

*Development Services*

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2018 TO 2021  
PROGRESS REPORT

CORAL  
GABLES®  
THE CITY BEAUTIFUL





# HIGHLIGHTS OF 2018 RECOMMENDATIONS

- Simplify and standardize procedures across divisions
- Create “Best Practices” and develop employee manuals.
- Transition Department to an electronic platform
- Review and close expired permits
- Review and simplify permit types and inspections
- Evaluate and update personnel and departmental hardware
- Install GPS in all City Vehicles





Clear violations inspections, new tenants	\$76.13*
<b>Motors (equipment outlets):</b>	
Up to 10 HP	\$76.13*
Each additional HP or fraction thereof	\$3.81*
Fire Pump	\$114.19*
<b>Generators, transformers, commercial heating equipment and strip heaters:</b>	
1—25 KW	\$76.13*
26—50 KW	\$152.25*
51 KW and over	\$190.31*
Transformers for x-rays	\$98.97*
Photovoltaic systems (Outside agencies fees will be required.)	\$0.00*
<b>Welding, machine outlets:—</b>	
Up to 25 amps	\$38.06*
Each additional 250 amps or fraction thereof	\$15.23*
Special purpose outlets, commercial: Popcorn, doughnut, drink machines; coin music machines; toasters; coffee urns; espresso machines; deep fryers; telephone booths; refrigerator display; microwave; booster heaters; etc., each	\$60.90*
<b>Signs (interior):—</b>	
Up to 2 on same location	\$83.74*
3 or more	\$129.41*
<b>Lights Fixtures:—</b>	
1—10 fixtures	\$45.68*
Each additional fixture	\$3.81*
Flood lights or light post, each	\$15.23*
Parking lot lights, charge per light	\$15.23*
Retrofit light fixture, per ballast	\$3.81*
<b>Plugmold and strip track lighting:—</b>	
First 10 feet	\$45.68*
Each 5 feet thereafter	\$7.61*
Demolitions; removal of electrical circuits, per floor	\$114.19*
<b>Swimming pools, and spas, fountains:</b>	
Residential	\$114.19*
Commercial	\$228.38*
<b>Temporary trailer:</b>	
Construction	\$114.19*

# HIGHLIGHTS OF 2018 RECOMMENDATIONS

- Perform permit fee study and revise fee structure
- Re-organize Code Enforcement Dept.
- Implement electronic plan review, signature and seal verification
- Create in-house continuing education for Code Enforcement
- Simplify and standardize forms
- Create training manuals for new employees
- Review and revise job descriptions and pay grades



# FOLLOWING THROUGH ON 2018 RECOMMENDATIONS

- Completed Permit Fee Study and simplified 130 fees to 10 fee types.
- Tested and selected new hardware for Code Officers and Inspectors
- Installed GPS in all Development Services Vehicles
- Reviewed and revised job descriptions and pay rates.

