

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>
	<u>Illegal placement / storage / parking: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Utility Connection. \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Use for Living Space: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Non-Registration: \$250.00 first offense. \$500.00 for each additional offense.</u>	<u>250.00 First Offense</u> <u>500.00 each additional</u>

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	X
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				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

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, Ordinance 15-31 address 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 prohibit the storage of 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.

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 to replace, Section 22-116, as set forth below, and shall have the meanings ascribed and shall be removed and replaced with the following words, terms and phrases and shall read:

Sec. 22-116 Recreational Vehicles.

1. Definitions

(1) "travel trailer," which is a vehicular portable unit, mounted on wheels, 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 overall body length of no more than 40 feet when factory-equipped for the road.

(2) "camping trailer," which is a vehicular portable unit 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 use.

(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 vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide 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 significantly hidden from view from grade level by a structure 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:
- Single-Family Residential district. Any zoning use district bearing the prefix R-1.
 - Two-Family Residential district. Any zoning use district bearing the prefix R-2.
 - Residential Townhouse district. Any zoning use district bearing the prefix R-TH
 - Moderate Density Residential district. Any zoning use district bearing the prefix R-3

High Density Residential district. Any zoning use district bearing the prefix R-4
Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.

2. Recreational Vehicle Storage

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six-foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

(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.

(2) Immediately following the passage of this Ordinance, the City shall use best efforts to engage in a public information campaign to educate residents on the requirements of this Ordinance. The public information campaign shall take place up to 90 days after passage 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 this Ordinance, will have up to 90 days to remove the recreational vehicle from the City. After the 90-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 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.

(3) *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 is hereby amended to add new number 106 to establish a fees concerning recreational vehicle storage violations and shall read:

106. Recreational Vehicle Parking \$500.00

Section 4. Article XI, Division 10, Subdivision 2, Section 2-570.33 of the City of Opa-Locka’s Code of Ordinances is hereby amended to establish a civil penalty for noncompliance for failure to register recreational vehicles as set forth below:

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:	

Code Section	Description of Violation	Civil Penalty
	Failure to remove debris, equipment, materials or sheds	200.00
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

Code Section	Description of Violation	Civil Penalty
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	
	(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:	

Code Section	Description of Violation	Civil Penalty
	Trash, debris, refuse, or garbage on premises	100.00
	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	

Code Section	Description of Violation	Civil Penalty
<u>20-2</u>	Parking prohibited except in trailer park:	
106	Illegal placement or storage or parking of a recreational vehicle	500.00

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.

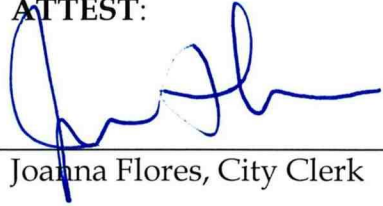
PASSED FIRST READING this 18th day of March 2024.

PASSED SECOND READING this 10th day of April 2024.



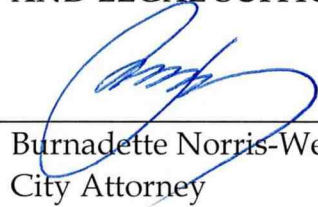
John H. Taylor Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

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



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Vice Mayor Ervin

Seconded by: Commissioner Williams

VOTE:	4-0
Commissioner Bass	YES
Commissioner Kelley	ABSENT
Commissioner Williams	YES
Vice Mayor Ervin	YES
Mayor Taylor	YES



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

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Darvin E. Williams		CM Signature				
Commission Meeting Date:	March 13, 2024		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
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#:				
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 Williams		Department: Planning & Community Development	Commissioner Williams			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The current Land Development Regulations, Ordinance 15-31, Section 22-16 address the general storage of recreational vehicles on residential zoned property subject to the conditions listed in Section 22-116. The City Commission desires to remove legislation to permit parking and storage of

recreational vehicles on property zoned residential and to provide definitions and provide progressive fees to be assessed for violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to prohibit 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".

Financial Impact

Account	Description	Available	Project	Remaining Balance

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

Proposed Action:

PCD Staff recommends approval of this text amendment.

Attachment:

Draft Ordinance
Amended Land Development Regulation-

Sec. 22-116. ~~Recreational Vehicle Storage~~

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

Parking of recreational vehicles on property zoned residential.

- (a) A recreational vehicle not exceeding 33 feet in length, will be allowed to park in either the side yard of property zoned residential on an improved driveway only; provided that such recreational vehicle is parked no closer that three feet from the side property lines.

