

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD; CMU; AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON

SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, addresses the general storage of a recreational vehicle, of a certain length and width, on single-family or duplex residential zoned property, subject to the conditions listed in Section 22-116; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend the City's land development regulations pertaining to recreational vehicles on residential zoned properties; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend Section 22-116 of the City of Opa-Locka's Land Development Regulations, pertaining to recreational vehicles and Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances related to penalties.

NOW, THEREFORE, BE IT DULY ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. Article V of the Land Development Regulations (pursuant to Ordinance 15-31) is hereby amended and shall read:

Sec. 22-116 Recreational Vehicles.

(a) Definitions

(1) "travel trailer," ~~which is a vehicular portable unit, mounted on wheels and of such a size or weight as not to require special highway movement~~

~~permits~~ ~~when drawn by a motorized vehicle.~~ It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and ~~an~~ a maximum overall body length of no more than 40 35 feet. ~~when factory-equipped for the road.~~

(2) "camping trailer," ~~which is a vehicular~~ portable unit designed to be loaded onto, affixed to, mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel uses.

(3) "truck camper," which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

(4) "motor home," ~~which is a self-propelled~~ vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, ~~is a self-propelled~~ and is built on a self-propelled motor vehicle chassis, and is primarily designed ~~to provide for~~ temporary living quarters for recreational, camping, or travel use.

(5) "van conversion," ~~which is a vehicular~~ unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

(6) "fifth-wheel trailer," which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(7) The term "screened" means the condition of being significantly hidden from view from grade level by a combination of structures or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.

(8) Residential Zoned Property include any of the following:

i. Single-Family Residential district. Any zoning use district bearing the prefix R-1 or R-2.

ii. Two-Family Residential district. Any zoning use district bearing the prefix R-2.

- ~~iii. Residential Townhouse district. Any zoning use district bearing the prefix R-TH~~
- ~~iv. Moderate Density Residential district. Any zoning use district bearing the prefix R-3.~~
- ~~v. High Density Residential district. Any zoning use district bearing the prefix R-4~~
- ~~— Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.~~

(b) Recreational Vehicle Storage Requirements

- (1) ~~Recreational Vehicle parking and storage is prohibited on property zoned residential. Use of recreational vehicles as dwelling units is prohibited. To park or store a recreational vehicle on property zoned residential will be a violation the Land Development Regulation, Ordinance 15-31, Section 22-116 as amended. Recreational vehicle owner must register their vehicle annually with the City for a \$100.00 fee and provide an affidavit affirming that the vehicle will not be used for occupancy and will otherwise comply with provisions outlined within the City of Opa-locka's Code of Ordinances.~~
- (2) All recreational vehicles shall display current City registration to be visible from the street. Immediately following the passage of the ordinance from which this section is derived, the city shall use best efforts to engage in a public information campaign to educate residents on the requirements of this section. The public information campaign shall take place up until one hundred eighty (180) ninety (90) days after passage of the ordinance from which this section is derived to address removal of recreational vehicles from properties zoned residential.

~~Any person owning a recreational vehicle that is occupying real property zoned residential within the city as of the passage of the ordinance from which this section is derived, will have up to one hundred eighty one (181) days to remove the recreational vehicle from the city. After the one hundred eighty day public information campaign all violations will be subject to code enforcement action including the assessment of a civil penalty. After receiving a civil penalty, the property owner will have thirty (30) days to cure the violation, i.e., removal of the recreational vehicle from his property or be subject to additional citation and remedies permitted by City Code.~~

A recreational vehicle, not exceeding 35 feet in length, may be parked in a side yard on an improved driveway, not closer than three feet from the residence with all expanding panels retracted as if the vehicle is in travel mode and meet the following criteria:

- a. Shall be fully visible and unobstructed.
- b. Shall be mounted on wheels and remain easily moveable.
- c. Parked recreational vehicles shall not be used for living, sleeping, cooking, or storage.
- d. Residential vehicles not owned by the property owner shall have a valid lease agreement with the property owner where the vehicle is located. The lease agreement shall be submitted with the Recreational Vehicle registration package.
- e. No property owner shall park, or allow to be parked, more than one recreational vehicle on any residential single-family or duplex property.
- f. Recreational vehicles shall not be connected to water, sewer, or electrical lines while parked on residential property. Utility connections for brief maintenance related activities are permitted with the use of an extension cord not to exceed 24 hours. The City reserves the right to suspend water and sewer service after proper notice. The parking of recreational vehicles is prohibited on townhouse or multi-family development properties.