FY	PermitType Code	PermitType	Recor Comm	Permit Number	Permit Description	Receipt Amount	Up front Fee	Excluded Fee	Costs/Construction	Square Feet	Bldg Permit Fee	JRD Recommended Building Permit Fee	New Blended Rate	Old Blended Rate
16	bl111	COMMERCIAL NEW	comm	BL-14-123974	PRIVATE PROVIDER FOR ( STRUCTURAL REVIEW ONLY) (WAYNE WEBB P.E.) IN	2,438,761.95	100,540.00	1,688,293.99	22,000,000.00		380,807.57	297,500.00	1.362%	4.004%
16	bl111	COMMERCIAL NEW	comm	BL-15-05-5653	CO NSULTANT STRUCTURAL REVIEW JEN *** INCLUSIVE *** NEW 15 STY RY THRESHO	385,245.45	59,410.00	495,745.51	21,372,359.00		461,509.25	291,223.99	1.363%	2.159%
16	bl111	COMMERCIAL NEW	comm	BL-15-04-4936	PEER REVIEW LUIS PEREZ P.E. *** INCLUSIVE *** 5 STY RY THRESHO LI - 32 UNITS	437,330.79	30,619.00	216,284.22	6,254,750.00		251,994.97	111,958.13	1.750%	4.024%
16	bl111	COMMERCIAL NEW	comm	BL-14-10-2397	THRESHOLD BUILDING *** PEER REVIEW (ARMANDO SALAS P.E.) *** COMMERCIAL	252,487.54	22,950.00	14,432.34	5,000,000.00		230,249.20	90,000.00	2.750%	5.217%
16	bl111	COMMERCIAL NEW	comm	BL-15-05-4305	INCLUSIVE *** COMMERCIAL (3) LEVEL *** SIMPLIFIED *** COVERED ENTRY & TERRA	53,245.85	12,339.00	36,733.03	2,700,000.00		25,856.22	49,750.00	1.843%	1.108%
16	bl111	COMMERCIAL NEW	comm	BL-15-03-4531	CANCELLED CHANGE OF CONTRACT TO RTO BL-15-05-5470 *** PEER REVIEW M SIDDIQ KH	111,236.66	11,425.00	69,615.66	2,500,000.00	0	53,014.00	46,250.00	1.850%	2.122%
16	bl111	COMMERCIAL NEW	comm	BL-13-10-1597	THRESHOLD *** INCLUSIVE *** NEW (4) STY RY APARTMENT BUILDING (15 UNITS) ***	195,051.25	5,454.00	97.00	2,084,000.00		170,468.29	38,910.00	1.870%	8.180%
16	bl111	COMMERCIAL NEW	comm	BL-16-01-1891	INCLUSIVE *** (1) COMMERCIAL BUILDING (RED ENVO & LEWIS) OFFICES AT OAKLES P	1,191.37	-	12,009.26	750,000.00	0	(10,817.89)	16,625.00	2.053%	(0.01)
16	bl111	COMMERCIAL NEW	comm	BL-16-01-2579	INCLUSIVE *** 2 STY RY ELEVATOR & SWITTO HOBEAR ROOM ADDITION *** SIMPLIFIED	669.17	495.14	232.15	102,000.00		353.12	2,805.00	2.750%	0.876%
16	bl111	COMMERCIAL NEW	comm	BL-15-11-5211	INCLUSIVE (1) NEW PUMP HO USE (R MIERA CO UN TRY CLU) #79,000	2,039.63	1,395.00	614.53	79,000.00		2,810.10	2,172.50	2.750%	3.567%
16	bl111	COMMERCIAL NEW	comm	BL-15-04-5325	INCLUSIVE NEW QUAD HO USE FOR QUILLIVER ACAD BMY #90,000	549.80	274.20	187.47	80,000.00		636.53	1,650.00	2.750%	1.061%
16	bl111	COMMERCIAL NEW	comm	BL-15-11-5219	INCLUSIVE *** TOILET SHELTER @ SITE "A" (1) #95,000	1,159.15	500.00	350.10	57,000.00		1,199.57	1,430.00	2.750%	2.245%
									82,964,148.00		2,102,992.93			848,224.87
17	bl111	COMMERCIAL NEW	comm	BL-13-05-0531	CO NSULTANT R REVIEW - STRUCTURAL ONLY - (COP) *** NEW M DIED USE COMMERC	961,616.25		195,643.80	64,000,000.00		774,972.45	717,500.00	1.121%	1.211%
17	bl111	COMMERCIAL NEW	comm	BL-16-05-7515	THRESHOLD AS PER BO ** PEER REVIEW ARMANDO SALAS P.E. ** INCLUSIVE 2 STY R	303,779.07	84,000.00	206,722.17	13,000,000.00		181,056.90	207,500.00	1.596%	1.393%
17	bl111	COMMERCIAL NEW	comm	BL-16-02-1743	INCLUSIVE *** (3) STY RY TOWN HOMES (BEATRICE ROW) - 9 UNITS *** SIMPLIFIED	116,254.28	22,621.50	96,342.52	4,000,000.00		72,533.20	35,125.00	1.801%	1.465%
