

Exhibit B as presented at workshop Chapter 25, Section 25-19 ULDC	Description of Commission directed amendments Commission amendments in red Staff notes in blue	New Chapter 59, Property Standards Section 59-16 Reference	Staff recommended changes Changes in wording are highlighted in yellow. Staff notes, and additional recommendations are in blue.
Section 25-19. A. DEFINITIONS	<ul style="list-style-type: none"> • Clarify definition of stacked parking • Define principal structure as proposed by staff – a building or structure carrying out the primary use of the lot or parcel • Define side yard, rear yard – remain as written • Boat – Mayor Carusone’s proposed definition – “a vessel or watercraft used or which is capable of being used as a means of transportation on waters excluding paddleboats, canoes, kayaks, floats, jet skis and rafts” • Bus – change “11” to “16” • Improved surface – add “wood chippings, shell” before the “or”, add a comma between gravel and asphalt. • Motor vehicle and Vehicle – (FS 316.003(40) and (97)) – keep “pickup truck” in definition, remove “race car” from definition of motor vehicle • Pickup truck – remove weight • Race car – keep as is • Truck – change definition to read “A vehicle with an empty vehicle weight of 16,000 pounds or more, excluding recreational vehicles.” [staff to check what vehicles fall within that weight.] • Semitrailer – adding “class 7 and above, but excluding recreational vehicles” • Truck tractor – adding “class 7 and above, but excluding recreational vehicles” 	Section 59-16 (a) Definitions	<p>Sec. 59-16 (a) (1) <i>Boat</i>. A vessel or watercraft used, or which is capable of being used, as a means of transportation on water(s). This definition excludes paddleboats, canoes, kayaks, floats, jet skis, and rafts.</p> <p><i>Staff recommendation to add after the word “rafts”, “and similar personal recreational devices” and remove the word “and” before rafts and replace with a comma.</i></p> <p>Sec. 59-16 (a) (4) <i>Grouped parking</i>. Parked vehicles, grouped together in an organized manner, facing the same direction.</p> <p><i>City Attorney Memorandum Page 2, Paragraph #1 - It is recommended that the term “stacked Parking” be changed to “Grouped Parking. Stacked parking has a specific use and meaning within city planning; grouped parking better describes the type of parking being defined.</i></p> <p>Sec. 59-16 (a) (5) <i>Improved surface</i>. Driveway, gravel, asphalt, concrete, pavers, wood chippings, shell, or other installed or placed surface.</p> <p>Sec. 59-16 (a)(6) <i>Motor vehicle</i>. A device or conveyance designed for transporting ten or fewer persons upon public streets; such as an automobile, car, pickup truck, van, sport utility vehicle (SUV), motorcycle, or other conveyance as further defined in Sections 316.003 and 320.01, Florida Statutes.</p> <p><i>City Attorney Memorandum page 2, Paragraph #2</i> Section (a)(6) – The inclusion of the language “a device or conveyance” in the definition of “Motor Vehicle” expands the definition very broadly. It could possibly include things beyond what is intended. Wherever Florida Statutes defines a term, it is recommended to mirror that definition as closely as possible. The following two sections of Florida Statutes provide definitions for motor vehicle:</p> <p><i>Section 316.003(40), defines a Motor Vehicle as “a self-propelled vehicle not operated upon rails or guideway, but not including any bicycle, motorized scooter, electric personal assistive mobility device, personal delivery device, swamp buggy, or moped.”</i></p> <p><i>Section 320.01(1), defines a Motor Vehicle as:</i></p> <p>(a) an automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, personal delivery devices as defined in s. 316.003, special mobile equipment as defined in s. 316.003, vehicles that run only upon a track, bicycles, swamp buggies, or mopeds.</p> <p>(b) A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.</p> <p><i>It is recommended that the definition in the Ordinance more closely reflect the language in Florida Statute. At a minimum, the Ordinance definition should include a reference to the statutory definitions.</i></p>