- (b) A recreational vehicle not exceeding 24 25 feet in length will be allowed to park in the front yard of property zoned residential only when sufficient vehicular parking is available; provided that such recreational vehicle is parked no closer than 3 feet from the front or side property lines and is parked perpendicular to the right of way on an improved driveway. (without violating lot coverage percentage)

- (c) At all times, a recreational vehicle shall have current license plates and registration that are clearly visible from the street. The owner of the recreational vehicle shall register the vehicle with the City and shall furnish to the City an affidavit indicating the recreational vehicle shall not be offered for occupancy as described in paragraph (d) of this Section.(Below)

(d) A recreational vehicle, while parked on property zoned residential shall not be offered for occupancy or use by the owner or tenant or any third parties or occupied or used for living, sleeping, cooking or any other life-sustaining activities or for storage purposes by the owner, tenant, person in possession, or to any third party who is not the owner or tenant of the residence at which the recreational vehicle is parked. For purposes of this Code Section, tenant or person in possession occupying the property must have a current valid lease or rental agreement with the property owner of the residential property which is to be promptly made available to the City.

(a.) A property owner, tenant or person in possession or control of the property shall provide access to the property, upon request, for the city inspector to conduct an inspection to determine the location of a parked recreational vehicle and compliance with this legislation. Failure to provide access for an on-site inspection, upon reasonable notice, is a violation of this section and subject to immediate removal of the Recreational Vehicle from the property.

(f) No property owner shall park, or allow to be parked, more than one recreational vehicle on a property zoned residential.

(g) Recreational vehicles shall not be connected to water and/or sewer lines. The City shall reserve the right to cancel or pause water and sewer service to the property, after notice is afforded as prescribed by applicable Florida Law(s), if a violation of this paragraph is found.

4. Parking of commercial vehicles, recreational vehicles, boats or vessels shall be prohibited on property developed as townhouse, or multi-family.

A first violation of this Section shall be a warning with the violator having (the number of days as per City Code) 60-days to fully correct the violation.

If the violation remains after 60 days, (as per City Code) fines may be imposed pursuant to Section ____ of the City Code.

CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



PCD STAFF

December 11, 2025



Purpose and Intent

2

City leadership intends to:

- Beautify the City.
- Maintain a positive image for residential properties.
- Maintain the integrity of residential neighborhoods.
- Conserve and increase taxable value.
- Promote public safety.
- Reduce unauthorized strain on sewer, water, and electrical systems.
- Reduce financial burden on residents for system upgrades.



Recreational Vehicles-Definitions

3

- ❖ Travel Trailer-a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle.
- ❖ Camping Trailer-a vehicular portable unit 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 use.
- ❖ Truck Camper-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.



Recreational Vehicles-Definitions cont'd

4

- ❖ Motor Home-a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- ❖ Van Conversion-a vehicular unit which does not exceed the length and width limitations provided in s. 315.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.
- ❖ Fifth-Wheel Trailer-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 axel.



Recreational Vehicles-Definitions cont'd

5

- ❖ Screened-means significantly hidden from view from grade level by a structure or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.
- ❖ An RV should be FULLY VISIBLE and should not be screened from view.
- ❖ Residential Zoned Property-where an RV will be permitted include:
 - ❖ Single-Family Residential district. Any zoning use district bearing the prefix R-1.
 - ❖ Two-Family Residential district. Any zoning use district bearing the prefix R-2.



Introduction/History

6

The City Zoning Code is a Fluid Document

- ❑ Ordinance 15-31, Section 22-116 addressed the general storage of a Recreational Vehicle, of a certain length and width, on single-family or duplex zoned property.
- ❑ This legislation was adopted on October 28, 2015.
- ❑ In recent years there has been a major increase in Recreational Vehicles in Opa-locka without compliance with the Zoning Code.
- ❑ On April 10th, 2024, the City Commission adopted Ordinance 2024-11 and amended Section 22-116 to prohibit the storage of Recreational Vehicles on residential zoned properties.



Introduction/History

7

The City Zoning Code is a Fluid Document

- ❑ On August 27, 2024, a workshop was held with the residents and property owners concerning Ordinance 2024-11 which prohibited parking and storage of Recreational vehicles.
- ❑ As a consequence of the workshop, the City Commission desires a reasonable amendment to Ordinance 2024-11.



Community Concerns at Workshop

- Residential Feedback if RV parking is allowed:
 - Financial Burden for Homeowners – possible depreciation of property value.
 - Concerns - turning neighborhoods into trailer parks.