17	bl111	COMMERCIAL NEW	comm	BL-15-02-0087	INCLUSIVE *** (6) STY RY THRESHOLD MULTIFAMILY BUILDING *** SIMPLIFIED *** PAI	369,136.59	-	217,106.29	4,761,562.00		152,030.31	35,827.16	1.803%	3.193%
17	bl111	COMMERCIAL NEW	comm	BL-15-12-5076	CO NSULTANT - JEN *** INCLUSIVE NEW THRESHOLD 3 STY RY MULTIFAMILY (11 UN	139,132.71	19,290.00	61,154.47	4,000,000.00		96,288.24	72,500.00	1.813%	2.406%
17	bl111	COMMERCIAL NEW	comm	BL-16-05-6538	CO NSULTANT - JEN *** INCLUSIVE *** NEW COMMERCIAL BUILDING (SO ROLO OF AR	33,059.51	14,624.00	21,432.17	3,000,000.00	0	29,291.34	55,500.00	1.522%	0.820%
17	bl111	COMMERCIAL NEW	comm	BL-16-05-7513	THRESHOLD AS PER BO ** PEER REVIEW ARMANDO SALAS P.E. ** INCLUSIVE 2 STY R	68,149.34		35,294.25	2,000,000.00		32,254.59	37,500.00	1.575%	1.643%
17	bl111	COMMERCIAL NEW	comm	BL-16-07-5195	INCLUSIVE *** 1 STY RY BUILDING FOR WOOD OISHO PAT SCHOOL OF ARCHITECTURE	3,915.14	1,295.00	877.94	150,000.00		4,335.20	4,125.00	2.750%	2.281%
									88,081,662.00		1,340,282.84			1,272,677.18
18	bl111	COMMERCIAL NEW	comm	BL-17-05-2051	PEER REVIEW STRUCTURAL ARMANDO SALAS P.E. NEW STUDENT HOUSING COMPLE	2,218,703.51	515,220.00	1,028,667.14	100,000,000.00		2,305,211.37	1,077,500.00	1.121%	2.305%
18	bl111	COMMERCIAL NEW	comm	BL-17-05-2254	PRIVATE PROVIDER - NO VA ENO INEER INO AND ENVIRONMENTAL INCLUSIVE 11 STC	2,513,057.14	363,584.33	1,077,096.96	77,370,751.00	0	1,789,585.52	251,207.51	1.100%	2.313%
18	bl111	COMMERCIAL NEW	comm	BL-18-02-2950	PRIVATE PROVIDER ABSOLUTE ENGINEERING CONSULTANTS LLC STRUCTURAL PE	2,973,044.30	67,576.00	1,414,237.32	73,824,000.00		2,239,542.98	815,740.00	1.105%	3.034%
18	bl111	COMMERCIAL NEW	comm	BL-17-12-1323	PRIVATE PROVIDER MTC *** THE PLAZA MARKED USE PROJECT PAC KN	1,231,672.27	197,500.00	962,969.50	96,000,000.00		1,039,313.05	737,500.00	1.011%	1.570%
18	bl111	COMMERCIAL NEW	comm	BL-17-12-1682	PRIVATE PROVIDER REVIEW AND INSPECTOR MS BY O R T S ENGINEERING PA *** TH	1,014,811.61	380,000.00	961,856.50	46,500,000.00		412,911.11	542,500.00	1.161%	0.583%
18	bl111	COMMERCIAL NEW	comm	BL-17-07-1517	STRUCTURAL PEER REVIEW - BRIS & ASSO CATES *** INCLUSIVE *** NEW 1 STY RY T	163,473.44	51,000.00	141,594.45	14,000,000.00		102,879.59	217,500.00	1.564%	0.726%
18	bl111	COMMERCIAL NEW	comm	BL-17-12-1967	PHASE PERMIT FOR UNDATED (CABLES STY TO N) STRUCTURAL PEER REVIEW TI	247,440.05	114.19	5,412.42	5,175,584.00		15,445.82	110,579.72	1.750%	0.151%
18	bl111	COMMERCIAL NEW	comm	BL-15-04-4080	THRESHOLD BLDG *** CONSULTANT REVIEW - (JEN) THRESHOLD INSP CO R A N TO N	36,270.33	5,140.00	55,283.69	2,100,000.00		36,516.69	36,250.00	1.389%	1.282%
18	bl111	COMMERCIAL NEW	comm	BL-17-12-2052	PEER REVIEW - ARMANDO SALAS P.E. *** CLASS II PHASE PERMIT (FOUN DATIO N O N	16,291.68		2,106.05	2,000,000.00		14,185.63	37,500.00	1.875%	0.705%
18	bl111	COMMERCIAL NEW	comm	BL-17-10-2259	PHASE PERMIT ( AUGER CAST PILE INSTALLATIO N ONLY) NO RTH PARCEL #1,000,000	21,264.39	114.19	3,132.13	1,800,000.00		15,336.45	34,000.00	1.859%	1.019%