			<p>Sec. 59-16 (a) (7) <i>Pickup truck</i>. A motor vehicle with an enclosed cab and either an open back or a cargo unit.</p> <p>Sec. 59-16 (a) (8) <i>Principal structure</i>. A building or structure carrying out the primary use of the lot or parcel</p> <p>Sec. 59-16(a) (9) <i>Race car</i>. A motor vehicle maintained for the express purpose of speed competition.</p> <p>City Attorney memorandum page 2 paragraph 3 - The term "Race Car" is not used anywhere in the Ordinance. It is recommended that this definition be deleted.</p> <p>Sec. 59-16 (a) (10) <i>Recreational vehicle (RV)</i>. A recreational-vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, and as further defined by Section 320.01(1)(b), Florida Statutes.</p> <p>Sec. 59-16 (a) (11) <i>Residential lot</i>. A residentially-zoned lot upon which a single-family residence or duplex is built. Residential lot was referenced, but not defined. Staff is recommending adding the definition for residential lot.</p> <p>Sec. 59-16 (a) (12) <i>Semitrailer</i>. A vehicle without motive power designed to be coupled to or drawn by a truck tractor and constructed so that some part of its weight and that of its load rests upon or is carried by the truck tractor. This definition includes any vehicle with a minimum empty vehicle weight of 26,001 pounds or more, excluding recreational vehicles. Class 7 vehicle is not defined. The only reference was the table provided at the workshop on January 4, 2018 identifying classes of vehicles and weights. The table identified class 7 vehicles as vehicles 26,001 lbs. and over.</p> <p>In addition, the definition of "Semitrailer" sets the minimum empty vehicle weight of this type of vehicle at "26,001 pounds and over." By setting the vehicle weight at this level, this section of the Code will be in conflict with section 74-51, which provides the following:</p> <p>It shall be unlawful for any person to operate any vehicle on any city roadway when the maximum gross weight imposed on the city roadway exceeds 12,000 pounds nor on any city roadway where the weight of the vehicle permitted on such roadway is limited by sign, except for the purpose of making delivery or picking up a load, in which case such vehicle may be driven on such roadway for not more than the minimum distance necessary for that purpose. Maximum gross weight shall be verified by the police officer by means of a bill of lading in the possession of the driver of subject truck. (emphasis added.)</p> <p>The maximum weight permitted on most City roads, unless otherwise posted, is 12,000 pounds maximum gross weight. The existing local residential roadways are not built to withstand repetitive vehicle traffic with a maximum gross weight exceeding 12,000 pounds. The proposed language would allow vehicles exceeding this limit to utilize residential roadways in a repetitive nature, which could potentially degrade the roadway at an accelerated rate.</p> <p>Sec. 59-16(a) (13) <i>Storage</i>. A vehicle or boat shall be deemed as "stored" when the vehicle or boat has not been moved in five consecutive days.</p> <p>City Attorney directed to clean up language to state that a vehicle shall be deemed to be stored when it has not been moved for 5 days. The City Attorney defined "Storage" and it is now located under definitions.</p>
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Section 25-19.B	<ul style="list-style-type: none"> • Motor vehicles, recreational vehicles, buses, trucks, truck tractors, boats and trailers, may be parked on a residential lot provided that said lot or lots have a principal structure. • No consensus to Add “on an improved surface” after “residential lot” • Remove “bus” and “trucks” 	Sec. 59-16 (b)	<p>Sec. 59-16 (b) Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, truck tractors, boats, and trailers may be parked or stored on a residential lot only if said lot has a principal structure. Added descriptive title.</p> <p>City Attorney notes, please refer to City Attorney memorandum Page 4, paragraph #8 the following: “Section (b) – The proposed language of the Ordinance allows a vehicle in excess of 12,000 pounds to be parked on a residential lot. The Division of Public Works has indicated that this may cause serious damage to the storm water drainage swales.</p>
