

City of Cocoa Beach City Commission Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /
David Dickey, Director of Development
Services
Brian Palmer, Deputy Director of Development
Services

MEETING DATE

September 3, 2026

REQUESTED MOTION/ACTION

Adopt Ordinance 1719 on First Reading – AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING THE CITY’S REGULATIONS GOVERNING THE PARKING AND STORAGE OF VEHICLES, BOATS, UTILITY TRAILERS, RECREATIONAL VEHICLES, SPECIAL PURPOSE VEHICLES, AND SEMI-TRUCKS AND TRACTOR-TRAILERS; ESTABLISHING STANDARDS FOR PARKING AND STORAGE ON VACANT PARCELS, PUBLIC SIDEWALKS, RIGHTS-OF-WAY, AND PRIVATE PROPERTY; PROVIDING SEPARATE PARKING AND STORAGE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DISTRICTS; PROVIDING FOR VEHICLE SIZE, NUMBER, LOCATION, SCREENING, REGISTRATION, MAINTENANCE, AND TEMPORARY PARKING REQUIREMENTS; AMENDING RELATED PROVISIONS OF THE CITY CODE; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Staff Representative: David Dickey, Director Development Services

Recommendation: Adopt on First Reading

IS THIS ITEM BUDGETED (IF APPLICABLE)?

None

BACKGROUND:

Ordinance 1719 is proposed to amend the City of Cocoa Beach’s regulations governing the parking and storage of vehicles, boats, utility trailers, recreational vehicles, special purpose vehicles, and semi-trucks/tractor-trailers throughout the City. The purpose of the ordinance is to establish clearer and more consistent standards for the parking and storage of these vehicles on vacant parcels, public sidewalks, rights-of-way, and private property, while addressing differences between residential and commercial zoning districts. The ordinance establishes specific standards for number, size and location of vehicle parking in the city.

The Planning Board, at its August 17, 2026, meeting, unanimously approved Ordinance 1719.

ORDINANCE NO.1719

AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING THE CITY'S REGULATIONS GOVERNING THE PARKING AND STORAGE OF VEHICLES, BOATS, UTILITY TRAILERS, RECREATIONAL VEHICLES, SPECIAL PURPOSE VEHICLES, AND SEMI-TRUCKS AND TRACTOR-TRAILERS; ESTABLISHING STANDARDS FOR PARKING AND STORAGE ON VACANT PARCELS, PUBLIC SIDEWALKS, RIGHTS-OF-WAY, AND PRIVATE PROPERTY; PROVIDING SEPARATE PARKING AND STORAGE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DISTRICTS; PROVIDING FOR VEHICLE SIZE, NUMBER, LOCATION, SCREENING, REGISTRATION, MAINTENANCE, AND TEMPORARY PARKING REQUIREMENTS; AMENDING RELATED PROVISIONS OF THE CITY CODE; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City is authorized pursuant to its Charter and applicable provisions of Florida law to regulate the use of property within the City and to establish regulations governing the parking and storage of vehicles; and

WHEREAS, the City Commission finds that clear and consistent regulations governing the parking and storage of vehicles, boats, utility trailers, recreational vehicles, special purpose vehicles, and semi-trucks and tractor-trailers are necessary to promote the orderly use of public and private property, protect pedestrian and vehicular access, maintain traffic circulation and sight visibility, and promote the health, safety, and general welfare of the community; and

WHEREAS, the City Commission finds that reasonable standards addressing the number, size, location, screening, maintenance, registration, and temporary parking of such vehicles on vacant parcels, public sidewalks, rights-of-way, and residential and commercial properties will help protect neighboring properties and preserve the character and orderly appearance of the City; and

WHEREAS, the City Commission has determined that the amendments provided in Ordinance 1719 are in the best interests of the City and its residents and are appropriate to establish clear, comprehensive, and enforceable regulations concerning the parking and storage of vehicles within the City of Cocoa Beach.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. Findings. The City Commission of the City of Cocoa Beach finds that the above Whereas clauses are true and correct and constitute the legislative findings supporting this ordinance.

SECTION 2. Adoption by Reference; Exhibit "A". The City Commission hereby adopts and incorporates by reference the revised Chapter III, Article II amending Section 3-03, as set forth in Exhibit "A" attached hereto and made a part hereof. Exhibit "A" shall constitute the full and complete

text of Chapter III, Article II Section 3-03 as amended, including (without limitation) Section 3-03. Words underlined are additions.

SECTION 3. Codification; Direction to the Code Editor. The City's code editor is authorized to codify Exhibit "A" into the Code of Ordinances, to correct non-substantive formatting, capitalization, punctuation, and internal references, and to renumber/letter sections and parts as necessary to effectuate this ordinance, without altering the substantive meaning.

