

*Board of County Commissioners*

**Dual Rear Wheel Vehicles  
Parking In Residential Areas**

**Work Session**

**October 22, 2019**



# Presentation Outline

- Background
- Code Standards
- Incidents Data
- Enforcement Process
- Survey of Other Jurisdictions
- Summary and Options





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# Background

- **May 7, 2019 – BCC discussion on Dual Rear Wheel Vehicle parking problems experienced in residential subdivisions**
  - Problems increasing in neighborhoods
    - Specifically tractor trailers
  - Countywide issue
  - Safety concerns
  - Deficit of parking options identified by FDOT
- **Staff directed to gather data and consider options for a work session**

# Background

- Sheriff's Office and Code Enforcement staff routinely respond to DRWV residential parking complaints
- Wide variety of situations encountered





# Background

## Dual Rear Wheel Vehicles Types

- Semi-cab (w/wo trailer)
- Step Van
- Flatbed
- Tow Trucks
- Box Trucks







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# Code Standards

## ▪ DRWV Definitions

–Chapter 35 (Traffic) and 38 (Zoning)

–Generally means:

- trucks, trailers, semitrailers, tractor/trailer combinations
- used as a means of transporting persons or property
- which have or are designed for more than 4 weight-bearing wheels
- used for commercial purposes

–Differences in terminology on exempt DRWV

- Chapter 35 – pick-ups with 1 ton or less load capacity (*ex. F-150, F-250*)
- Chapter 38 – pick-ups for noncommercial use





# Code Standards

## ▪ Parking or Storage Prohibitions

– Chapters 28 (Nuisance) 35 and 38

- No parking or storing in area zoned for multiple-family dwellings and/or single family dwellings, including the streets and rights-of-way
- Includes abandoned and/or inoperable vehicles





# Code Standards

## ▪ Allowed Districts

### – Agricultural/Residential

- A-1, A-2, RCE-5, RCE-2, RCE

– When used in conjunction with an active ag operation/use on-site

### – Commercial/Industrial

- C-3
- All industrial districts

Uses Per Zoning Code	SIC Group	Land Use
Boat trailer manufacturing	3799	Transportation equipment
Parking and storage of dual rear wheel vehicles		Parking and storage of dual rear wheel vehicles
	38	INSTRUMENT



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# Incidents Data

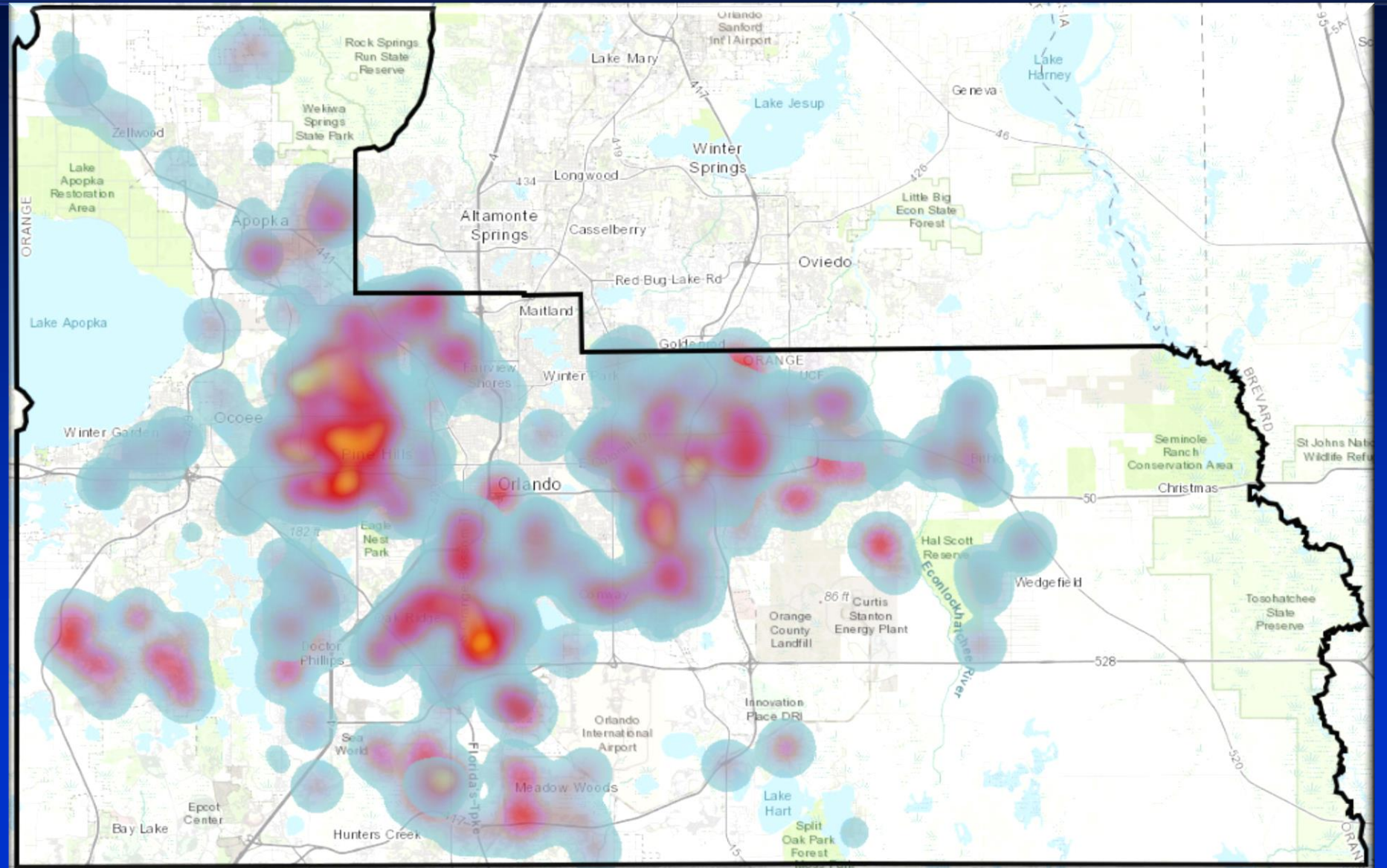
## ▪ DRWV Incident Inspections –5-year snapshot

Year	Total Incidents	Code Enforcement	Sheriff's Office
2019 (Sept)	922	824	98
2018	1019	917	100
2017	714	637	77
2016	663	620	43
2015	585	579	6