18	bl111	COMMERCIAL NEW	comm	BL-17-09-1827	PHASE PERMIT FOR UNDATED (PILES & PILE CAPS O N LY) #720,000 - THRESHO LD BL	23,737.87		4,442.34	720,000.00		19,295.53	15,100.00	0.00	2.680%
18	bl111	COMMERCIAL NEW	comm	BL-16-05-7537	CHANGE OF CONTRACT TO RTO BL-18-05-4014 *** INCLUSIVE *** NEW QUAD HOUSE (96	724.73	291.00	252.05	60,000.00		763.67	1,650.00	0.00	1.273%
									880,668,756.00		7,895,047.48			4,480,027.28
19	bl111	COMMERCIAL NEW	comm	BL-18-07-2339	PRIVATE PROVIDER MTC *** THE PLAZA CO RAL CABLES MARKED USE PROJECT PAC KN	344,812.17	75,196.67	192,747.73	40,000,000.00		295,406.34	477,500.00	1.129%	0.494%
19	bl111	COMMERCIAL NEW	comm	BL-17-12-1324	PRIVATE PROVIDER MTC *** THE PLAZA CO RAL CABLES MARKED USE PROJECT PAC KN	1,325,292.71	75,196.67	1,000,094.20	38,000,000.00		529,974.73	457,500.00	1.204%	1.387%
19	bl111	COMMERCIAL NEW	comm	BL-18-10-1185	INCLUSIVE THRESHOLD BLDG - NEW 3 STY RY BUILDING SIMPLIFIED COVERED TERRA	144,546.96	30,000.00	30,518.04	6,000,000.00		122,229.60	107,500.00	1.752%	2.037%
19	bl111	COMMERCIAL NEW	comm	BL-17-12-1105	NEW 2 STY RY COMMERCIAL BUILDING (W ROOF TO P PARKING @ 101 S. DOKIE HWY (ART)	113,970.24	40,000.00	52,261.87	5,000,000.00		131,453.28	90,000.00	1.800%	2.625%
19	bl111	COMMERCIAL NEW	comm	BL-17-01-0969	INCLUSIVE *** 3 STY RY MULTIFAMILY (MISQ) TOWN HOMES (4 UNITS) *** SIMPLIFIED	30,061.14	13,253.00	24,696.75	3,500,000.00		35,202.61	63,750.00	1.821%	2.549%
19	bl111	COMMERCIAL NEW	comm	BL-17-05-2207	INCLUSIVE *** COMMERCIAL (ALTH EA RO W) (3) LEVEL NEW TOWN HOMES (5 UNITS) (1	25,667.41	72,525.00	15,233.20	2,520,000.00	0	105,474.17	46,600.00	1.459%	4.225%
19	bl111	COMMERCIAL NEW	comm	BL-17-10-2161	INCLUSIVE (2) NEW TOWN STY RY DUPLEX (4 UNITS) (6,235 S SF) *** SIMPLIFIED *** CO	30,374.27	6,770.00	20,296.36	1,300,000.00		21,915.28	25,250.00	1.942%	1.686%
19	bl111	COMMERCIAL NEW	comm	BL-17-11-2189	CHANGE OF CONTRACT TO RTO BL-19-07-4573 *** NEW QUAD HOUSE, PAYER DRIVEWAY	1,165.38	114.19	402.55	70,000.00		1,140.13	1,525.00	2.750%	1.625%
									118,890,000.00		1,266,880.74			1,470,026.00
Current	bl111	COMMERCIAL NEW	comm	BL-19-05-4505	COMMERCIAL 1 STY RY *** NEW 0 WESTORY O LF INSTRUCTIO N BUILDING (1713 SQ. FT.	14,374.79	-	5,932.54	250,000.00		5,774.53	6,275.00	2.750%	2.310%
Current	bl111	COMMERCIAL NEW	comm	BL-19-05-6705	INCLUSIVE NEW 1 STY RY BUILDING - INDO O R BATTING FACILITY (657 SF), SIM PLIFIED	26,244.13	2,052.80	11,717.78	780,000.00		22,371.64	16,150.00	2.071%	2.283%
Current	bl111	COMMERCIAL NEW	comm	BL-17-02-1371	INCLUSIVE *** COMMERCIAL - (BILTMO RE RO W) - (3) LEVEL 10 UNITS NEW TOWN HO	133,936.63	48,262.00	34,276.28	6,995,000.00		192,416.05	115,150.00	1.787%	2.283%
Current	bl111	COMMERCIAL NEW	comm	BL-19-03-5403	PRIVATE PROVIDER MTC *** STRUCTURAL PEER REVIEW THO RNTO N TOMASSETTI *** T	2,441,697.02	76,196.67	1,771,007.67	72,571,195.00		970,652.23	803,201.56	1.107%	1.333%
Current	bl111	COMMERCIAL NEW	comm	BL-19-05-4524	PRIVATE PROVIDER MTC *** PHASE I - VERTICAL PERMIT - THRESHO LD BLDG COMMEN	109,900.80	114.19	15,962.05	8,005,213.14		120,836.22	142,591.23	1.781%	1.510%
									1,182,000.00		1,512,064.28			1,035,000.18