Sec. 25-19 B.	<ul style="list-style-type: none"> • Put back in the old Section 25-19. I – change “semitruck” to “truck tractors”, add “trucks” and “buses”; eliminate the neighbor approval portion; add 80% opacity as defined in H; delete second sentence. Limit to 1 of any of these 3 (i.e., 1 vehicle only, regardless of type) <p>The old section 25-19. I. refers to the existing ULDC Chapter 25-19. I - the reference is shown below:</p> <p>I. When three (3) or more lots are combined (interior lot lines eliminated), a semi-truck cab may be parked on the property, provided that the buffering and neighbor approval in Sec. 25-19(H) above shall apply. In addition, the semi-truck cab shall not be parked in the rear-side setback areas or on the front yard. Only one (1) semi-truck cab may be parked on the property. [Amended 10-28-2004 by Ord. 04-45; amended 1-30-2012 by Ord. No. 2011-32]</p>	Sec. 59-16 (b) (1)	<p>Sec. 59-16 (b) (1) When three or more abutting residential lots which are directly touching and have common parcel boundaries are administratively combined by the Sarasota County Property Appraiser, one bus, one truck, or one truck tractor may be parked or stored on the property, provided that the bus, truck, or truck tractor is not visible from, or is buffered so as to be at least eighty percent (80%) opaque from, the adjacent residential lots and any right-of-way. Residential lots located across a public right-of-way shall not be considered abutting.</p> <p>Although lots are combined by the property appraiser for taxing purposes only, the interior lot lines are not automatically eliminated. The property appraiser assigns a new parcel identification number to include those lots being combined. The legal description still identifies them as separate lots under one parcel identification number. The property appraiser does not “legally” combine lots to eliminate lot lines or easements.</p> <p>City Attorney memorandum Page 4 paragraph #9. Section (b)(1) – When lots are “combined,” the process is accomplished as an administrative action for accounting purposes through the property appraiser. If the City’s codes allow it, it also may be for issuance of building permits. The combining of lots does not legally alter the lot lines; they are still two distinct parcels. It is recommended that the Ordinance be modified to read: “administratively combined by the Sarasota County Property Appraiser.”</p> <p>However, if “combined” refers to the legal merging of lots, which does legally modify the lot lines, it is recommend that the language be changed to: “consolidated by legal instrument on file in the official records of the Sarasota County Clerk of the Circuit Court.”</p> <p>City Attorney notes regarding Sec. 59-16 (b)(1) “The requirement of “at least 80% opaque” will be difficult to enforce due to its subjective nature. Something easier to understand may be better. For example: more than half, 100%, or everything but the tires, etc.” Please refer to page 4 paragraph #10 of the City Attorney memorandum.</p>
Sec. 25-19 B.	<ul style="list-style-type: none"> • Allow unregistered and unlicensed vehicles if covered by tarp This is new language to be added 	Sec. 59-16 (b)(3)	<p>Sec. 59-16 (b) (3) An unregistered and/or unlicensed vehicle may be parked on a residential lot, provided that the vehicle is covered by a non-transparent tarp or is buffered.</p>

<p>Section 25-19.C</p>	<ul style="list-style-type: none"> No more than a combined total of six (6) motor vehicles, recreational vehicles, trucks, boats and trailers may be parked in the front yard. Under 7000 sq. feet gets 6; from 7000-20,000 gets 8; anything over 20,000 sq. ft. not limited -- these numbers are for any type of vehicle -- these numerical categories will depend on the size of the NP standard lot [staff to find that number] Staff has found the standard square foot of a single-family lot in the Residential Single-Family Zoning District (RSF-2) is approximately an average of 10,739.55 square feet with a range from 4,419 square feet to 19,860 square feet. These numbers apply to the side/rear/front yards Improved surfaces required only for larger vehicles (RVs, trailers, boats) in front yard (no such requirement in rear/side) Old Sections B, C, D will be combined – Old section C removed. Old Section B and D combined in new Section 59-16 (b) 	<p>Sec. 25-19 C. removed in conflict with 59-16 (b) (2)</p> <p>Sec. 59-16 (b)(2) see text and table in new section</p> <p>Sec.59-16 (b)(2)</p> <p>Sec. 59-16(b)(4)</p>	<p>Section 59-16 (b)(2) does not limit the number of vehicles in the front yard only the number of vehicles allowed to be parked.</p> <p>Sec. 59-16 (b) (2) The following number of vehicles and/or boats shall be permitted to be parked in the front, side, or rear yards of a residential lot based on lot size:</p> <table border="1" data-bbox="1774 429 2632 677"> <thead> <tr> <th>Lot size</th> <th>Maximum number of vehicles*</th> </tr> </thead> <tbody> <tr> <td>Under 7,000 square feet</td> <td>6</td> </tr> <tr> <td>7,000 to 20,000 square feet</td> <td>8</td> </tr> <tr> <td>Over 20,000 square feet</td> <td>Unlimited</td> </tr> </tbody> </table> <p>Sec. 59-16 (b) (4) Recreational vehicles, trailers, and boats parked in the front yard of a residential lot must be completely resting upon an improved surface.</p>	Lot size	Maximum number of vehicles*	Under 7,000 square feet	6	7,000 to 20,000 square feet	8	Over 20,000 square feet	Unlimited
