

**CITY OF MIRAMAR  
PROPOSED CITY COMMISSION AGENDA ITEM**

**First Reading Date:** April 22, 2026

**Second Reading Date:** June 3, 2026

**Presenter's Name and Title:** Ricardo Collings, Commander, on behalf of the Miramar Police Department

**Prepared By:** Ricardo Collings, Commander, on behalf of the Miramar Police Department

**Temp. Ord. Number:** 1867

**Item Description:** SECOND READING OF TEMP. ORD. #O1867 AMENDING THE MIRAMAR CODE OF ORDINANCES BY AMENDING PORTIONS OF CHAPTER 20, ENTITLED "TRAFFIC AND MOTOR VEHICLES," ARTICLE III, PARKING REGULATIONS, SECTION 20-46, DEFINITIONS; AMENDING SECTION 20-49(C), PARKING RESTRICTIONS, RESIDENTIAL ZONED PROPERTIES/ZONING DISTRICTS; AMENDING SECTION 20-52(B), ENFORCEMENT; AMENDING SECTION 20-53(E)(2), ORDERS; PROVIDING FOR SEVERABILITY AND INTERPRETATION; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Passed First Reading on 04/22/26) (Sponsored by Commissioner Yvette Colbourne) (Police Commander Ricardo Collings)*

Consent  Resolution  Ordinance  Quasi-Judicial  Public Hearing

**Instructions for the Office of the City Clerk: None**

**Public Notice** – As required by the Sec. \_\_\_\_ of the City Code and/or Sec. \_\_\_\_, Florida Statutes, public notice for this item was provided as follows: on \_\_\_\_ in a \_\_\_\_ ad in the \_\_\_\_; by the posting the property on \_\_\_\_ and/or by sending mailed notice to property owners within \_\_\_\_ feet of the property on \_\_\_\_ (fill in all that apply)

**Special Voting Requirement** – As required by Sec. \_\_\_\_, of the City Code and/or Sec. \_\_\_\_, Florida Statutes, approval of this item requires a \_\_\_\_ (unanimous, 4/5ths etc.) vote by the City Commission.

**Fiscal Impact:** Yes  No

**Exempt from Business Impact Estimate:** Yes  No

**REMARKS:** N/A

**Content:**

- Agenda Item Memo from the City Manager to City Commission
- Ordinance TO1867

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Miramar's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: There is no Business Impact.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Miramar is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City of Miramar is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation; and
- The proposed ordinance relates to the issuance or refinancing of debt; and
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget; and
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government; and
- The proposed ordinance is an emergency ordinance; and
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits; and
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts; and
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Miramar hereby publishes the following information:

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of public purpose, such as serving the public health, safety, morals and welfare):

**This item is being prepared on behalf of Commissioner Yvette Colbourne to address the increasing number of recreational vehicles (RVs) within the community. This amendment serves to better regulate the authorized use of residential property in accordance with the City's zoning guidelines and promote safer living conditions for tenants and/or transient visitors to the City of Miramar. In summary, this regulation will allow for more accountability and adherence to the rental code and the proper property usage decorum.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Miramar, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Miramar's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **There is no impact on businesses.**

4. Additional information the governing body deems useful (if any):

*[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Miramar staff solicited comments from businesses in the City of Miramar as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City of Miramar's website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].*

**Two other cities adopted similar RV code amendments and reported greater compliance with the law among residents.**

Hialeah and Miami Gardens



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** Dr. Roy L. Virgin, City Manager

A handwritten signature in blue ink, appearing to read "R. Virgin", is written over the name of the City Manager.

**BY:** Delrish Moss, Chief of Police

**DATE:** June 2, 2026

**RE:** SECOND READING of Temp. Ord. #O1867 amending the Miramar Code of Ordinances by amending portions of Chapter 20, entitled "Traffic and Motor Vehicles," Article III, Parking Regulations, Section 20-46, Definitions; amending Section 20-49(c), Parking Restrictions, Residential Zoned Properties/Zoning Districts; amending Section 20-52(b), Enforcement; amending Section 20-53(e)(2), Orders; providing for severability and interpretation; providing for inclusion in the code; providing that officials are authorized to take action; providing for codification; and providing for an effective date

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**RECOMMENDATION:** The City Manager recommends approval of Temporary Order No 1867 accepting and adopting the amendments to the City Code of Ordinances Chapter 20, Article III, amending Section 20-49(c) Parking Restrictions, 20-52(b) Enforcement and Section 20-53e(2) Orders; providing for severability and interpretation; providing for inclusion in the code; providing that officials are authorized to take action; providing for codification; and providing for an effective date.