# STREAMLINING AND SIMPLIFYING

- Closed/Finalized over 6,000 permits in Winegrate (legacy system).
- Working on finalizing/closing approximately 3,000 expired permits in Eden (current system)
- Reduced number of permit types from 200 in Eden to 10 in Energov
- Reduced inspection types from 900 in Eden to 50 in Energov (Following FBC)





# STREAMLINING AND SIMPLIFYING

## CORAL GABLES- PLUMBING INSPECTION CHECKLIST

### Plumbing Residential: Rough-in

Building permit and approved set of plans. FBC (B) 105, FBC (B) 107	<input type="checkbox"/>
Building permit on the card is the same as on the route	<input type="checkbox"/>
If this is not the first inspection, read inspection records and notes on permit card	<input type="checkbox"/>
Check for proper fixture spacing. FBC (R) 307.1 & 2705.5	<input type="checkbox"/>
Check that approved materials are used. FBC (R) 2609,3002	<input type="checkbox"/>
Check for properly sized waste and vent piping. FBC (R) 3005.4, FBC (R) 3113	<input type="checkbox"/>
Check for proper backing support of wall hung fixtures. FBC 2705.1(2)	<input type="checkbox"/>
Check for proper test of waste and vent systems. FBC (R) 2503	<input type="checkbox"/>
Check vent termination above roof has minimum horizontal projection of 10 feet from any window, door or air intake. FBC (R) 3103.5, FBC (R) 3103.6	<input type="checkbox"/>
Check vent termination above roof is a minimum of 6 inches. FBC (R) 3103.1	<input type="checkbox"/>
Check that cleanouts are accessible and have access covers. FBC (R) 3005.2.5	<input type="checkbox"/>
Check that horizontal vents are 6 inches above fixture overflow level FBC (R) 3104.5.10/P3005.2.10.1	<input type="checkbox"/>
Check relief line for proper size/material/termination point. FBC (R) 2804.6.1 (1:1=4)	<input type="checkbox"/>
Check that fire-stopping system complies with approved plans. FBC (R) 302	<input type="checkbox"/>
Check for properly sized water pipe per plan engineered design.	<input type="checkbox"/>
Check for proper test of water distribution system. FBC (R) 2503	<input type="checkbox"/>
Check shower pans are of approved ASTM-D 4068, ASTM-D 4551, and minimum of 900 square inches. FBC (R) 2708.1, FBC (R) 2709.2, FBC (P) 417	<input type="checkbox"/>
Check for proper slope to shower receptors. FBC (R) 2709.3	<input type="checkbox"/>
Check that showers/tubs are filled with water for test. FBC (R) 2503.5.2	<input type="checkbox"/>
Check for anti-scald tub/shower diverters. FBC (R) 2708.4	<input type="checkbox"/>
Check water service control valve accessibility/location. FBC (R) 2903.9.1	<input type="checkbox"/>
Check water heater drain pan line/size and termination point. FBC (R) 2801.5.1, 2801.5.2	<input type="checkbox"/>
Check water service installation. FBC (R) 2903.7, FBC (P) 2906.4.1	<input type="checkbox"/>
Check for presence of leaks/proper materials have been installed. FBC (R) P2503	<input type="checkbox"/>

- Created Inspection manual for Building Inspectors
- Created Code Enforcement reference manual specific to City Ordinances
- Created Review Manual for Building plan reviewers