Lot size	Maximum number of vehicles*										
Under 7,000 square feet	6										
7,000 to 20,000 square feet	8										
Over 20,000 square feet	Unlimited										
<p>Sec. 25-19. D</p>	<p>Motor vehicles, recreational vehicles, trucks, boats and trailers may be parked in the side or rear yards, provided that the side and rear setback requirements are met.</p>	<p>Sec. 59-16 (b)(5)</p>	<p>Moved to Sec. 59-16 (b)(5) Motor vehicles, recreational vehicles, trucks, boats, and trailers may be parked on the side or rear yard, provided that the side or rear setback requirements are met for the area where the item is parked. City Attorney added for additional clarification. Staff has question on whether it meant to say easement instead of setback.</p>								
<p>Sec. 25-19. E</p>	<ul style="list-style-type: none"> Include prohibition of painting, but allow in 20,000+ sq. ft. Change “front yard” to “parcel” 	<p>Sec. 59-16 (c)</p>	<p>Sec. 59-16(c) <i>Vehicle repair, maintenance, disassembly.</i> Ordinary vehicle maintenance and repair is permitted, provided that visible debris shall not be left in or on the residential lot. Any vehicle in a state of wreckage or major disassembly shall be covered with a non-transparent tarp and shall not be parked or stored more than twenty-one days other than in a completely enclosed structure. Painting of vehicles is prohibited on any residential lot except those parcels exceeding 20,000 square feet in size. City Attorney change, the word “front yard” to “residential lot” to be consistent with other references to residential lot.</p>								
<p>Section ???</p>	<ul style="list-style-type: none"> A boat on a trailer or anything on a trailer constitutes 1 vehicle 	<p>Sec. 59-16 (b) (2)</p>	<p>Sec. 59-16 (b)(2) * A boat on a trailer or anything on a trailer constitutes one vehicle. Staff is recommending changing to read, “*A boat or any vehicle on a trailer constitutes one vehicle”</p>								
<p>Sec. 25-19. F</p>	<ul style="list-style-type: none"> Add buses, truck tractors, semitrailers <p>No recreational vehicles, boats, trucks or trailers shall be parked on any public right-of-way within any district zoned for residential use except in the course of delivery, pick-up or service activities providing there is no obstruction of sight visibility from adjacent driveways or roadways. In no case, shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk.</p>	<p>Sec. 59-16 (d)</p>	<p>Sec. 59-16 (d) <i>Parking prohibited on improved right-of-way.</i> No recreational vehicle, boat, bus, truck, truck tractor, trailer, or semitrailer shall be parked on any improved public right-of-way within any district zoned for residential use except during the course of a delivery, pick-up, or service activity, provided that on-coming traffic and pedestrians can be safely observed and that any obstruction of visibility from adjacent driveways or roadways does not cause a safety hazard. In no case shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk.</p> <p>City Attorney memorandum page 4 paragraph #11. The reference to “obstruction of sight visibility” is vague and ambiguous. A parked vehicle will always cause the obstruction of ones view. To ensure proper enforcement of this restriction the following alternative language is recommended:</p>								

			<p>No recreational vehicle, boat, bus, truck, truck tractor, trailer, or semitrailer shall be parked on any improved public right-of-way within any district zoned for residential use except during the course of a delivery, pick-up, or service activity, provided that <u>on-coming traffic and pedestrians can be safely observed and that any there is no obstruction of sight visibility from adjacent driveways or roadways does not cause a safety hazard</u>. In no case shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk.</p>
