

CITY OF OPA-LOCKA

The City of Bright Opportunities



WORKSHOP RECREATIONAL VEHICLE ORDINANCE Agenda

**Thursday, December 11, 2025
6:00 PM**

*Commission Chambers
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*

City Commission

**Mayor John H. Taylor Jr.
Vice Mayor Joseph L. Kelley
Commissioner Dr. Sherelean Bass
Commissioner Natasha L. Ervin
Commissioner Luis B. Santiago**

Appointed Officials

**City Manager Sha'mecaa Lawson
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC**

SPEAKING BEFORE THE CITY COMMISSION

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. City of Opa-locka Code of Ordinances Section 2-57

DECORUM POLICY

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. City of Opa-locka Code of Ordinances Section 2-58

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105

"If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

City Commission Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

To participate virtually, please register by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
WORKSHOP
RECREATIONAL VEHICLE ORDINANCE
December 11, 2025
6:00 PM

1. WELCOME AND OPENING REMARKS:

2. PRESENTATION BY CITY STAFF:

Summary of existing regulations related to Recreational Vehicles / Proposed Changes

3. PUBLIC ENGAGEMENT:

Open floor for residents' comments, concerns and feedback
(please limit to 3 minutes)

4. NEXT STEPS:

5. CLOSING REMARKS:

6. ADJOURNMENT:

For further information, please contact the Office of the City Clerk by telephone at (305) 953-2800 or email jflores@opalockafl.gov.

CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



PCD STAFF

December 11, 2025



Purpose and Intent

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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

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- ❖ 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

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- ❖ 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

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- ❖ 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

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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

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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

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Support and Opposition

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- 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

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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 **finances, penalties, or enforcement actions** as prescribed in the municipal code.



Amend Ordinance 2024-11

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“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

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“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

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□ 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

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- 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.



Amend Ordinance 2024-11

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The following conditions are required: Review

□ Amendment to permit RV parking in R-1 & R-2 Dist.:

1. A recreational vehicle **not exceeding 30 feet in length** may be parked in a **side yard** on an improved driveway, 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 wheels.
3. All recreational vehicles must display **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 provisions outlined in **Subsection (d)**.

□ Occupancy Prohibition & Utility Restrictions

5. Recreational vehicles parked on residential property **shall not** be used for 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 **finances, penalties, or enforcement actions** as prescribed in the municipal code.



Amend Ordinance 2024-11

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□ **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**.

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Amend Ordinance 2024-11

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Recreational Vehicles

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CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



December 11, 2025