# Incidents Data

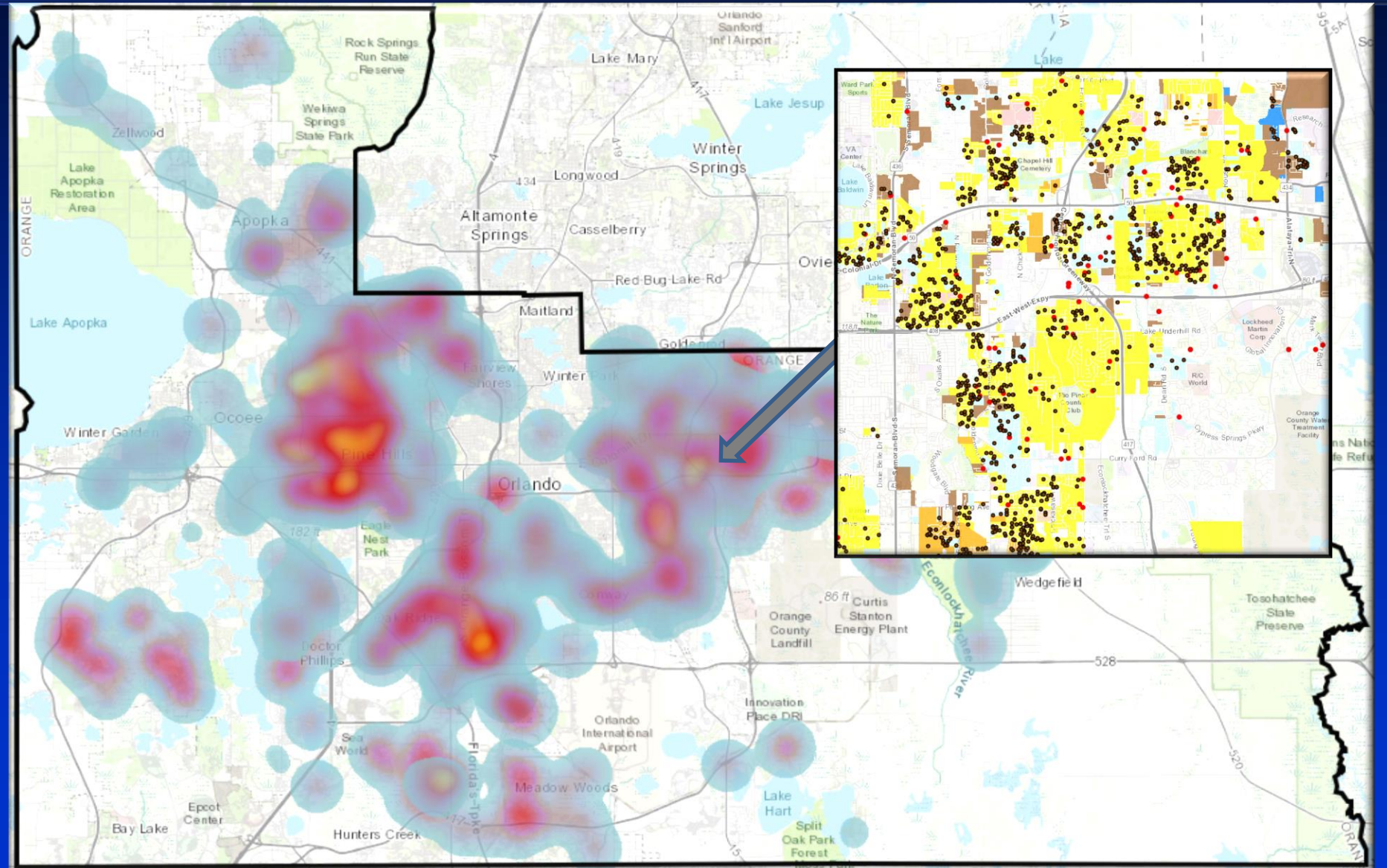
2009 through 2019





# Incidents Data

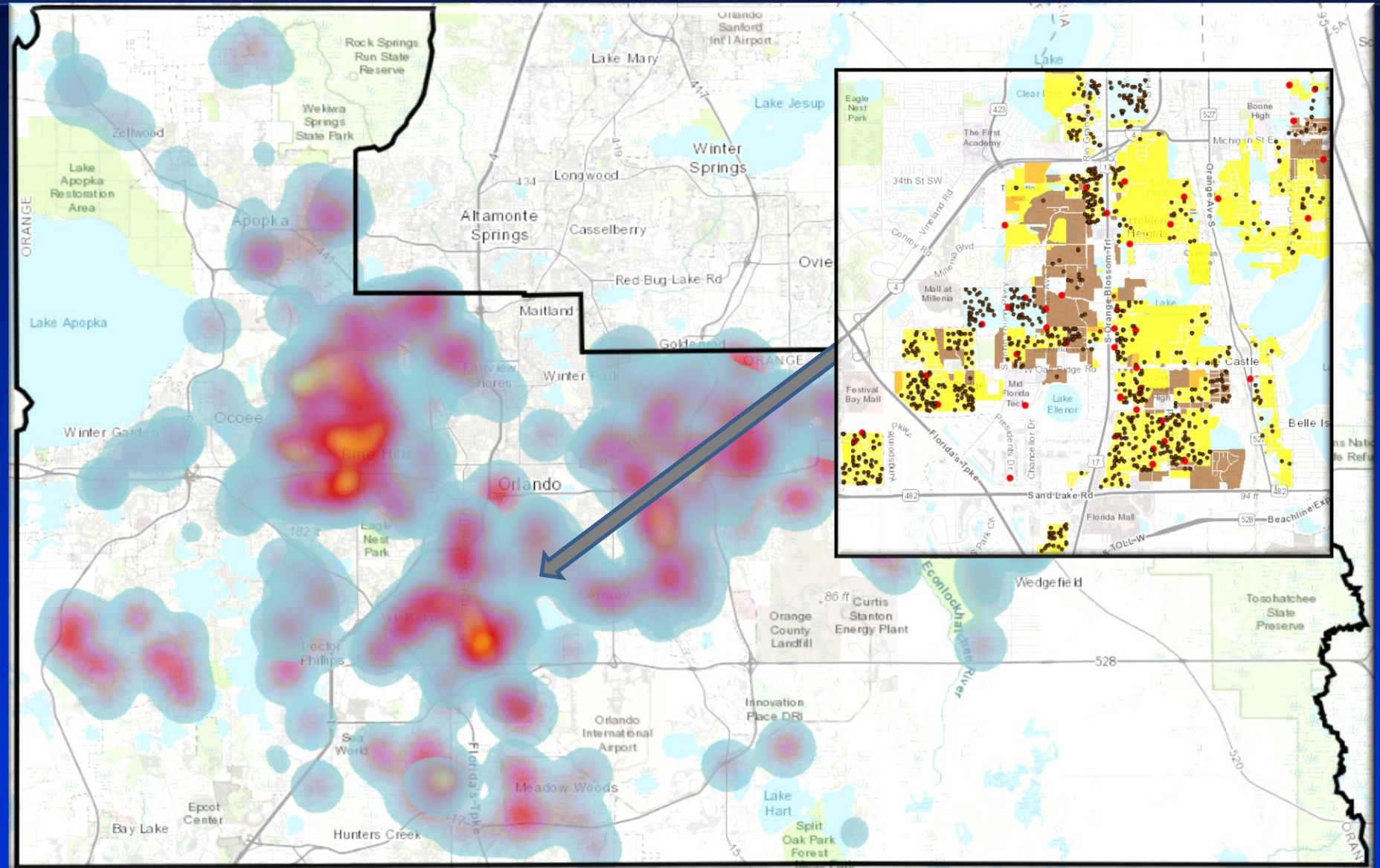
2009 through 2019 (East Hotspot)