**ISSUE:** City Commission approval is required to amend the City Code to reflect updated terminologies and methodologies for the City's Code of Ordinances.

**BACKGROUND:** This item is being prepared on behalf of Commissioner Yvette Colbourne to address the increasing number of recreational vehicles (RVs) within the community. The amendment provides for changes deemed necessary to the City's Code of Ordinances based on changing dynamics within the residential districts of the City. The amendment also provides for a registration process to be added to the Code which aligns best practice across the County and bordering jurisdictions.

**DISCUSSION:** Chapter 20 of the City's Code outlines the parameters related to the parking of Recreational Vehicles (RV's). The existing Code guidelines are being circumvented and misused in circumstances where such vehicles are being used as rental housing. This is causing a strain on utilities, usage, parking capacities and an increase in the calls for services to some of these properties due to the unaccounted increase in personnel to these single-family homes. This amendment serves to correct this imbalance and provide a more equitable account of rental space and bring these properties in alignment with the City's zoning requirements.

**ANALYSIS:** The proposed amendment will provide additional safety measures, the ability to inspect and regulate unauthorized additions, and better deter the deterioration of communities within the City.

- A standard \$300 fine will be imposed for breaches of Section 20-48(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 the City with an affidavit indicating the recreational vehicle shall not be offered for occupancy as described in this section.
- 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.
- Failure to provide access for an on-site inspection, upon reasonable notice, is a violation of this section.

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**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, AMENDING THE MIRAMAR CODE OF ORDINANCES BY AMENDING PORTIONS OF CHAPTER 20, ENTITLED "TRAFFIC AND MOTOR VEHICLES," ARTICLE III, PARKING REGULATIONS, SECTION 20-46, DEFINITIONS; AMENDING SECTION 20-49(c), PARKING RESTRICTIONS, RESIDENTIAL ZONED PROPERTIES/ZONING DISTRICTS; AMENDING SECTION 20-52(b), ENFORCEMENT; AMENDING SECTION 20-53(e)(2), ORDERS; PROVIDING FOR SEVERABILITY AND INTERPRETATION; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING THAT OFFICIALS ARE AUTHORIZED TO TAKE ACTION; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Commissioner Yvette Colbourne sponsored this Code amendment to address the illegal use of recreational vehicles ("RVs") as rental housing in the City of Miramar; and

**WHEREAS**, this ordinance shall strictly regulate RVs on residential properties to prevent overcrowding and illegal subletting; and

**WHEREAS**, this ordinance shall require that City residents are limited to a single RV, which cannot be used for housing, and it must be registered with the City; and

**WHEREAS**, this ordinance shall provide proper zoning regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper of its government; and

**WHEREAS**, the specific purpose and intent of this ordinance is to provide practical regulations for more effective code enforcement and provide a proper and dedicated area for the parking of recreational vehicles; and

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**WHEREAS**, words with single underline shall constitute additions to the original text and ~~strike through~~ text shall constitute deletions to the original text. Asterisks indicated omitted an unchanged material.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission City of Miramar Florida that Chapter 20, Traffic and Motor Vehicles of the City of Miramar Code of Ordinances are hereby amended and adopted as follows:

**Section 1.** That the foregoing "**WHEREAS**" clauses are hereby adopted as legislative findings of the City of Miramar Commission and are hereby ratified and confirmed as being true and correct and are made a specific part of this Ordinance upon adoption.

**Section 2.** Chapter 20, Article III. Parking Regulations, Section 20-46, Definitions, are amended as follows:

**Sec. 20-46. Definitions.**

\* \*

~~*Boat or vessel. Any contrivance designed to be propelled through the water.*~~ *Boat or vessel* is synonymous with the word boat as referenced in § (b), Art. VII of the State of Florida Constitution and includes every description of watercraft, barge, and airboat, used or capable of being used as means of transportation on water. This definition shall not include the term "Personal watercraft" such as a "Jet Ski," as defined in section 327.02 Florida Statutes.

