

Legislation Text

File #: 24-371, **Version:** 2

P.H. 2024-43: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.4303., "STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES," BY MODIFYING REQUIREMENTS FOR STORED MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS OR TRAILERS ON RESIDENTIAL PROPERTY AND PROVIDING FOR EXEMPTION; BY AMENDING SECTION 155.5102., "OFF-STREET PARKING AND LOADING," TO PROVIDE APPROVAL OF SURFACING MATERIALS FOR OFF-STREET PARKING AND LOADING AREAS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: MAY 28, 2024

(Staff Contact: Max Wemyss/David Recor)

Summary Explanation/Background:

Residential properties are permitted to park and store recreational vehicles with specific standards. Generally, the RV is permitted on a lot as accessory to a single-family home and must be of a limited size and in a generally screened location if exceeding a certain size - to the side or rear of the home. Additionally, vehicles must be stored in working order. The intent of this standard is to allow for the storage, light maintenance, and preparation for use off-site.

The City has seen an influx of recreational vehicles (travel trailers and motor homes) stored on residential zoned properties in violation of various City code requirements. In many cases the RV is being used as accessory dwelling to single family homes which is strictly prohibited. The City has received an overwhelming number of complaints from neighbors throughout the city who are extremely upset over the surge in the RV's and are requesting more stringent prohibitions. In addition to violations, there is a noticeable increase in services to include water, sewer, garbage collection, emergency response, and complaints requiring assistance from law enforcement and the code compliance department.

The Code Compliance Division and the City Attorney's Office have identified challenges to enforcing this code section and in ensuring that the use is storage and in fact not an accessory dwelling.

The proposed code amendment has been prepared by the City Attorney's Office to correct this enforcement challenge and is provided as a backup attachment. Also provided is supportive photographic evidence.

Origin of request for this action: Development Services / Code Compliance

Fiscal impact and source of funding: n/a