# Incidents Data

2009 through 2019 (South Hotspot)

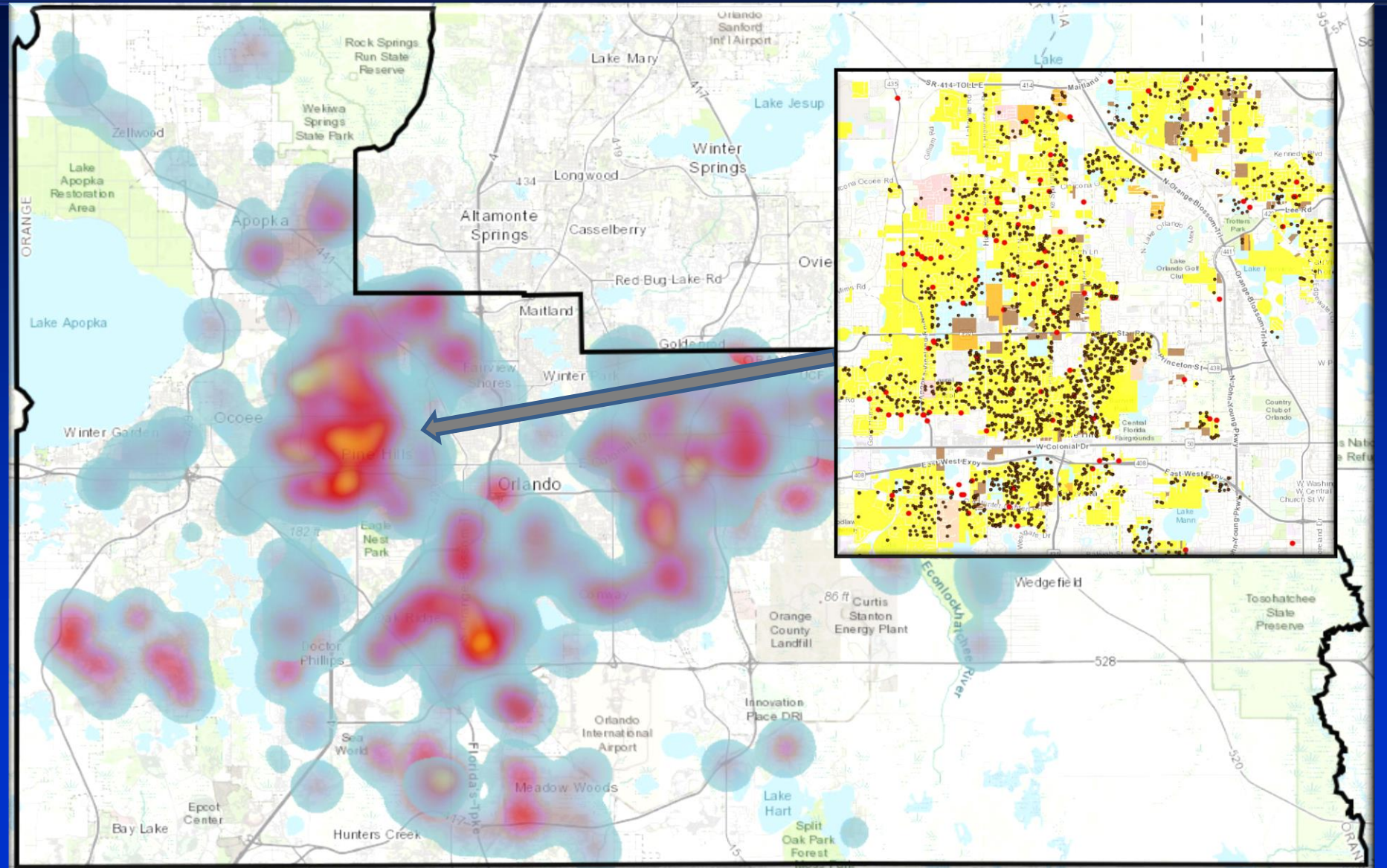






# Incidents Data

2009 through 2019 (West Hotspot)