Recreational Vehicles

9





Support and Opposition

10

- New Amendment Opposition:
 - Homeowners concerned about property values being reduced and neighborhood aesthetics.
 - City Officials tasked with the effective management of resources, water, sewer, and electricity.
 - That Owners allow Multiple RV's on their property
 - Additional parking needed for RV tenants

- New Amendment Supporters:
 - Resident's RV can be parked on their property and not incur additional monthly parking rental expense.
 - RV's will not be used for rental income – No new parking challenges



Amend Ordinance 2024-11

11

The following conditions are required:

- **Amendment to permit RV parking in R-1 & R-2 Dist.:**
 1. Allow one recreational vehicle **not exceeding 35 feet in length** may be parked in a **side yard** on an improved driveway, or paved surface no closer than **three feet** from the side property lines, provided sufficient parking is available and lot coverage limits are not exceeded.
 2. Recreational Vehicle must be fully visible, unobstructed and must remain mounted on tires.
 3. All recreational vehicles must display DMV **current registration and license plates** visible from the street.
 4. Recreational vehicle owners must register their vehicle **annually** with the City for a **\$150 fee** and provide an affidavit affirming the vehicle will **not be used for occupancy** and will comply with all provisions outlined in the Ordinance.
- **Occupancy Prohibition & Utility Restrictions**
 5. Recreational vehicles parked on residential property are prohibited from being used for occupancy, living, sleeping, cooking, or storage.
 6. A tenant or occupant must hold a **valid lease** or rental agreement with the property owner, available to the City upon request.
 7. Violations may result in **finest, penalties, or enforcement actions** as prescribed in the municipal code.



Amend Ordinance 2024-11

“The following conditions are required” Cont’d:

□ **Inspection & Enforcement**

- Upon request, property owners must provide access for **City inspections** to verify compliance. Failure to provide access may result in **immediate removal** of the recreational vehicle **at the owner’s expense**.
- No property owner shall park, or allow to be parked, **more than one** recreational vehicle on residential property.
- **Utility connections prohibited:** Recreational vehicles **shall not** be connected to **water, sewer, or electrical lines**. If violations are found, the City reserves the right to **suspend** water and sewer service after notice per **Florida law**.

□ **Parking Restrictions for Townhouse & Multi-Family Properties**

- Parking of **recreational vehicles**, is **prohibited** on **townhouse or multi-family developments**.



Amend Ordinance 2024-11

13

“The following conditions are required” Cont’d:

❑ **Violations & Penalties**

- ❑ **(a) Warning Period:** First-time violators will receive a **warning** and must correct the violation within **7-30 days**.
- ❑ **Fines & Enforcement:** If uncorrected, fines may be imposed per the **City Code**:
 - ❑ **Illegal placement/storage/parking: \$500**
 - ❑ **Illegal utility connection: \$500**
 - ❑ **Illegal use for living space: \$500**
 - ❑ **Non-registration: \$500**
- ❑ **Additional Remedies:** The City may pursue further enforcement, including **abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication.**



Implementation Plan

14

□ Steps:

Public awareness campaign.

Workshops:

- 1 August 27, 2025
- 2 September 15, 2025
- 3 December 11, 2025

▣ Enforcement strategy.

- 1 Amendment 1st Reading January 2026
- 2 Amendment 2nd Reading February 2026

▣ Support programs for affected residents.



Conclusion and Q & A

15

- Ordinance 2024-11
 - Banned the parking and or storage of recreational vehicles on residential property;
 - The amendment will permit storage, require RV registration, prohibits living in the unit, prohibit connection to city utilities and gives penalties for violations of this legislation to live in the RV.
 - Provides for fines for violations.

Recreational Vehicles

16



CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



December 11, 2025

CITY OF OPA-LOCKA
“The City of Bright Opportunities”

PUBLIC WORKSHOP – RECREATIONAL VEHICLES
Monday, September 15, 2025
6:00 PM

1. WELCOME AND INTRODUCTIONS:

Mayor John H. Taylor, Jr. called the public workshop to order at 6:06 PM on Monday, September 15, 2025, at the Opa-locka Government Center, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

The following members of the City Commission were present: Mayor John H. Taylor, Jr.; Vice Mayor Joseph L. Kelley; Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Commissioner Dr. Sherelean Bass.

2. PRESENTATION BY CITY STAFF:

a. Summary of existing regulations related to Recreational Vehicles / Proposed Changes

Commissioner Santiago welcomed attendees in English and Spanish, noting the purpose of the meeting was to review regulations related to recreational vehicles (RVs) and hear community input. He introduced Planning Director Gregory Gay, Zoning Official Gerald Lee, and Economic Development Specialist Sol Bankole, who would present proposed amendments.

