



MEMORANDUM

DATE: September 15, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 23-2025, Amending the general Ordinances, Chapter 66, "Traffic and Vehicles," to update regulations related to parking and vehicles. (Legislative – Public Hearing) (Jessica Entwistle, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: At the direction of the City Commission, staff conducted a comprehensive update of Chapter 66, *Traffic and Vehicles*, to resolve enforcement challenges, reflect resident feedback, and align the Code with current best practices and State Statutes.

BACKGROUND: Chapter 66 of the City Code, governing traffic and vehicle regulations, was originally adopted in 1999 and has been periodically amended to address new concerns and land use changes. In response to direction from the City Commission, staff undertook a comprehensive review of the chapter to address enforcement challenges, incorporate resident feedback, and ensure alignment with current best practices and State Statutes.

The review was coordinated among the Department of Planning and Development Services, Code Enforcement and the City Attorney's Office. This process emphasized enforceability, public safety, and protection of neighborhood character, while respecting individual property rights.

DISCUSSION: The proposed amendments to Chapter 66 introduce targeted changes to improve clarity, enforceability, and alignment with State law, while balancing neighborhood preservation with reasonable flexibility for property owners. Key revisions address recreational vehicle storage limits, clarify parking location restrictions, refine commercial vehicle regulations, set clear standards for vehicle condition and habitation, strengthen towing and enforcement procedures, and update outdated definitions and references. Collectively, these changes aim to enhance public safety, reduce enforcement ambiguity, and reflect current best practices in municipal code administration. Key revisions include:

- **Recreational Vehicle Storage (Section 66-19):** Base limit of three recreational type vehicles (boats, trailers, RVs) in designated residential zones, with flexibility for larger lots at the Zoning Administrator's discretion.

- **Clarification of Parking Locations (Sections 66-8, 66-16, 66-20):** Clearer restrictions on parking in front yards, rights-of-way, and undeveloped parcels; aligns with site plan based parking standards.
- **Commercial Vehicle Restrictions (Section 66-18):** Limits size, type and location of commercial vehicle parking; prohibits vehicles over 10,000 lbs. GVWR or requiring a CDL on residential property unless acreage thresholds are met.
- **Revisions following 1st Reading:**
 - Modified Vehicles under 10,000 lbs GVWR: Vehicles modified with equipment or attachments (i.e. utility beds, cranes, lifts, tanks, racks) that increase dimensions, height, or functional weight may be regulated as if exceeding 10,000 lbs. GVWR.
 - ADA-Equipped Vehicle Exception: Vehicles over 10,000 lbs. specifically equipped for ADA accessibility (i.e. wheelchair lifts) may be parked or stored in residential or agricultural districts if necessary for residential or operational use, and do not count against vehicle storage maximums if reasonable necessary for or related to property use.
 - Verification Requirements: GVWR, CDL requirements, and registration status will be verified using the Florida DAVID system or manufacturer's compliance label.
 - Commercial Vehicles with Substantial Modifications: Vehicles under 10,000 lbs. GVWR that have substantial equipment or attachments are subject to the same restrictions as vehicles exceeding 10,000 lbs. GVWR, except ADA equipped vehicles over 10,000 lbs. required for operational or service purposes. Vehicles under 10,000 lbs. GVWR with modifications that increase functional weight, size, or commercial impact remain subject to standard restrictions.
- **Vehicle Condition and Use Restrictions:** Requires vehicles stored on residential lots to be operable, licensed, and not used for habitation except under narrow medical necessity exceptions for RVS.
- **Towing and Enforcement (Section 66-21 et seq.):** Expands Code Compliance and law enforcement towing authority for abandoned, obstructive, or noncompliant vehicles, establishes clear notice and procedure requirements.
- **General Code Refinements:** Updates definitions, removes outdated references, streamlines language, and aligns provisions with Florida Statutes Chapter 316 and 318.

These amendments modernize the City's vehicle and parking regulations, eliminate ambiguities that have hindered enforcement, and provide flexible, context sensitive provisions for diverse residential lot sizes. They also strengthen the City's ability to address safety hazards and nuisances, and reflect community input gathered through Code Compliance cases and resident feedback.

The changes are consistent with the City's Comprehensive Plan goals related to neighborhood preservation, public safety, and orderly development.

FIRST READING: The City Commission voted 6 to 1 to approve Ordinance No. 23-2025 at first reading.

RECOMMENDATION: Staff recommends approval of Ordinance No. 23-2025.

ATTACHMENTS:

- Chapter 66 Redline
- Ordinance No 23-2025 with Chapter 66 with no redline.