# Incidents Data

Pine Hills/Hiawassa Highlands/Orlo Vista

## ■ Pine Hills

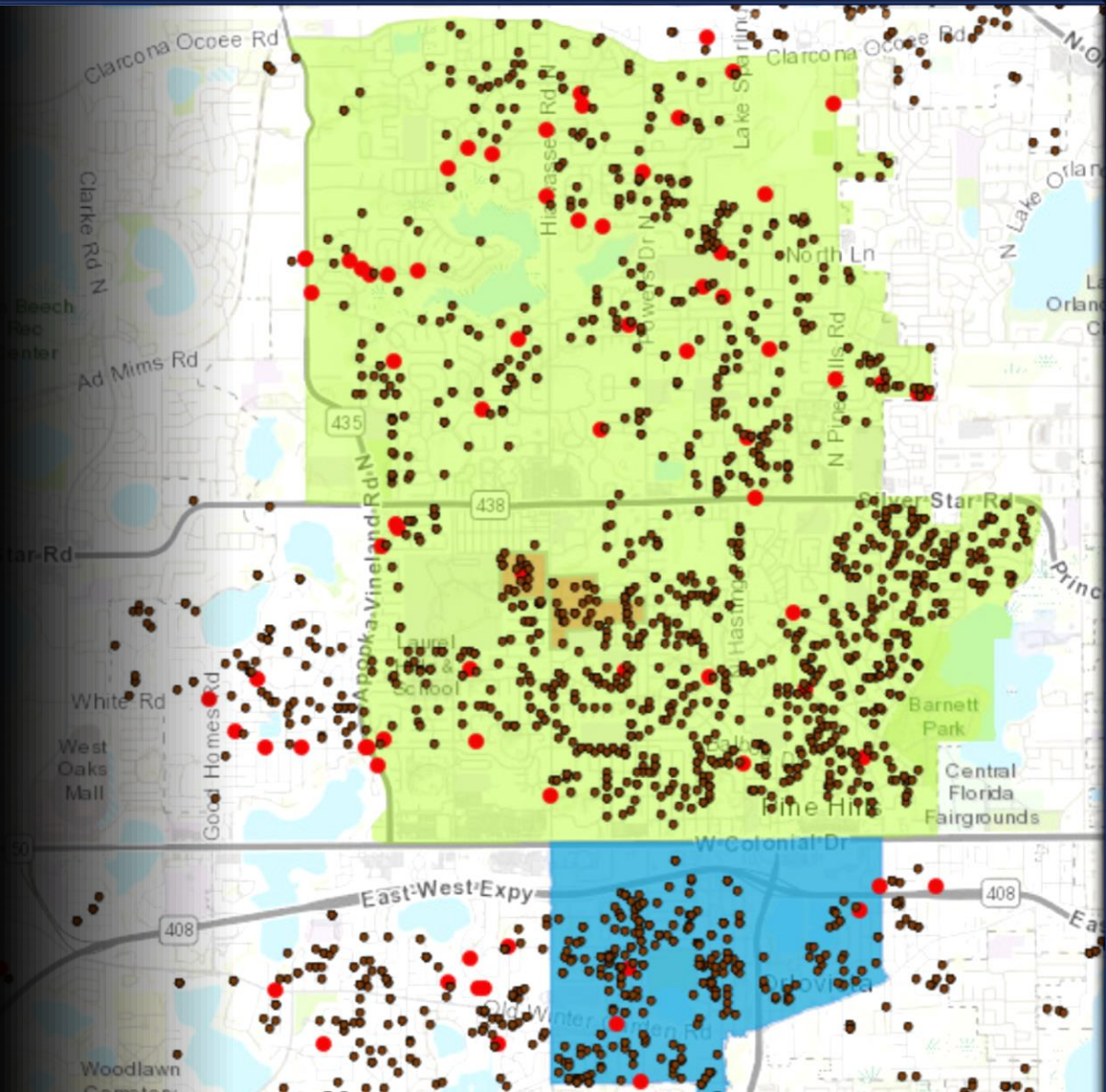
- 16,789 residential parcels
- 1,442 incidents since 2009