(3) Violations & Penalties

- a. Violations of this section shall result in fines, penalties, or enforcement actions which shall be the responsibility of the property owner.
- b. Fines shall be imposed as follows:
 - a) Illegal placement/storage/parking: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - b) Illegal utility connection: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - c) Illegal use for living space: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - d) Non-registration: \$500 \$250 first offense, \$500 for each additional offense thereafter.
- c. Additional Remedies: The City may pursue further enforcement, including abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication.

~~(1) Enforcement of the Code. Notwithstanding the provisions of this section, the City may at all times continue enforcement of the City Code through any authorized code compliance methods specified in the Land Development Regulations or any provision of the City of Opa-Locka's Code of Ordinances or other authorized means, including but not limited to, issuance of and Prosecution of a notice of violation or the issuance of a citation. This section shall not be construed or interpreted to serve as a defense against any enforcement action brought by the City~~

~~based on noncompliance with the current requirements of the City Code.~~

Section 3. Chapter 7, Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances table section 106 is hereby amended to establish additional fees and shall read for 106 as follows:

106. Recreational Vehicle Parking

Code Section	Description of Violation	Civil Penalty
<u>3-1</u>	Erecting, constructing, posting, etc., of a sign without a permit	\$200.00
<u>3-2</u>	Failure to obtain required sign inspection approval	200.00
<u>5-1</u>	Cruelty and fighting:	
	Prohibited generally	
	Tormenting, torturing or inflicting cruelty on an animal, or human being	500.00
<u>5-18</u>	Keeping vicious and howling dogs	500.00
<u>7-3</u>	Permit prerequisite to doing work:	
	Failure of homeowner to get permit	200.00
	Failure of contractor to get permit	500.00
<u>7-9</u>	Duty to clean site:	
	Failure to remove debris, equipment, materials or sheds	200.00

Code Section	Description of Violation	Civil Penalty
9	Excavations and fillings:	
	Illegal excavation	500.00
<u>10-5</u>	Permit required for intentional burning:	
	Setting fire without permit	200.00
	Failure to obtain required permit or violation of conditions of permit	200.00
11	Garbage and trash:	
	Only city or licensed collectors to collect and dispose.	
<u>11-5</u>	Utilizing the waste collection services of an unauthorized waste collection agency by a commercial establishment	500.00
<u>11-7</u>	Offensive or dangerous accumulations:	
	Creating or maintaining fire hazard	200.00
<u>11-10</u>	Removal prohibited except from approved containers:	
	Uncontainerized refuse, rubbish, or solid waste	100.00
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	

Code Section	Description of Violation	Civil Penalty
	(b) Domestic garbage	
	Hanging waste container at curbside, right-of-way or street edge before or after specific hours of normal collection;	100.00 per day
	(d) Garbage to be differentiated from garden trash and rubbish when placed in receptacles or containers for collection purposes	
	Placement of commingled yard trash at the curbside or other designated trash collection area, by residents for collection and disposal	50.00
	Placement of commingled yard trash at the curbside or other designated trash collection area by commercial multifamily residential establishments, for collection and disposal	100.00
13	Licenses and Business Regulations	
<u>13-2</u>	Tax levied and license required:	
	Failure to obtain a City of Opa-locka occupational license	100.00
14	Nuisances	
<u>14-1</u>	Creation or maintenance of public nuisance prohibited; duties of owners and tenants:	
	Trash, debris, refuse, or garbage on premises	100.00

