



Owners have lots of questions regarding debris removal, demolition, and rebuilding. Here are common questions we receive at City Hall every day.

If you can't find your answer here, please contact City Hall at (850) 648-5700.

Q1: Spring is here and homeowners are working to give their yards a little TLC. What can we do with our yard debris?

A1: The City will return to normal yard debris collection beginning April 3rd. Non-storm related yard debris will be collected the first and third Wednesday and Thursday of each month. Do not mix any other trash in your yard debris pile. Please help us as we work to make our City beautiful again by not placing yard debris in the right-of-way until the dates of collection. For more info on yard debris collection see

<http://www.mexicobeachgov.com/public-works.cfm>.

Q2: Curbside sanitation service is working well. However, what if I have to leave town before collection?

A2: If you are heading out of town before trash collection, there is a courtesy dumpster located at Parker Park. Our Police and Fire employees provide 24/7 security at this location. The courtesy dumpster is for **household garbage** only.

Q3: Now that right-of-way storm debris collection has ended, what do I do with my storm debris?

A3: Homeowners with storm debris unrelated to demolition can drop off storm debris free of charge at the Bay County landfill, 11411 Landfill Road in West Bay. You may see debris in the right-of-way as a part of FEMA's private property debris and demolition program. Unless you are on that list, you should no longer place debris in the right-of-way.

Q4: If my home needs to be demolished but I either have no insurance or my insurance doesn't cover the full cost demolition, what can I do?

A4: If you are not insured or under insured, please submit a right-of-entry form so the City can help you with demolition. If you are under insured, we can also assist with demolition and debris removal but any insurance money that you collect for demolition and debris removal must be paid to the City. If you are not insured or under insured the City can assist so please complete the proper forms and submit to the City. For the proper forms and process, please go to <http://www.mexicobeachgov.com/pdfs/141012519022904.pdf>.

Q5: I have already submitted my forms for demolition by the City, but my home is still standing? What do I need to do?

A5: Private property demolition cannot occur until FEMA has inspected the property and confirmed eligibility and it is not a quick process. If we have contacted you and confirmed receipt of your documentation, please be patient. If you have not heard from the City to confirm receipt of our paperwork, please contact us at 850-648-5700 to be sure we have your forms.

Q6: Will the City remove a slab only?

A6: At this point, FEMA has not approved the removal of slabs as they don't consider a slab a threat to public health and safety. However, the City will continue to work through this process with FEMA as we see the large number of slabs remaining as an impediment to our economic recovery.

Q7: There are lots around me that still contain debris or are in need of demolition. What is the City going to do about those?

A7: Rest assured, we are committed to cleaning our City and expect private owners to do their part. So after April 1st, any remaining debris or unsafe structure on private property will be addressed through the code enforcement process. We will work with owners when delays are caused by pending insurance settlements, but understand that cleaning our City is a critical first step in our recovery.

Q8: Can I place construction debris by the road?

A8: Construction debris is not eligible for collection by the City and it is illegal to place construction debris by the road. Our City laws require contractors to place a construction dumpster on the job site or haul off the debris on a regular basis. Contractors and owners can be subject to fines or other penalties for violations.

Q9: We want to rebuild our home? What are the new code changes that we need to follow? How do we begin the process?

A9: Owners can begin reconstruction or new construction of homes and accessory buildings. Please have your paperwork ready when you come to City Hall. Permit forms and development order applications are available in the City Hall lobby or you can find them on line at: <http://www.mexicobeachgov.com/building-department.cfm>. Please remember that all contractors are required to register with the City before pulling permits.

The City Council adopted the following changes to the Land Development Code:

- Wind load requirement is increased to 140 mph.
- Finished floor elevations are increased 1.5 feet above the .2% base flood elevation in zones A, AE, and shaded X. The increase only applies to new construction and homes that were substantially damaged. If you are seaward of the Coastal Construction Control Line (CCCL), your elevation will be determined by Florida Department of Environment Protection (DEP). The new requirements will not change when flood insurance is required as those rules are determined by FEMA. To determine your home's elevation: <http://www.mexicobeachgov.com/pdfs/473213019105618.pdf>.
- You can no longer fill a lot in a flood hazard area without mitigating the fill. To do so is a violation of local law. Before you fill, you must contact the Building Department for proper permitting and assessment of the fill. This new code will be strictly enforced.
- All accessory structures require a permit and site layout regardless of size. Accessory Structures must meet appropriate building code (including tie-down), impervious ratio, and cannot be located within the setback.