SECTION 4. Conflicts. All resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

SECTION 6. Scrivener's Errors. Clerical or scrivener's errors discovered during codification may be corrected by the City Manager, City Clerk, City Attorney or code editor without further action by the City Commission, provided such corrections do not alter the intent of this ordinance.

SECTION 7. Effective Date. This ordinance shall take effect immediately upon adoption. Adopted by the City Commission on this ____ day of _____, 2026.

Ayes: _____
Nays: _____
Absent or Abstaining: _____

Keith Capizzi

Mayor-Commissioner

ATTEST:

Karin Grooms, MPA, CMC

City Clerk

Section 3-03. Vehicle parking.

A. General.

1. Vehicles, including cars, trucks, semi-trucks or temporary structures, of any kind are not permitted to be parked or left unattended on vacant parcels.
2. Vehicles of any kind, including non-motorized vehicles, are not permitted to be parked on public sidewalks.
3. A Maximum of any one (1) boat, utility trailer, recreational vehicle or special purpose vehicle, under thirty-five (35) feet, shall be parked in the front yard of a property at any one time.
4. A Maximum of any one (1) boat, utility trailer, recreational vehicle or special purpose vehicle, under twenty-six (26) feet, shall be parked in the rear or side yard of a property at any one time.
5. No boats, utility trailers, recreational vehicles or special purpose vehicles, or any combination thereof, shall be parked in the Right of Way (ROW) for more than one (1) hour.
6. All boats, utility trailers, recreational vehicles or special purpose vehicles, or any combination thereof, shall have affixed thereto a currently valid license tag registered to the vehicle, shall be parked or stored with wheels and tires mounted, and shall be maintained in a movable condition.
7. The surface of the lot or parcel of land upon which or above which a boat, utility trailer, recreational vehicle or special purpose vehicle is parked shall be paved or shall be maintained in the same manner as the remainder of the lot or parcel of land and there shall not be permitted upon such surface a growth of weeds, undergrowth or lawn which exceeds the twelve (12) inches in height.

B. Vehicle parking in commercial districts.

1. On commercial properties a semi-truck or tractor trailer, as defined in section 1-20, shall be parked in a designated area that is separate from standard vehicle parking areas. Minimum off-street parking requirements shall be maintained at all times.
2. Overnight storage of a semi-truck or tractor trailer shall be behind a six-foot high opaque fence.

C. Vehicle parking in residential districts.

1. On residential properties the parking of a semi-truck or tractor trailer shall be restricted to loading and unloading activities, between the hours of 7:00 a.m. and 8:00 p.m. with no overnight parking of vehicles.
2. Unless restricted by other prohibitions, vehicles under ~~twenty-six (26)~~ thirty-five (35) feet in length are permitted to be parked on any private residential lot which contains a permitted principal structure.
3. The length of a vehicle shall include all accessories, such as hitches, masts, outboard motors, trailers, or any vehicle attached to the vehicle.
4. Any recreational vehicle, whether wheeled, motorized, or in an unassembled state, including trailers, boats and boat trailers separately or in combination, exceeding ~~twenty-six (26)~~ thirty-five (35) feet in length shall not be ~~permanently~~ parked, stored or located on private property in a residential zoning district unless parked in an enclosed garage, or as provided below:
 - a. The vehicle shall be parked on a driveway or other prepared surface, preferably a pervious surface. The surface of the lot or parcel of land upon which or above which a boat, utility trailer, recreational vehicle or special purpose vehicle is parked shall be paved or shall be maintained in the same manner as the remainder of the lot or parcel of land and there shall not be permitted upon such surface a growth of weeds, undergrowth or lawn which exceeds the twelve (12) inches in height.
 - b. The vehicle may be parked in the side or rear yard, under the following conditions:

- 1) The vehicle shall be setback at least two (2) feet from any abutting property line.
 - 2) If the vehicle is within ten (10) feet of an adjacent property, a six-foot high opaque fence or wall along the adjacent property line shall be provided.
- ~~c.~~ ~~The vehicle may be parked in the front yard, under the following conditions:~~
- ~~1) The vehicle shall be at least eight (8) feet from the front face of the curb or edge of the travel lane of the street.~~
 - ~~2) No portion of the vehicle shall extend over a pedestrian sidewalk or bike path.~~
- ~~d.c.~~ Vehicles shall not obstruct the sight visibility triangle at intersections, as detailed in section 3-07.
- ~~e.d.~~ Parked vehicles shall not be used as a residential dwelling, be connected to any public utilities, used for storage, or used as an office for business purposes.
- ~~f.e.~~ Vehicles must be operable with a current license tag and registration.
- ~~g.f.~~ Only one (1) vehicle exceeding ~~twenty-six (26)~~ thirty-five (35) feet in length may be parked on a property at any one (1) time.
5. Any vehicle which cannot comply with the parking regulations above, may be parked at the owner's property a maximum of ~~one (1)~~ two (2) days, ~~forty-eight (48) hours~~, per week for maintenance, loading, unloading and trip preparation.