



CITY COUNCIL WORKSHOP

City of Indian Harbour Beach, Florida

Wednesday, January 14, 2026, at 6:00 PM

City Hall Council Chamber | 2055 South Patrick Drive

AGENDA

Mayor and City Council

Scott Nickle, Mayor

Adam Dyer, Deputy Mayor

Neil Yorio, Council Member

David Nutt, Council Member

Susan Ruimy, Council Member

Administration

John W. Coffey, ICMA-CM -City Manager

Karl Bohne — City Attorney

Nikki Gold — Acting City Clerk

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION**
- 3. ROLL CALL**
- 4. EXCUSAL OF COUNCIL MEMBERS**
- 5. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA, IF ANY**
- 6. REPORTS**
 - a. Public Comments (Non-Public Hearing Agenda Item Only)
- 7. NEW BUSINESS**
 - a. Boats and trailer storage (consensus item)
- 8. ADJOURN**

ALL PERSONS WISHING TO BE HEARD SHOULD APPEAR IN PERSON AT THESE HEARINGS OR SEND WRITTEN COMMENTS TO THE CITY CLERK. ALL PERSONS AND PARTIES ARE HEREBY ADVISED THAT IF THEY SHOULD DECIDE TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE 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. FSS 286.0105. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ANYONE WHO NEEDS SPECIAL ACCOMMODATION FOR THIS MEETING SHOULD CONTACT THE CITY CLERK AT 321-773-3181 AT LEAST 48 HOURS IN ADVANCE OF THIS MEETING.



City Council Workshop

City of Indian Harbour Beach, Florida

Wednesday, January 14, 2026

AGENDA ITEM

Boats and trailer storage (consensus item)

Attachments: Article XIII, Section 16 of the City's Zoning Code

Staff Recommendation:

Consider providing direction to staff regarding how to draft an ordinance revising Article XIII, Section 16 of the City's Zoning Code.

Background Information:

January 9, 2018

Ordinance No. 2017-10 was adopted by the City Council, changing the Code from allowing the parking of watercraft and trailers under 35 feet in length in front of homes to a prohibition of parking all watercraft and trailers unless they were parked to the rear of the front principal building line. Additionally, a maximum of 48-hour temporary parking was added to the Code.

March 4, 2025

At the FY26 Budget kickoff workshop, City Council members expressed frustration with the current level of code enforcement and directed staff to include an additional code enforcement officer in the FY26 Proposed Budget (ultimately, the new position was not included in the FY26 Approved Budget due to lower-than-anticipated property tax receipts)

May 13, 2025

At a City Council workshop, staff presented specific code enforcement issues (i.e., vague or unenforceable), one of which was the parking of watercraft and trailers. Staff presented options (i.e., strictly enforce, legalize with size/location limitations, or legalize all parking)—the City Council reached a consensus to start strictly enforcing the current prohibition after a sufficient public education effort.

Early July

Article in July/August Harbour Highlights

October 14, 2025

Code Enforcement agenda item at the City Council meeting. Staff proposed revising the enforcement mechanism for watercraft and trailer parking violations to mirror the process

for RV parking violations, with the City Council's consensus to allow staff to develop an ordinance making the changes.

Late October

Article in November/December Harbour Highlights

Mid-November

Staff mailed courtesy letters giving homeowners 90 days' notice before a formal notice of violation letter would be mailed.

City Attorney Bohne developed Draft Ordinance No. 2026-01

December 9, 2025

In response to residents' concerns, the City Council directed staff to pause stricter enforcement and scheduled this workshop to discuss revising the current code prohibition against parking boats in front of single-family homes.

Staff believes the City Council should consider the following possible limitations:

- Same or different regulations on boats and trailers
- Valid tag (license plate) status
- Distance from the front and side setbacks
- Whether boats and trailers have to be parked on improved surfaces
- Height
- Commercial usage
- Number of boats and trailers

Staff will be prepared to make a short presentation regarding how other beachside communities regulate the storage of boats and trailers at the meeting if desired by the City Council.