## ■ Hiawassa Highlands

- 380 residential parcels
- 50 incidents since 2009

## ■ Orlo Vista

- 2,149 residential parcels
- 338 incidents since 2009





# Incidents Data

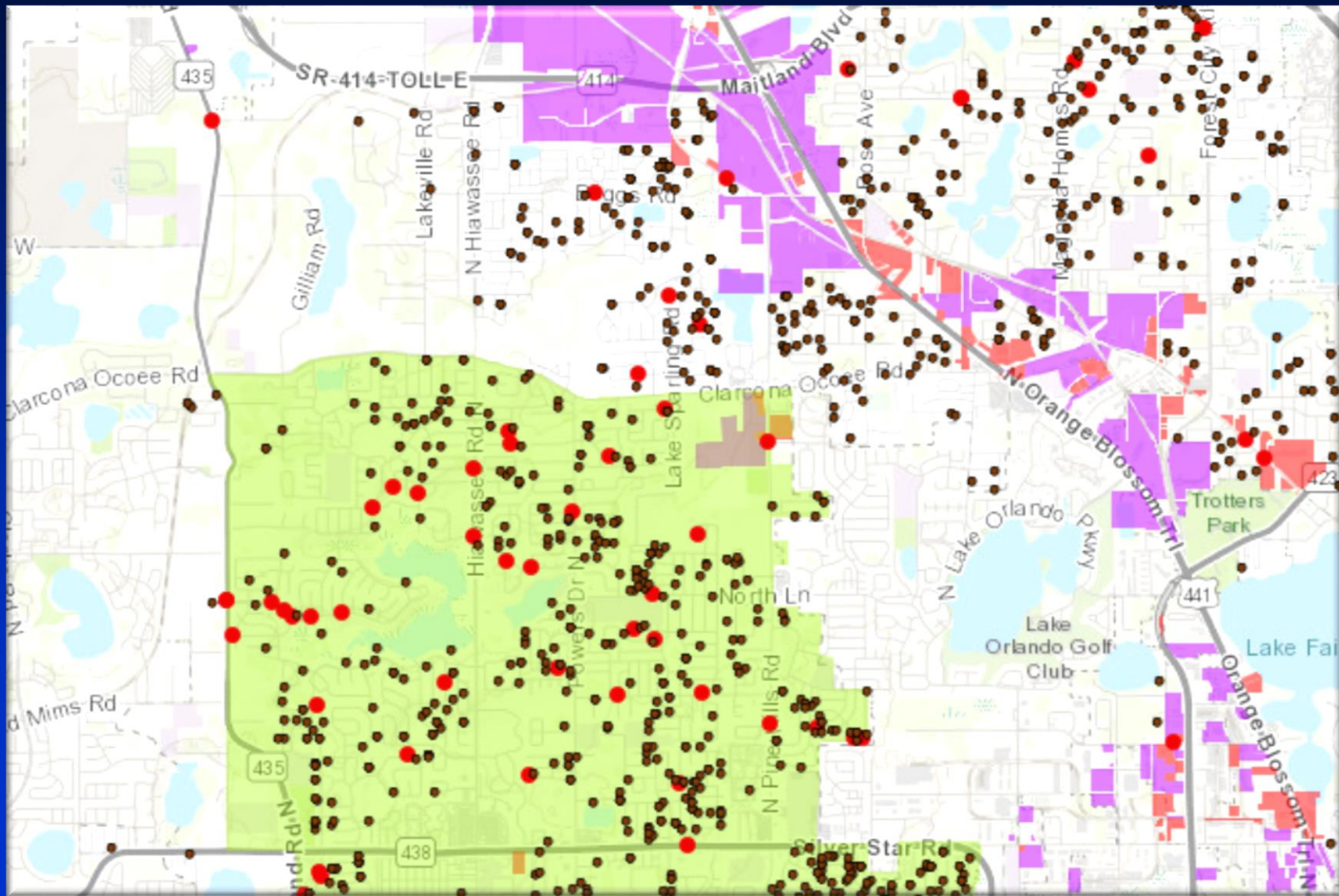
## Recent Pine Hills Area Sweep





# Incidents Data

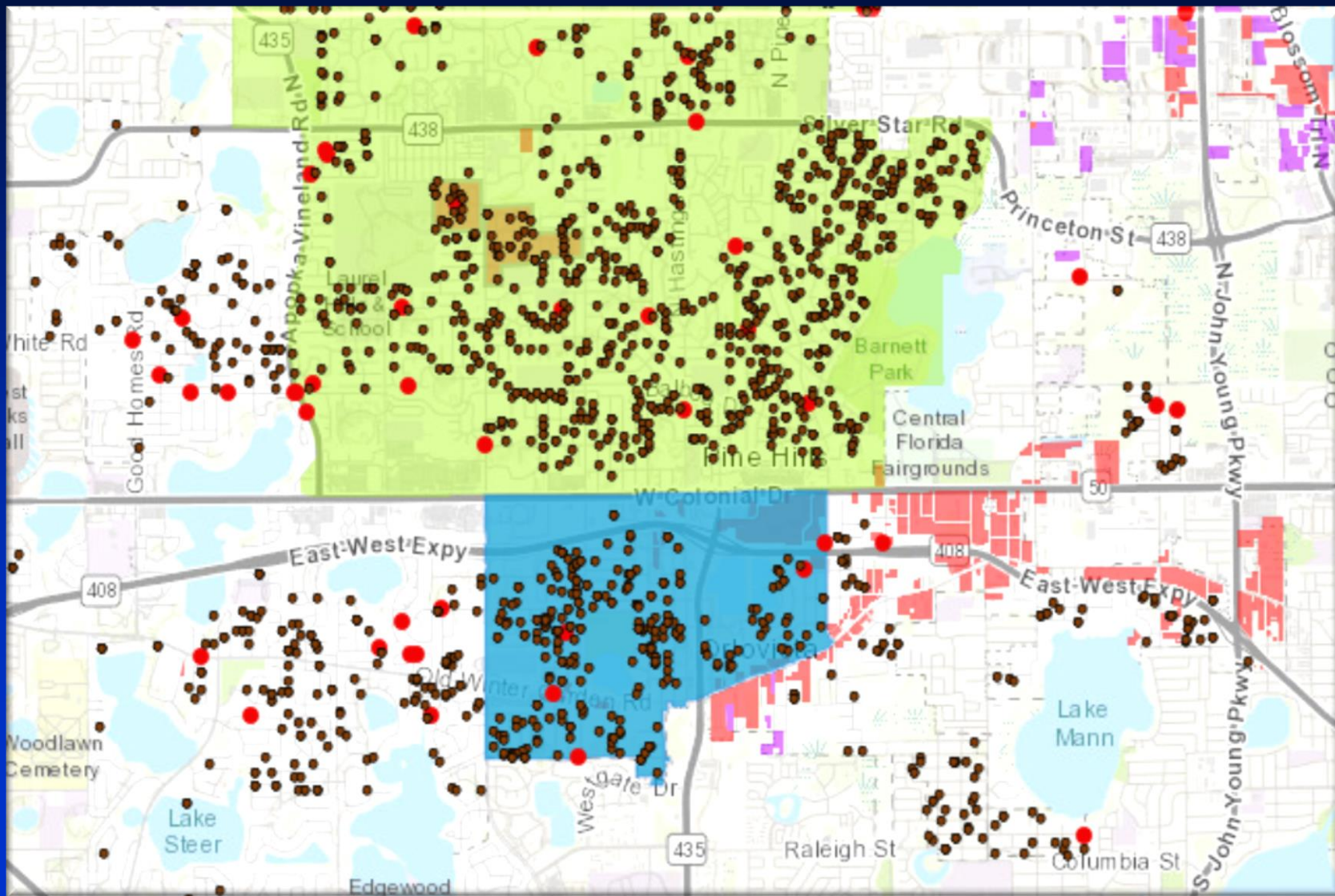
Approved Zoning Districts (Pine Hills Area)