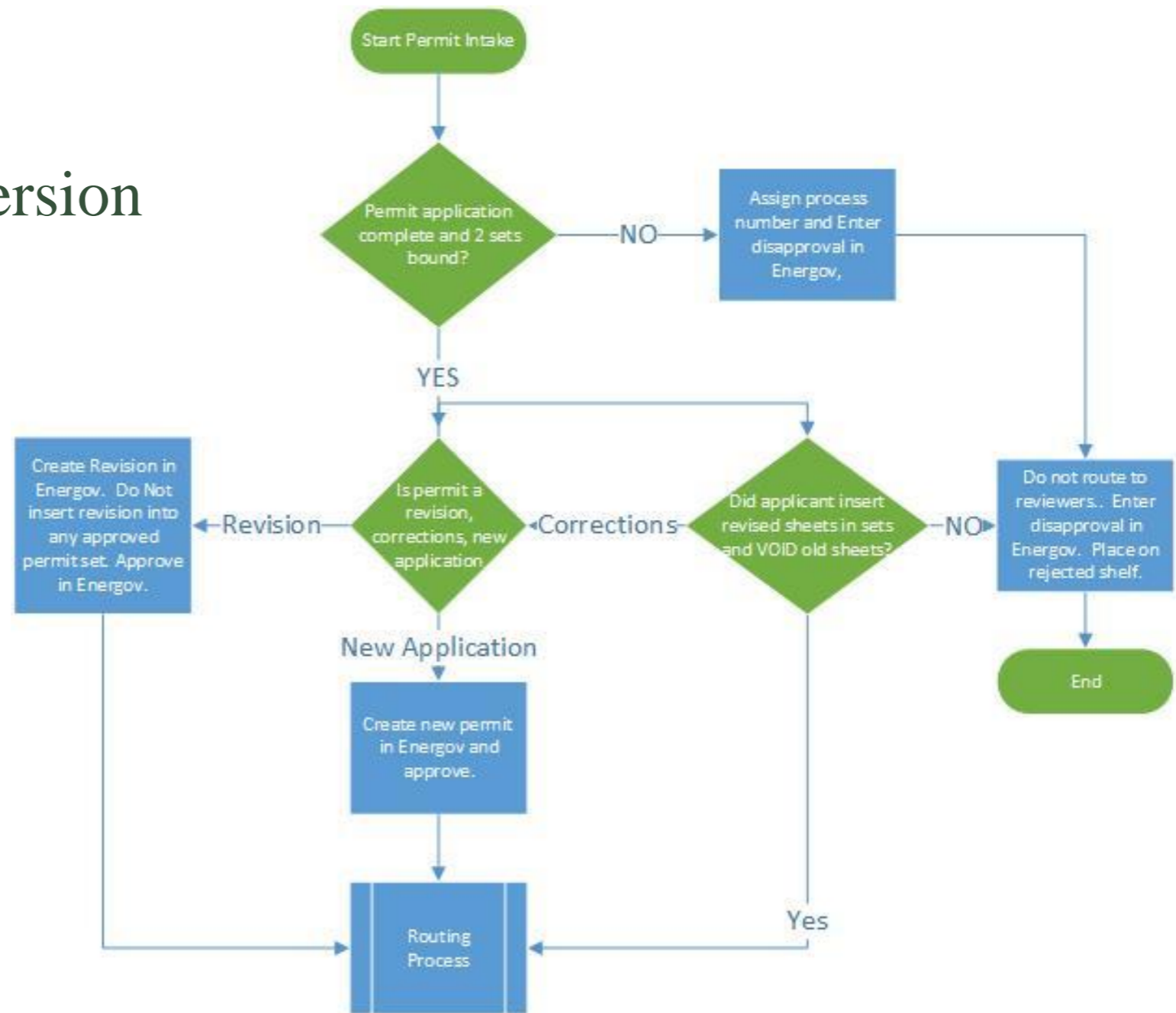
# TRANSITIONING TO ENERGOV

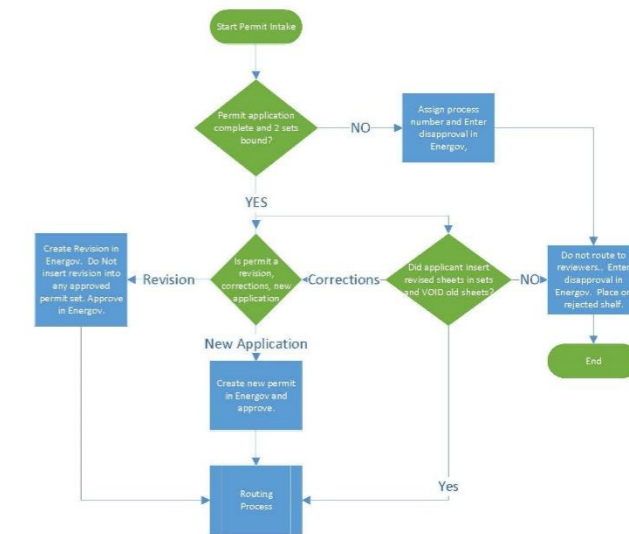
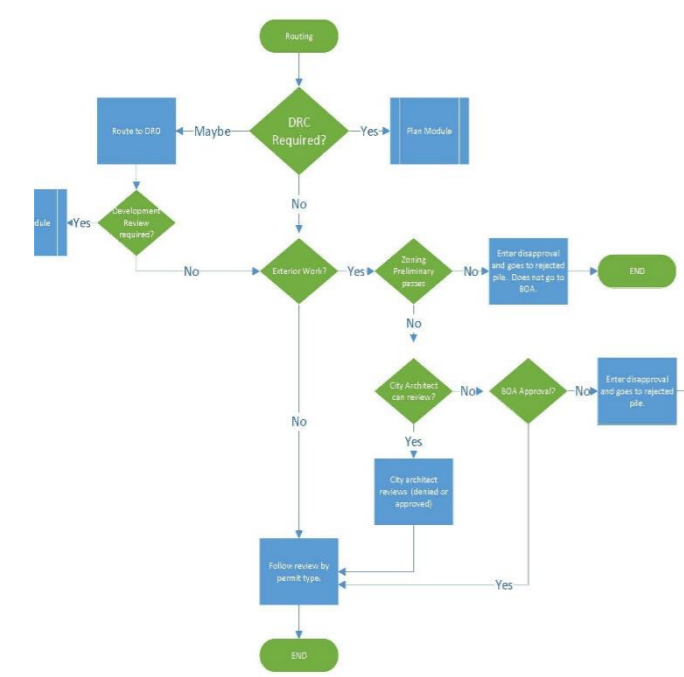
