boat, RV, patio, pool, etc.

Exceeding Lot Coverage Allowances



No Historical Driveway Replacement Options