<p>Sec. 25-19 G.</p>	<ul style="list-style-type: none"> • Change introductory sentence to “parallel, angled, and stacked parking is permitted as follows providing there is no obstruction of sight visibility from adjacent driveways or roadways. In no case, shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk.” • Delete (2) • (3) – Shall be parked in the direction of traffic • (5) – delete from introductory sentence, “the lot owner shall be responsible for repairing the damage.” • (a) – change 14 to 30; add reference to City Code 42-24 • (b) – change 30 to 60 • (6) – change 20 to 5. City Attorney to clean up language to state that a vehicle shall be deemed to be stored when it has not been moved for 5 days. 	<p>Sec. 59-16 (e)</p>	<p>Sec. 59-16 (e) Parking on unimproved right-of-way. Parallel, angled, and grouped parking is permitted in the unpaved and unimproved right-of-way area adjacent to any residential lot as follows, provided that on-coming traffic and pedestrians can be safely observed and that any obstruction of visibility from adjacent driveways or roadways does not cause a safety hazard. In no case shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk.</p> <p>(1) Vehicle(s) shall be licensed.</p> <p>(2) Vehicle(s) shall be parked in the direction of traffic.</p> <p>(3) No vehicle shall be parked in the unpaved or unimproved right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of those lawfully residing at the property; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.</p> <p style="padding-left: 40px;">a. If it is determined that a property owner is at fault for damage to a drainage swale, and if the damage is not repaired by the property owner within thirty days of written notice by the City, the City shall repair the damage and the property owner shall be billed the cost of such repair, plus any administrative costs, pursuant to section 42-24 of this code.</p> <p style="padding-left: 40px;">b. If the bill is not paid within sixty days, the City shall record a lien on the property for the cost of repair and administrative costs.</p> <p>(4) No vehicle or boat shall be stored within the right-of-way.</p> <p>Page 5, paragraph 13 of City Attorney memorandum Section (e)(3) – Although the unpaved or unimproved rights-of-way area adjacent to a residential lot contains the City’s easements, the City cannot grant permission to the public to park on this unpaved or unimproved right-of-way area when it is located on private property. It is recommended that the following language be removed from this section: “for more than four hours.” (Staff note: the area in front of the property is the right-of-way and not an easement. Easements are located in the side or rear of the residential lot)</p> <p>Additionally, the Division of Public Works has indicated that traversing City storm water drainage swales in unpaved and unimproved areas will cause damage to the storm water drainage swales. The flowline/proper grade of the storm water drainage swales will be negatively impacted especially during the rainy season. This will also affect the storm water flow for all other residents upstream.</p> <p>In addition to Paragraph 11 in the City Attorney memorandum concerning amending language in Sec. 59-16 (d) above, the recommendation also refers to amending language in Sec. 59-16 (e) as well.</p>

			<p>Additionally, the proposed Ordinance will permit angled and grouped parking directly adjacent to the roadway. The Division of Public Works believes that by permitting this type of parking, vehicles parked across the center of the storm water drainage swale may impede the hydraulic function of the storm water system and may cause rutting to the swale during the rainy season. This will impact the Operations and Maintenance Division staff as they will be required to respond to citizen requests for services and make determinations on the cause of the rutting and the responsible party (Resident or Department of Public Works). It is recommended that only parallel parking be permitted in these locations.</p> <p>The Division of Public Works also suggests that the prohibition be expanded to include no parking on a multi-use paths and trails.</p>