Mr. Gay explained the background of RV regulations, noting an ordinance adopted in April 2024 prohibited RV parking on residential property. He stated the purpose of the workshop was to review opportunities to amend the ordinance to better balance community needs with neighborhood integrity.

Mr. Lee presented definitions of recreational vehicles, including travel trailers, camping trailers, truck campers, motor homes, van conversions, and fifth-wheel trailers. He explained prior code required RVs to be screened from street view, but proposed amendments would allow visible parking on residential lots under new conditions.

Proposed amendments included:

- Allowing one RV per single-family (R-1) or duplex (R-2) property.
- RVs must be parked on an improved driveway or paved surface, at least three feet from side property lines, not exceeding 30 feet in length.
- RVs must remain on tires, fully visible, and display valid DMV registration and license plates.
- Owners must register the RV annually with the City at a fee of \$150 and submit an affidavit affirming it will not be occupied.
- Occupancy, sleeping, cooking, and storage in RVs were prohibited.

- RVs could not connect to water, sewer, or electrical utilities.
- Property owners must allow inspection access; failure could result in immediate removal of the RV at the owner's expense.

Mr. Lee added that violations could result in fines: \$500 for illegal parking/storage, \$500 for unauthorized utility connections, and \$500 for illegal use as living space. First-time offenders would receive a warning and 7–30 days to correct violations.

Mr. Gay clarified that inspections would confirm proper placement, no utility connections, and current DMV registration. A decal would be issued upon approval. The inspection fee was included in the \$150 registration. Staff noted the fee may be waived during an initial 30–45-day education period following adoption.

3. PUBLIC ENGAGEMENT:

Manny Cruz opposed the \$150 annual fee, noting state trailer registration costs only \$38.50. He suggested temporary permits for visiting RVs. Staff acknowledged his concerns and said temporary parking would be considered.

Sarah Allen, 600 Sharar Avenue, asked about RVs parked at businesses or churches. Staff explained the proposed amendments only addressed single-family and duplex properties, not commercial or industrial areas. Commissioners noted business concerns could be considered before adoption.

Lori Novell, 1840 Opa-locka Boulevard, asked about inspection. Mr. Gay responded that a compliance report and decal would be issued annually.

Luis Gálvez supported inspections of vehicles but objected to granting inspectors access to his property. Commissioners referred the question to the City Attorney for clarification. Mr. Gay emphasized residents should not use RVs for permanent living.

The City Commission recessed at approximately 7:14 PM.

The City Commission reconvened at approximately 7:26 PM.

Suleimi Correa asked what to do if her RV was parked on dirt rather than pavement. Staff stated proposed amendments would require a paved or improved surface, which was not previously addressed.

Mayor Taylor encouraged anyone not able to ask their questions to submit them via writing at the back of the room.

Mayor Taylor emphasized that nothing was final at this stage. He explained that recreational vehicles were currently banned in the City of Opa-locka but noted that the prohibition was not being enforced. He clarified that the ordinance was being amended based on the feedback and

suggestions received and would be brought back to the City Commission for further consideration.

Mayor Taylor stated that residents would be notified when the ordinance returned for City Commission consideration so that the discussion could continue at the appropriate time during a regular meeting.

Commissioner Ervin stated she would not support eliminating the registration fee but invited discussion on a reasonable amount. She emphasized the need for inspections to prevent illegal occupancy and utility connections.

Vice Mayor Kelley thanked residents for attending and sharing concerns. He stated the Commission paused enforcement of the ordinance so the issue could be addressed properly and commended Commissioner Santiago and Mayor Taylor for holding the workshop. He noted the \$500 fine was not enforced to allow the community to be heard.

Commissioner Santiago thanked residents for their participation, emphasizing unity between the community, City Commission, City Manager, and staff.

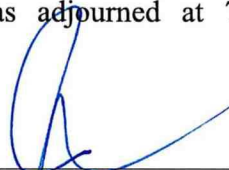
4. NEXT STEPS:

5. CLOSING REMARKS:

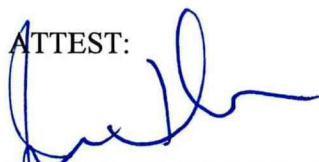
Mayor Taylor concluded by thanking attendees, reaffirming the City was not yet enforcing the ordinance, and encouraging residents to continue providing feedback. He stated staff would remain available for private questions after adjournment.

6. ADJOURNMENT:

There being no further business, the public workshop was adjourned at 7:38 PM.