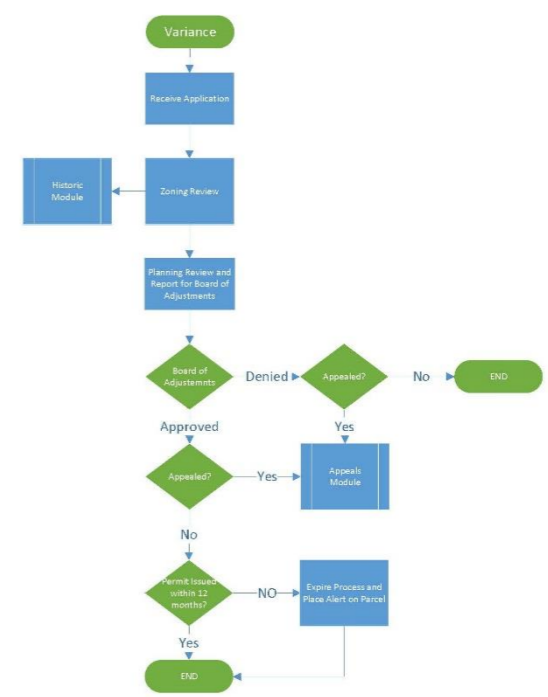
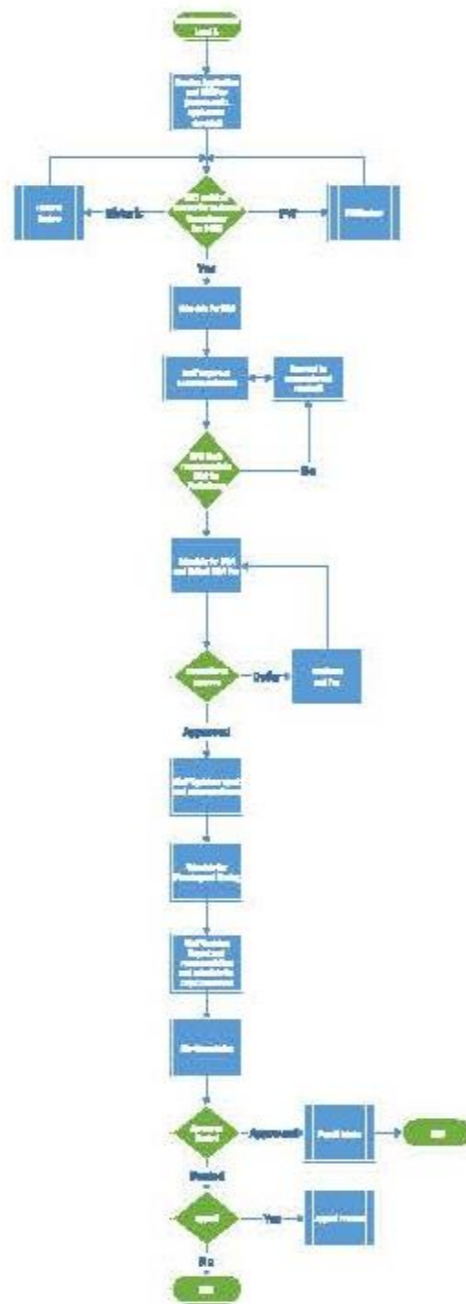
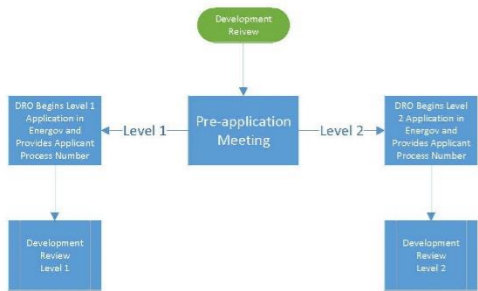