# Incidents Data

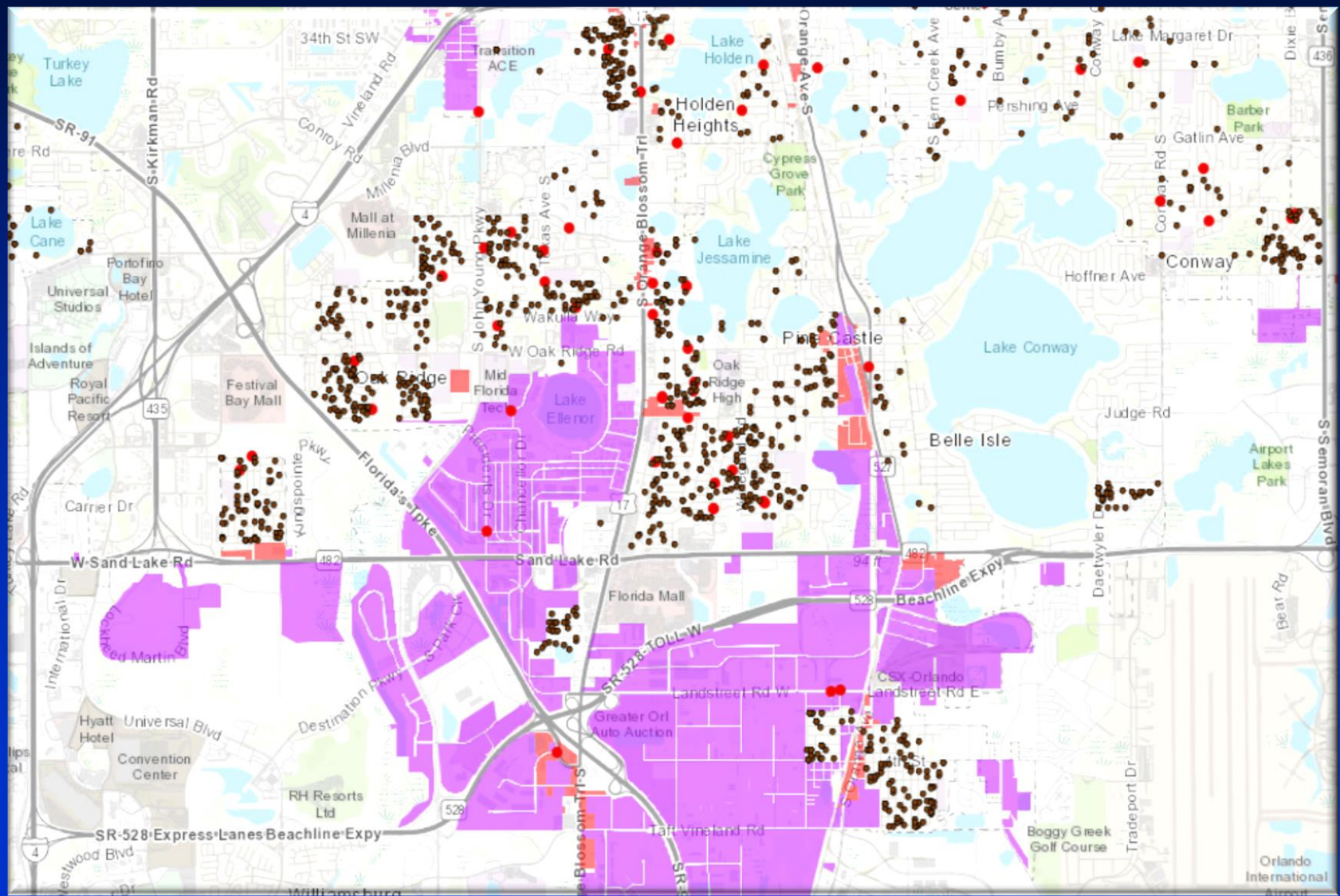
Approved Zoning Districts (Pine Hills Area)





# Incidents Data

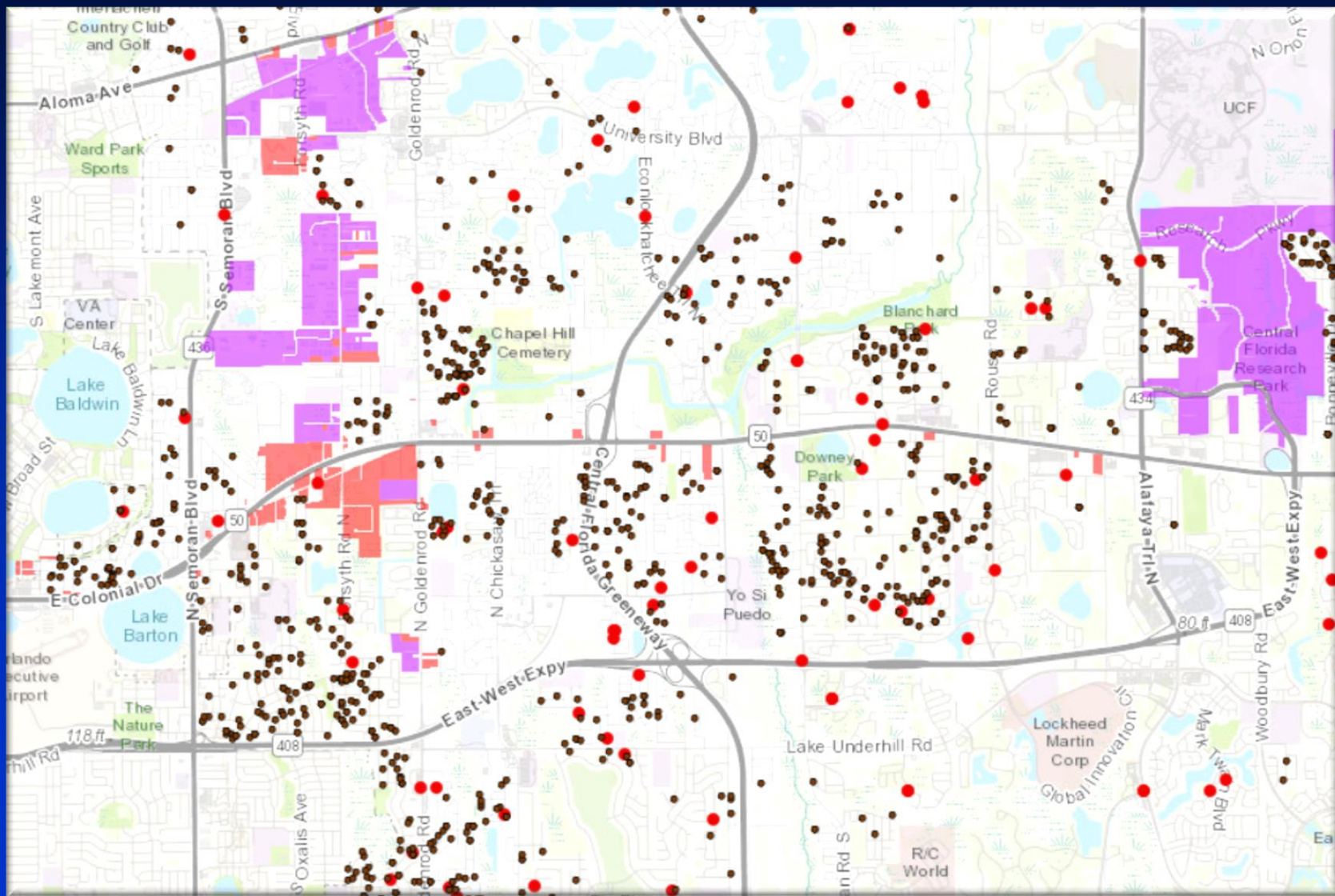
## Approved Zoning Districts (South Hotspot)