\* \*

*Commercial motor vehicle.* Any self-propelled or towed vehicle used on the public highways in commerce to transport passengers or cargo, if such vehicle:

- (a) Has a gross vehicle weight rating of ten thousand (10,000) pounds or more; and
- (b) Is designed to transport more than fifteen (15) passengers, including the driver; or
- (c) Is used in the transportation of materials found to be hazardous for the purposes of the Hazardous Materials Transportation Act, as amended (49 U.S.C.ss.1801 et seq.) or
- (d) Is used for commercial purposes and is so marked.

A commercial vehicle may also include a vehicle used for transporting people for compensation. Recreational vehicles are not considered commercial vehicles for purposes of this section.

\* \*

Recreational vehicle. Any vehicle or portable structure designed primarily to provide temporary living quarters for recreation, camping or travel use; either a vehicular structure mounted on wheels, self-powered or designed to be pulled by another vehicle or a structure designed to be mounted upon and carried by another vehicle. Recreational vehicle means a recreational vehicle-type unit, as particularly described in section 320.01(1)(b) of the Florida Statutes, primarily designed as temporary living quarters which either has its own motive power or is mounted on or drawn by another vehicle, or any other mobile item using wheels and being operated on the roads located within the City, which is used to transport persons or property and its propelled by power other than muscular power; provided, however, the term "vehicle" does not include mopeds, traction engines, road rollers or vehicles which run only upon a track.

**Section 3.** Chapter 20, Article III. Parking Regulations, Section 20-49, Parking restrictions, residential zoned properties/zoning districts, are amended as follows:

**Sec. 20-49. Parking restrictions, residential zoned properties/zoning districts.**

(a) *Inoperable or derelict vehicles.* The parking of inoperable or derelict vehicles is prohibited, and such inoperable or derelict vehicles are subject to towing pursuant to section 20-51 of this Code.

(b) *Commercial motor vehicles.* It shall be a violation for any person to stop, stand, or park any commercial motor vehicle upon properties, streets, swales, alleys, or parkways of the city in residential zoned areas except under the following circumstances:

(1) In the performance of bona fide pick-ups to or deliveries from the residence not to exceed two (2) hours in duration.

(2) On property where construction or repairs is are underway, for which a current and valid permit or license has been issued, as to those vehicles actively engaged in such activities.

(3) Standard pickup and panel trucks having a capacity of not more than one (1) ton.

(4) Any vehicle that is parked entirely inside a garage or is parked in a carport where no part of the vehicle extends outside the roofline of such carport.

(c) Parking of recreational vehicles on property zoned residential. ~~Recreation and special service vehicles.~~ No more than one (1) trailer, one (1) recreational vehicle or one (1) boat shall be parked or stored on residential property unless

~~such others are within a completely enclosed roofed and walled permanent structure.~~

\* \*

**Sec. 20-49. Parking restrictions, residential zoned properties/zoning districts.**

(a) *Inoperable or derelict vehicles.* The parking of inoperable or derelict vehicles is prohibited and such inoperable or derelict vehicles are subject to towing pursuant to section 20-51 of this Code.

(b) *Commercial motor vehicles.* It shall be a violation for any person to stop, stand, or park any commercial motor vehicle upon properties, streets, swales, alleys, or parkways of the city in residential zoned areas except under the following circumstances:

- (1) In the performance of bona fide pick-ups to or deliveries from the residence not to exceed two (2) hours in duration.
- (2) On property where construction or repairs is underway, for which a current and valid permit or license has been issued, as to those vehicles actively engaged in such activities.
- (3) Standard pickup and panel trucks having a capacity of not more than one (1) ton.
- (4) Any vehicle that is parked entirely inside a garage or is parked in a carport where no part of the vehicle extends outside the roofline of such carport.