John H. Taylor, Jr.
Mayor

ATTEST:


Joanna Flores
City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]

CITY OF OPA-LOCKA
“The City of Bright Opportunities”

CITY COMMISSION WORKSHOP
Thursday, December 11, 2025
6:00 PM

1. CALL TO ORDER:

Mayor John H. Taylor, Jr. called the workshop to order at 6:07 PM on Thursday, December 11, 2025, at the Opa-locka Government Center Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Mayor John H. Taylor, Jr. Also in attendance were City Manager Sha'mecca Lawson, and City Clerk Joanna Flores. Commissioner Dr. Sherelean Bass arrived at 6:36 PM.

3. PRESENTATION BY CITY STAFF:

The workshop was conducted bilingually, with remarks delivered in English and translated into Spanish throughout.

Mayor Taylor explained that the purpose of the workshop was to review the City’s recreational vehicle ordinance, outline existing regulations, present proposed amendments, and receive resident feedback on changes developed in response to prior community input.

Commissioner Santiago stated that the workshop was intended to resolve outstanding concerns before the ordinance proceeded to formal readings.

Planning and Development Director Gregory Gay outlined the goals of the proposed amendments, including protecting neighborhood character, property values, public safety, and infrastructure. He reviewed the recreational vehicle types addressed by the ordinance. He explained that the amendments would allow one recreational vehicle on single-family (R-1) and duplex (R-2) properties, subject to conditions. The vehicle could not exceed thirty-five feet in length and would be required to park on an improved surface, remain visible, mounted on wheels, display current registration, and be registered annually with the City for a proposed \$50 fee. Owners would be required to submit a sworn affidavit confirming compliance and non-habitation.

Director Gay stated that recreational vehicles would be prohibited from use as living space and from connections to utilities. Only one recreational vehicle would be permitted per residential property, and recreational vehicles would remain prohibited in multifamily developments. Violations could result in code enforcement actions, including fines.

Director Gay reviewed enforcement procedures, stating that property owners would receive a warning period of approximately seven to thirty days, followed by fines for continued violations. Inspections would occur annually upon registration or in response to complaints or observed violations.

Mayor Taylor departed the workshop.

Commissioner Bass joined the dais at approximately 6:48 PM.

Commissioner Ervin raised concerns regarding cumulative fines and repeat offenders and asked whether payment options would be available. City Manager Lawson stated that violations would be addressed through code enforcement, with the opportunity to appear before a Special Magistrate. Commissioner Ervin requested a plan and process for repeat offenders.

Commissioner Santiago stated that the ordinance sought to balance property rights with neighborhood protections and acknowledged resident concerns regarding affidavits, inspections, fees, and utility restrictions.

Public comment was opened.

Haydel Neyra, 1060 Sultan Avenue, questioned why recreational vehicles would be permitted to park in front yards while boats were allowed greater flexibility. He stated that recreational vehicles were more visually intrusive when parked in front of homes and objected to the requirement for a sworn affidavit, stating that it pressured homeowners to self-incriminate. He opposed utility shutoffs as an enforcement tool and raised concerns regarding inspections and entry onto private property.

Luis Gálvez, 1206 Wilmington Street, stated concern regarding inspections of private property and described the home as a private space. Mr. Gálvez disputed claims that recreational vehicles reduced property values and stated that values in the area had increased. He expressed support for law and order but urged the City Commission to continue refining the ordinance prior to adoption.

Director Gay addressed questions regarding inspections and code compliance. He stated that recreational vehicle inspections would not occur routinely, but would take place annually upon registration or in response to verified complaints or observed violations. He explained that inspections would be conducted by the City's Code Compliance Division.

Code Compliance Supervisor Wilma Wilcox further clarified that an initial inspection would occur when a recreational vehicle was registered with the city. Additional inspections would occur only if a complaint was received or if code compliance officers observed a violation during routine patrols, including indications of occupancy or utility connections. Staff emphasized that inspections were complaint-driven or observation-based and not conducted on a recurring monthly basis.

Guillermina Gomez requested clarification regarding the maximum allowable recreational vehicle length. Ms. Gomez objected to paying a registration fee to park a recreational vehicle on private property and questioned whether similar fees existed elsewhere in Florida. She stated that the City faced broader challenges and urged the City Commission to consider the community's working- and middle-class character when regulating recreational vehicles.

Commissioner Bass disagreed with requiring an affidavit but supported inspections.

4. NEXT STEPS:


Commissioner Santiago stated that registration fees, affidavit language, inspection authority, emergency allowances, and utility restrictions would be refined before the first reading.

5. CLOSING REMARKS:

Commissioner Santiago thanked participants and announced that the first reading was scheduled for January 14, 2026.

6. ADJOURNMENT:

There being no further business to come before the City Commission, the workshop was adjourned at 7:47 PM.



John H. Taylor, Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]