# Incidents Data

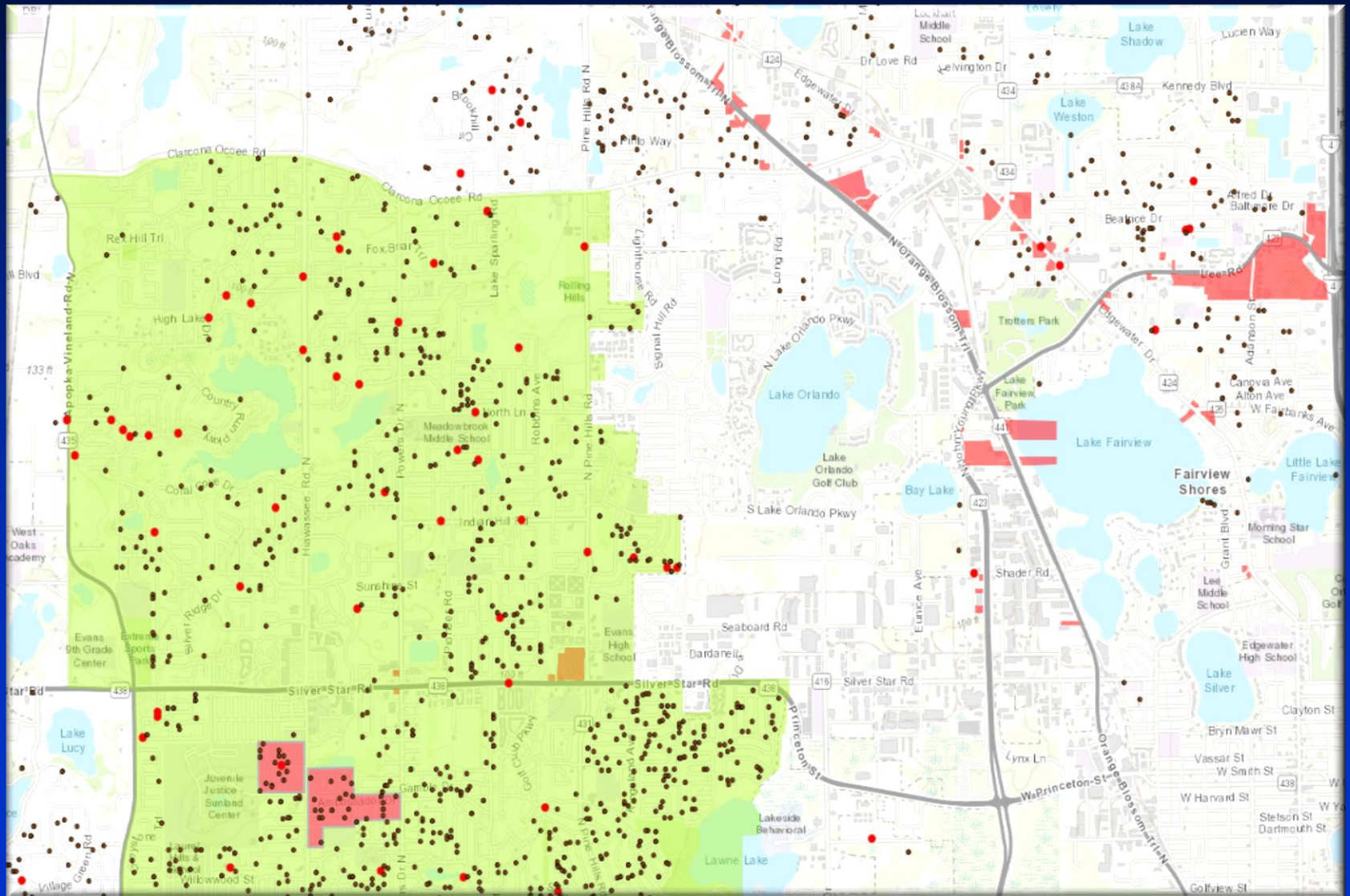
## Approved Zoning Districts (East Hotspot)





# Incidents Data

Opportunity areas (Pine Hills Area C2 Zoning)