Code Section	Description of Violation	Civil Penalty
	Excessive growth of weeds, grass, other flowers	100.00
	Failure to exterminate insects, rodents, termites, vermin or other pest	100.00
	Allowing public nuisance to exist	100.00
	Causing a sanitary nuisance	500.00
	Maintaining a sanitary nuisance	500.00
<u>15</u>	Noise:	
	Prohibited generally.	
	Excessive noise violation	100.00
<u>15-137</u>	Adherence to red light traffic control signals:	
	First offense	125.00
	Second offense	250.00
	Each additional offense	500.00
<u>20</u>	Trailers	
<u>20-2</u>	Parking prohibited except in trailer park:	

Code Section	Description of Violation	Civil Penalty
106	Illegal placement or storage or parking of a recreational vehicle	500.00 <u>beyond first offense.</u>
	<p><u>Illegal placement / storage / parking: \$250.00 first offense. \$500.00 for each additional offense.</u></p> <p><u>Illegal Utility Connection. \$250.00 first offense. \$500.00 for each additional offense.</u></p> <p><u>Illegal Use for Living Space: \$250.00 first offense. \$500.00 for each additional offense.</u></p> <p><u>Non-Registration: \$250.00 first offense. \$500.00 for each additional offense.</u></p>	<p><u>250.00 First Offense</u></p> <p><u>500.00 each additional</u></p>

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 7. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 8. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this ____ day of _____, 2026.

PASSED SECOND READING this ____ day of _____, 2026.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams	(Yes) _____	(No) _____
Commissioner Kelley	(Yes) _____	(No) _____
Commissioner Bass	(Yes) _____	(No) _____
Vice-Mayor Ervin	(Yes) _____	(No) _____
Mayor Taylor	(Yes) _____	(No) _____



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:			
City Manager:	Shamecca Lawson		CM Signature			
Commission Meeting Date:	February 11, 2026		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other
					X	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading
		X		X	X	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes
				X		X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No
	See Financial Impact section below			X		
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:			
		X				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input checked="" type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input checked="" type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>		
	X					
Sponsor Name	Commissioner Santiago		Department:	City Commission		

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES CHAPTER VII, ARTICLE 1 SECTION 7-6 AND THE LAND DEVELOPMENT REGULATIONS, ARTICLE V, SECTION 22-116 AND ORDINANCE NO. 2024-11 PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING PARKING RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES ON PROPERTY ZONED RESIDENTIAL SINGLE-FAMILY AND DUPLEX; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The City Commission adopted Ordinance 2024-11, legislation that prohibited the parking and or storage of Recreational Vehicles on Residential zoned property in the City of Opa-locka. After engaging in a public information campaign to educate the residents at a workshop held on August 27, 2024, and another workshop held on September 15, 2025, the City Commission has reconsidered and desires to establish a registration program and provide standards governing the parking and storage of recreational vehicles on certain residential zoned properties. The City Commission is also providing standards for the parking of recreational vehicles, which does not include occupancy or any other life-sustaining activities inside the recreational vehicles. On December 11, 2025, a final workshop was held to gather any additional comment from residents and address the lawful RV parking and/or registration of recreational vehicles, and to discuss fines and penalties for non-compliance.

The City Commission desires to provide additional definitions and provide registration fees and establish fines and penalties for non-compliant violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to permit recreational vehicle storage in the City of Opa-locka which will require an amendment of Ordinance 15-31, the Land Development Regulations, Article V, Section 22-116, "Recreational Vehicle Storage" and the City Code Chapter VII, Article 1, Section 7-6.

Financial Impact- There is no negative financial impact from the approval of this legislation.

Proposed Action:

Planning and Community Development staff recommends approval of this amendment.

Attachment:

- Draft Ordinance Amendment
- Ordinance 2024-11
- City LDR Section 22-116
- Workshop Summary 9-15-25
- Workshop Summary DRAFT and Agenda 12-11-25
- PowerPoint Presentation