Sec. 16. Parking and storage of vehicles.

- (a) As used in this section, the following terms shall have the following definitions:
- (1) *Motor vehicle* shall mean any self-propelled device in, upon or by which any person or property is or may be transported or drawn upon a highway, except a bicycle propelled solely by human power and any moped having a motor with a manufacturer's certified maximum rating of one and one-half (1½) brake horsepower or less.
 - (2) *Recreational vehicle* shall mean a cargo trailer modified as living quarters, house trailer, motor home, camper, bus, mobile home, collapsible camping trailers, tent trailers, truck campers mounted on a standard pickup truck or similar vehicle or equipment, including any vehicle or part of a vehicle or equipment designed for temporary living quarters for recreation, camping, or travel vehicle having an overall length of twenty-five (25) feet or more.
 - (3) *Commercial motor vehicle* shall mean any motor vehicle designed for use in or actually used in the conduct of any business or commercial enterprise.
 - (4) *Trailer* shall mean any vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle. The term trailer, as used in this section, shall expressly include all recreational vehicles and campers which are not self-propelled and all watercraft mounted on trailers, regardless of size.
 - (5) *Truck* shall mean any motor vehicle designed, used or maintained primarily for the transportation of property.
 - (6) *Watercraft* shall mean any water vessel, canoe, boat, jet skis or similar water vessel regardless of size.
- (b) No truck or commercial motor vehicle shall be parked or stored within any residential zoning classification within the city, except for loading or unloading, if:
- (1) Such truck or commercial motor vehicle has an overall length of twenty-two (22) feet or more; or,
 - (2) Such truck or commercial motor vehicle has, regardless of its length, an operating refrigeration unit or an operating portable generator mounted thereon.
- (c) No trailer or watercraft, shall be parked or stored in any residential zoning classification, except to the rear of the front principal building line. Any such vehicles, regardless of their location, shall have attached, at all times, a current vehicle registration license plate or vessel registration, if applicable. A trailer or watercraft may be temporarily parked or stored on the paved portion of the owner's driveway for up to forty-eight (48) consecutive hours.
- (d) No recreational vehicle, trailer or watercraft shall be parked, stored or located within the nonresidential zoning districts of the city in the following areas or locations:
- (1) Within twenty-five (25) feet of any street right-of-way; or,
 - (2) On or upon any street right-of-way.
- In the R-2 and R-3 Multifamily zoning classifications, recreational motor vehicles, trailers and watercraft may be parked in specific parking areas designated for the parking of such vehicles. In the R-1AAA, R-1AA and R-1A Single-family zoning classifications, no more than a total of two (2) trailers, or watercraft described in this subsection shall be parked on any lot or parcel of land.
- (e) Recreational vehicles, trailers and watercraft are prohibited from being parked, stored or located within a mixed use development developed pursuant to article XIII, section 21 of Appendix A of the Code of Ordinances of the City.

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- (f) No enclosed trailer designed for the exclusive purpose of carrying cargo and which has an overall length in excess of fourteen (14) feet shall be parked, stored or located within any residential zoning classification in the city, except for the purpose of loading and unloading the same.
 - (g) No trailer shall be connected in any manner to any public utility service except for the purpose of charging batteries therein.
 - (h) No trailer located in the city shall be used for office, commercial or residential purposes, including sleeping and house-keeping quarters.
 - (i) No trailer designed so that a portion thereof can be folded or collapsed shall be parked or stored except in a manner such that all components thereof are folded or collapsed so that such trailer occupies the smallest possible volume.
 - (j) The provisions of this section shall not apply to any water-berthed watercraft or to any motor vehicles or trailers which are stored, parked or located totally within an enclosed garage or warehouse.

(Ord. No. 82-9, § 7, 1-25-83; Ord. No. 84-12, § 1, 9-12-84; Ord. No. 85-10, § 1, 8-13-85; Ord. No. 87-4, § 1, 3-10-87; Ord. No. 2017-10, § 1, 1-9-18; Ord. No. 2023-10, § 1, 10-24-23)