(c) Parking of recreational vehicles on property zoned residential. ~~Recreation and special service vehicles.~~ No more than one (1) trailer, one (1) recreational vehicle or one (1) boat shall be parked or stored on residential property unless such others are within a completely enclosed roofed and walled permanent structure.

- (1) A recreational vehicle not exceeding thirty-three (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 than three feet from the side property lines.
- (2) A recreational vehicle not exceeding twenty four (24) feet in length is 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 three (3) feet from the front or side property lines and is parked perpendicular to the right of way on an improved driveway.

- (3) 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 the City with an affidavit indicating the recreational vehicle shall not be offered for occupancy as described in this section.
- (4) A recreational vehicle, while parked on property zoned residential shall not be offered for occupancy or use by 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 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.
- (5) 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. Failure to provide access for an on-site inspection, upon reasonable notice, is a violation of this section.
- (6) No property owner shall park, or allow to be parked, more than one recreational vehicle on a property zoned residential.
- (7) A recreational vehicle parked on the property shall be registered to the property owner or tenant with a current valid written lease or rental agreement. If the recreational vehicle it owned by a close related relative (for purposes of this section, brother, sister, son, daughter, father, or mother) or registered property owner, the City may allow the recreational vehicle to be parked on the property provided that the registered owner of the recreational vehicle is registered with the City.
- (8) Recreational vehicles shall not be connected to water and/or sewer lines except for the purposes of a "flush out" of the recreational vehicle not exceeding 30 minutes in duration. 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.

\* \*

**Section 4.** Chapter 20, Article III. Parking Regulations, Section 20-52(b), Enforcement, are amended as follows:

\* \*

- (b) *Fines.* Any person found by a law enforcement or code enforcement officer to be in violation of this section shall be assessed, and pay a fine based on the following schedule in the manner provided for the ticket:

Violations of section 20-48(a) Parking in areas designated for disabled persons \$250.00

Violations of section 20-48(e) Parking near Fire Hydrant \$100.00

Violations of section 20-48(f) Fire Lane or Fire Zone \$100.00

Violations of section 20-49(c) Parking of recreational vehicles on property zoned residential \$300.00

All other violations \$30.00

**Section 4.** Chapter 20, Article III. Parking Regulations, Section 20-53(e)(2), Orders of the hearing officer are amended as follows:

\* \*

- (2) After a hearing or consideration of mailed-in admissible evidence, the hearing officer shall make a determination based on the greater weight of the evidence as to whether a parking violation has been committed and shall issue an order imposing a penalty not to exceed two hundred fifty dollars (\$250.00) for violations of disabled parking ordinances , \$500 for Violations of section 20-49(c) Parking of recreational vehicles on property zoned residential \$300.00, and one hundred dollars (\$100.00) for violations of all other City of Miramar parking ordinances. The hearing officer may, in his/her discretion, grant additional time to pay the civil penalty amount. All orders shall be signed in writing ~~signed~~ and dated by the hearing officer and shall contain findings of fact supporting the order and conclusion of the law.

\* \*

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**Section 5. REPEALER.** That all sections or parts of sections of the City Code, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 6. SEVERABILITY.** That should any section or provision of this Ordinance, or any paragraph, section or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or part hereof, other than the part declared to be invalid.

**Section 7. INCLUSION IN THE CODE.** That it is the intention of the City Commission of the City of Miramar that the provisions of this Ordinance shall become and be made part of the Code of the City of Miramar, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

**Section 8. EFFECTIVE DATE.** That this Ordinance shall take effect immediately upon adoption on second reading.

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**PASSED FIRST READING:** \_\_\_\_\_ **April 22, 2026** \_\_\_\_\_

**PASSED AND ADOPTED ON SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Carson "Eddy" Edwards

ATTEST:

\_\_\_\_\_  
City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved  
this ORDINANCE as to form:

\_\_\_\_\_  
City Attorney,  
Austin Pamies Norris Weeks Powell, PLLC

<b><u>Requested by Comm. Colbourne</u></b>	<b><u>Voted</u></b>
Commissioner Maxwell B. Chambers	_____
Commissioner Avril Cherasard	_____
Commissioner Yvette Colbourne	_____
Vice Mayor Carson "Eddy" Edwards	_____
Mayor Wayne M. Messam	_____