In addition to the changes above, the City is also strictly enforcing the following long-standing laws:

- All fence regardless of height or material requires a permit. If you are installing new or replacing a fence, please contact the Code Enforcement office for your permit.
- All new driveways, walkways, and patios require a permit. Brick pavers count towards the impervious ratio unless the pavers are certified as pervious. The City will need that certification as part of the permit.

Q10: What if I want to rebuild my home, but my home was non-conforming on the day of the storm. What can I rebuild?

A10: The Council is determined to help as many owners as possible to rebuild so they have adopted an exemption to our Comprehensive Land Plan which allows owners whose homes were destroyed to rebuild to the same density as they had prior to the storm. They are also allowing owners to rebuild to the same footprint, regardless of setbacks ordinances. The new structure must meet all other applicable codes.

Q11: What if the previous structure was a townhouse but we would like to rebuild a single family home, can we do this? What if we are interested in purchasing a bordering parcel or would like to divide a parcel, what do we do?

A11: If you are interested in rebuilding a different structure, combining parcels, dividing parcels, or have a unique situation, please contact the building department and we can help you through the process. Any changes from the original density/footprint must follow current code. All re-plats or division of parcels require Council approval.

Q12: Have we returned to a normal billing cycle with our utility bills?

A12: We are back to normal billing for utility bills, including late payment fees for past due bills. The City purchases our water/sewer from Bay County and it is important for our utility customers to pay their bills on time. If you are still receiving a utility bill but your home is destroyed, please contact City Hall at (850) 648-5700 Ext. 1 to disconnect your services and to stop billing. If you had a past due balance pre 10/10/2018, you should receive a balance due letter along with your account history. We appreciate prompt payment of the past due balance.

Q13: The City estimated my home to be substantially damaged. I have been unable to get contractor estimates for the repairs. What are my options?

A13: We will continue to accept SDE appeals on a case by case basis until June 1. Please send your appeal documentation to s.harrell@mexicobeachgov.com.

Q14: If I am a realtor or purchasing a new home, where can I obtain a copy of the substantial damage estimate for a property?

A14: The quickest way to obtain a copy of the SDE letter is to obtain from the current owner. You can make a public records request but in light of our current workload, it may not be the quickest option.

Q15: When will the boat ramp and boat slips open? Will we need a permit?

A15: Our boat ramp is now open!! Dredging is still underway so signs at the ramp will instruct you to notify the dredging operator when exiting or entering the canal. Annual boat ramp permits are \$50 for non-residents and no charge for residents. You will need to stop by City Hall and apply for your permit. A sticker will be provided for your trailer. Daily permits can be purchased at the boat ramp for \$10. The slips are not open and we will send out information as soon as the slips are ready for rental. Please be a good citizen and purchase your permits and help us restore our boat ramp for your enjoyment.

Q16: Can I bring in an RV on my lot?

A16: RVs are allowed on a lot where there is an active development order for rebuilding or repairs. One RV per lot and you must have a permit from the Code Enforcement Officer. There is no charge for the permit. Renting out the RV is not allowed under the ordinance. If you are located south of Hwy 98, you must have a self-contained unit as sewer is not available.

Q17: I had a home on my lot prior to the storm but the home was destroyed. When I rebuild, will I have to pay water and sewer tap fees again?

A17: No, if you had active water and sewer service before the storm you have already paid your tap fees. Only a reconnection charge will apply.

Q18: Can a property owner turn off their water service at the City's meter?

A18: Only City personnel should be using the meter box for water turn off/on. Customers are required to have a cut off valve on their side of the meter. When you rebuild and/or repair your home, if you don't have a water cut off valve you should have your plumber install one for you.