Mapped departmental data for Energov conversion

Flowcharted

- Building
- Code Enforcement
- Planning & Zoning
- BOA processes







# PLANNING AND ZONING

- Finalized Zoning Code Updates
- Re-structured BOA process by realigning to the Code and efficiently distributing existing personnel's job duties.

City of Coral Gables FL Zoning Code

codehub.gridics.com/us/fl/coral-gables#/2dde1f7b-0f76-43a9-8b81-e54011de20b1/016da17d-c2bb-4903-9344-254f9affa99f/5504d85f-958e-4cfa-b92a-5576549f93dd

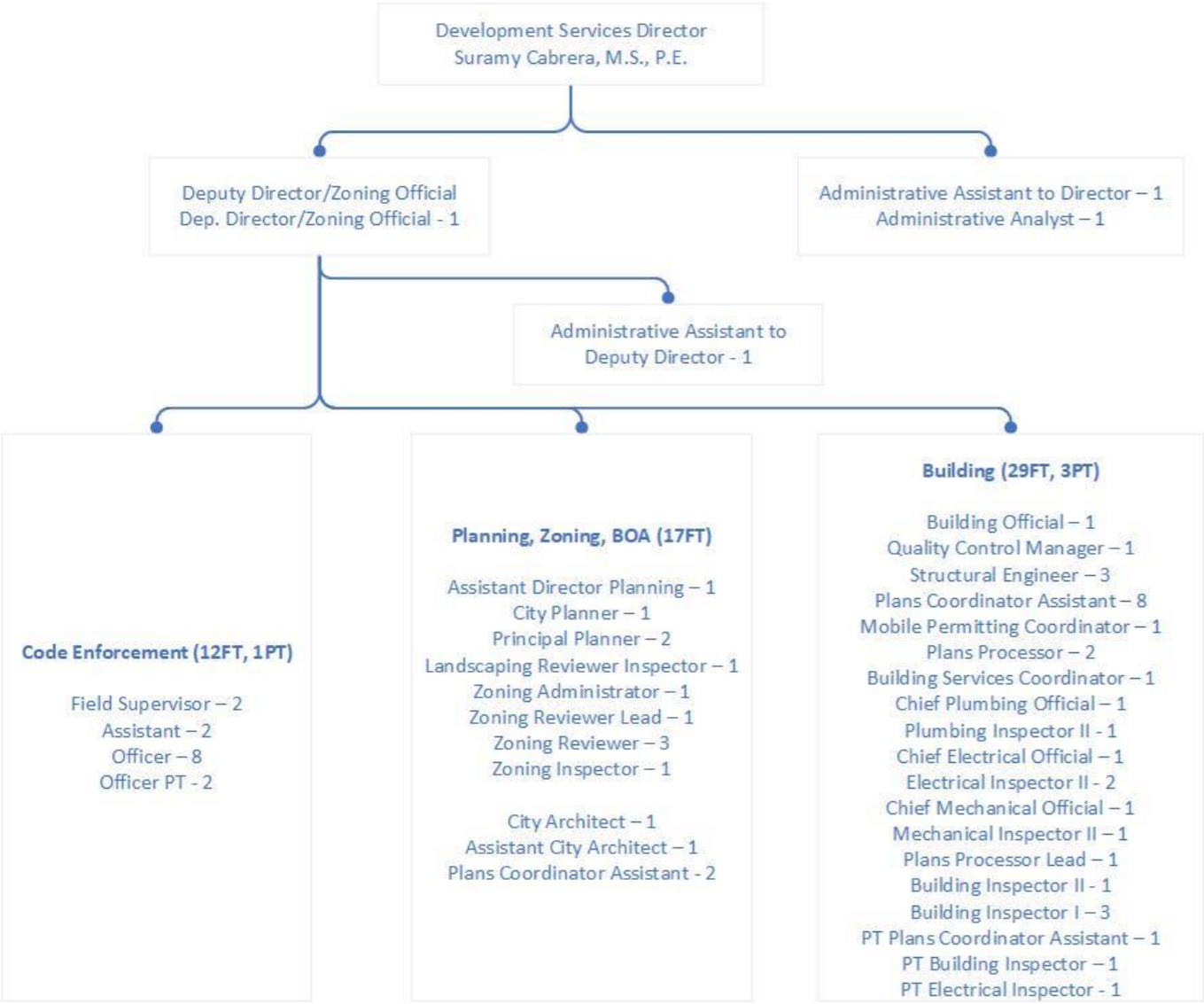
Coral Gables Zoning Code

Section 2-100. Residential Districts Table

2-100. Residential Districts Table							
Use categories	SFR	MF-1	MF-2	MF-3	MF-4		
<b>A Lot occupation</b>							
1 Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2 Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3 Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4 Open Space Minimum	40%	40%	25%	25%	25%	25%	25%
<b>B Density</b>							
1 Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2 Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3 Unit Size Minimum (Square feet)	NA	500	500	500	500	500	500
4 Floor Area Ratio (FAR)	NA	NA	2.0	2.0	NA	NA	2.0
5 FAR Med. Bonus I	NA	NA	2.2	2.2	NA	NA	2.2
6 FAR Med. Bonus II	NA	NA	2.5	2.5	NA	NA	2.5
<b>C Setback minimums (feet)</b>							
1 Principal Front	25	25	10	10	10	10	10
2 Side Interior	20% / 5 ft	20% / 5 ft	10	10	0/5	5	10
3 Side Street	15	15	10	10	10	10	10
4 Rear	10	10	10	10	10	10	10
5 Rear at Alley	10	10	5	5	5	5	5
6 Waterway	35 ft	35	35	35	35	35	35
<b>D Stepback (feet)</b>							



# REORGANIZATION OF CODE ENFORCEMENT



- Re-organized Code Enforcement Staff
- Assigned Reactive/Proactive Officers
- Implemented Zone Rotations





2<sup>ND</sup> FLOOR RENOVATION OF  
427 BILTMORE WAY

Planned and permitted  
remodeling of 427  
Biltmore Way



# ON THE HORIZON: THE NEW DEVELOPMENT SERVICES CENTER





# CONTINUALLY STRIVING TO IMPROVE

Ongoing objectives:

- Train staff in Energov, Bluebeam and electronic plan review
- Educate the public on Energov and improve communication process
- Improve and simplify forms



## CITY OF CORAL GABLES

Code Sections Relevant to Code Enforcement

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Sec. 10-33. - Dogs running at large prohibited; leashes required; penalty for violation of article.....	9
Sec. 10-34. - Public nuisance.....	10
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# CONTINUALLY STRIVING TO IMPROVE



- Continue to standardize trainings and provide staff with resources for career advancement
- Development of comprehensive GIS platform
- Creating a Zoning Code hub online
- Transition to new phone system