Sec. 25-19.H	<ul style="list-style-type: none"> Change to limit to 1 	Sec. 59-16 (f)	<p><i>Sale of vehicles.</i> Any motor vehicle, recreational vehicle, truck, boat or trailer offered for sale must be owned by the resident of the residential lot where the vehicle is stored. Only one vehicle may be offered for sale at any time.</p>
Sec. 25-19.I	<ul style="list-style-type: none"> No change 	Sec. 59-16 (g)	<p>Sec. 59-16 (g) <i>Living or camping in vehicles.</i> No vehicle or boat permitted to be parked on a residential lot shall be occupied by any person(s), used as living quarters or for camping, or otherwise inhabited overnight for a period in excess of thirty consecutive days.</p>
Sec. 25-19.J	<ul style="list-style-type: none"> (1) – revert all to old language, except (a) (should stay as truck tractor) (g), (h), (i) – delete Add semi-trailer to the list Strike last sentence (“However, the vehicles...”) 	Sec. 59-16 (h)	<p>Sec. 59-16 (h) The parking of vehicles that are primarily used for commercial purposes, or that are not appropriate to be driven on city streets due to their weight, size or length as provided for in Section 74-55 of this code, is prohibited.</p> <p>(1) Except as otherwise permitted by this section, the storage or overnight parking of any of the following vehicles is prohibited:</p> <ol style="list-style-type: none"> a. Truck tractor. b. Dump truck c. Wrecker. d. Bucket truck. e. Construction equipment, including but not limited to a front-end loader, bulldozer, skid steer, or ditch digger, with the sole exception of construction equipment parked during the tenure of an active construction project. f. Heavy equipment tractor. g. Bus. h. Semitrailer. <p>(2) Except as otherwise prohibited by this subsection, the overnight parking of a commercial vehicle is permitted in the driveway of a residential lot, provided there is no business or business activity located at the property and the city street weight limits provided by this code are not exceeded.</p>

			<p>(3) Where it does not exceed the city street weight limits provided for in this code, the parking of a truck tractor may be permitted in accordance with Section 59-16(b)(1).”</p> <p>It is recommended that this section be clarified to describe what vehicles are considered “not appropriate in residential districts” due to size and length. Sections 74-51 and 74-55 of the Code speak to truck traffic and vehicle weights permitted on City streets, but the Code is silent as to size and length. If this section is meant to go beyond 74-51 and 74-55, then it needs to clarify what is meant by “not appropriate in a residential district” and why.</p> <p>Florida Statutes, section 316.515, provides the maximum width, height and length for vehicles. It is recommended that references to “size and length” be deleted or, in the alternative, reference to Florida Statutes be included.</p> <p>Sec.59-16 (h)(1)a. – The inclusion of “Truck Tractor” in this section is in conflict with the permissions granted by the proposed sections (b) and (b)(1) of the Ordinance. Because the parking and storage of a truck tractor is addressed by section (b), it is recommended that truck tractor be removed from this section.</p> <p>Sec. 59-16 (h)(1) g. – The inclusion of “Bus” in this section is in conflict with the permissions granted by the proposed section (b)(1) of the Ordinance. Because the parking and storage of buses is addressed by section (b)(1), it is recommended that bus be removed from this section.</p> <p>Sec. 59-16 (h)(3) – The “city street weight limits” referenced in this section is set in section 74-51 of the code and conflicts with the weight limits provided for within this Ordinance. It is recommended that the conflict in weight limits be eliminated by conforming this Ordinance to the requirements provide for in section 74-51 of the code.</p>
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Additional notes and Comments

In the current City Code Section 74-85 General prohibitions. The proposed Ordinance No. 2018-09 includes amending this section of the City Code to include angled or grouped parking to be consistent with the proposed Ordinance No. 2018-09 and to avoid conflict. However, there are concerns by the Public Works Department as stated in the City Attorney memorandum Paragraph 12.

Section 74-85(b) – Please see Paragraph 12 City Attorney memorandum regarding amending this section to include “angled or grouped” parking. For the reasons provided by the Division of Public Works, the addition of angled and grouped parking to this section is not recommended.