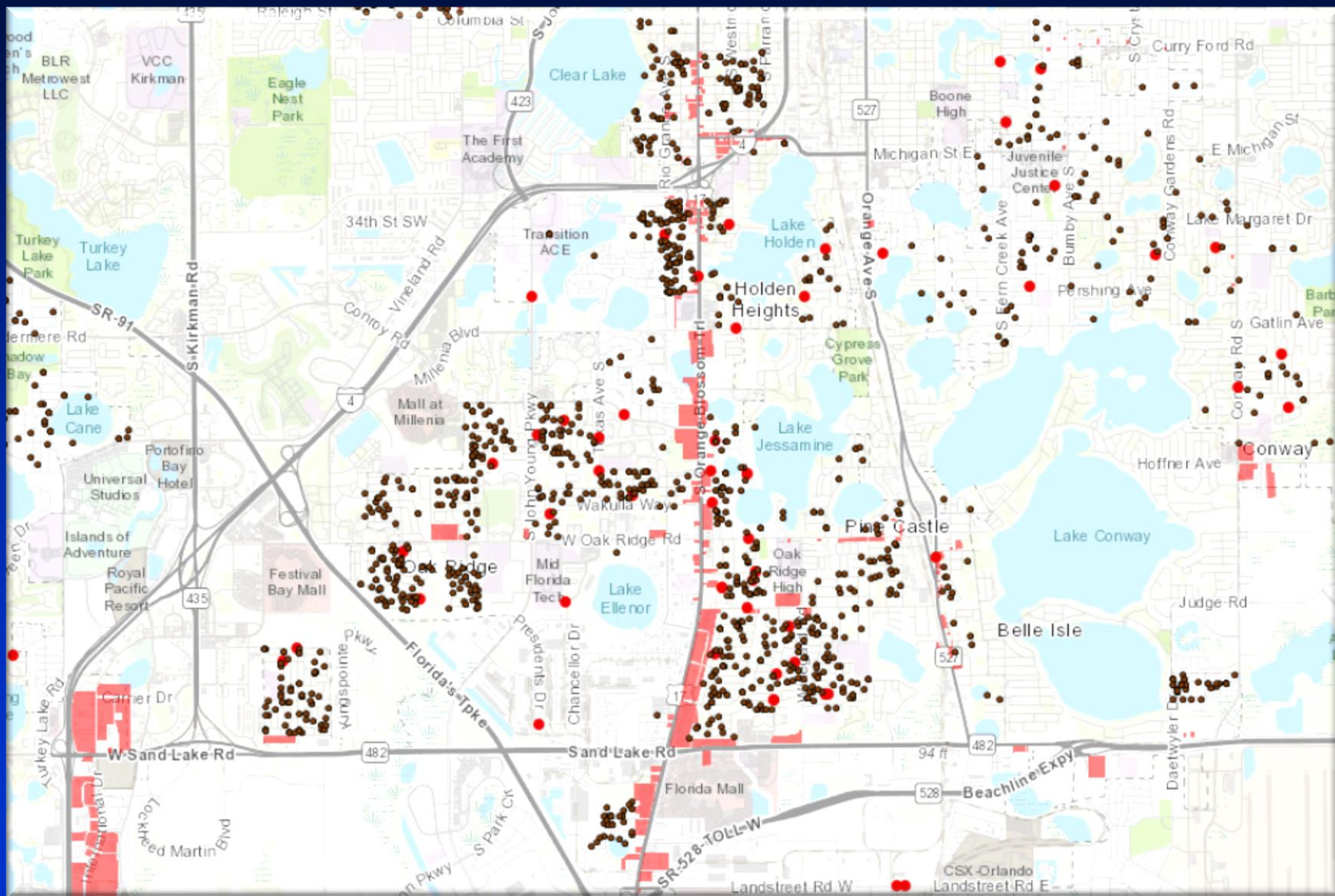






# Incidents Data

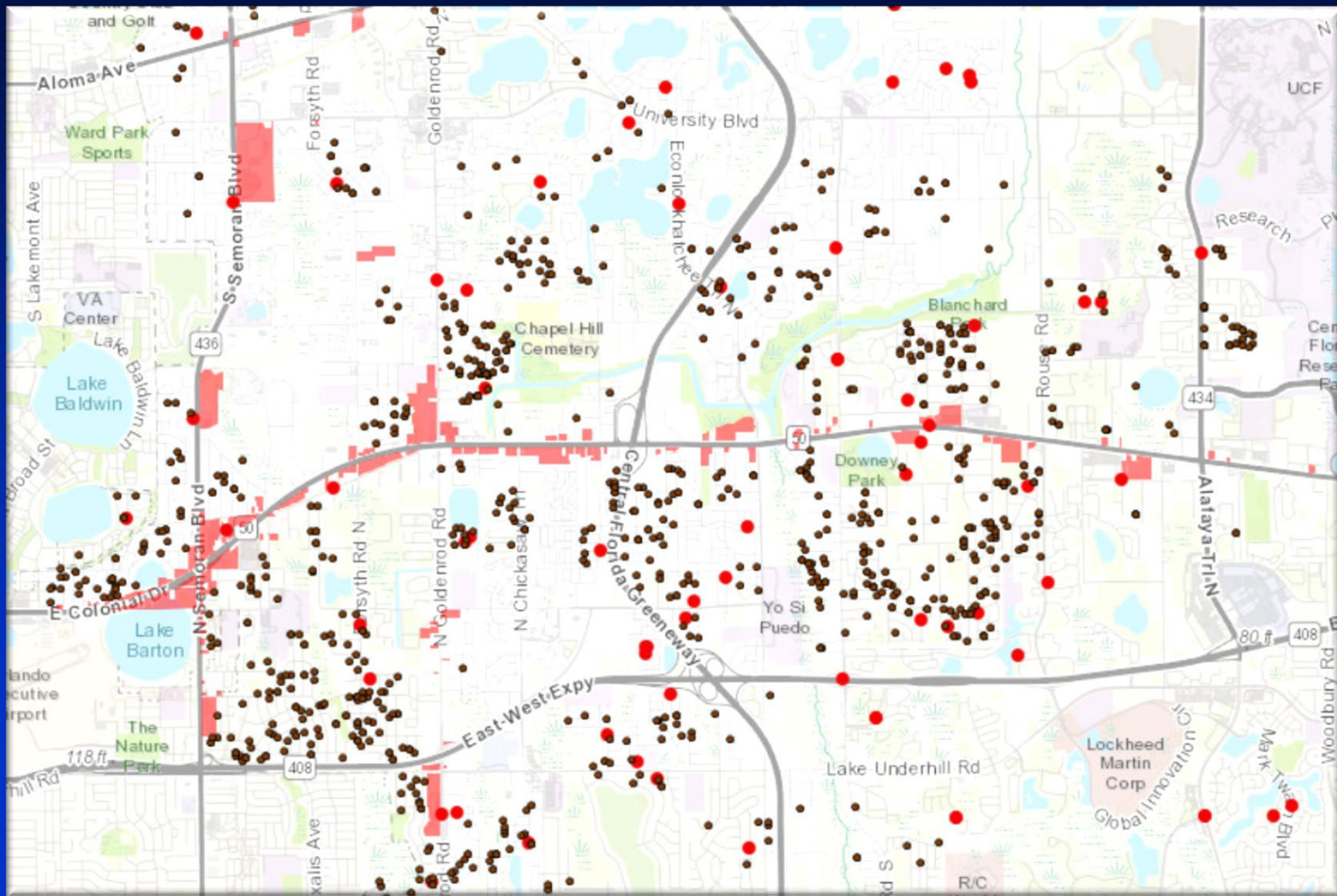
Opportunity areas (South Hotspot C2 Zoning)





# Incidents Data

Opportunity areas (East Hotspot C2 Zoning)





# Complaint Procedures

- Background
- Code Standards
- Incidents Data
- **Enforcement Process**
- Survey of Other Jurisdictions
- FDOT Study
- Summary and Options





# Enforcement Process

## ▪ Complaint Management

### –Code Enforcement Division

- Enforces Zoning code prohibition of unauthorized DRVW parking on residential zoned properties
- Includes rights of way in residential districts
- Also includes parking in C-1 and C-2 districts

### –Sheriff's Office

- Enforces Traffic code prohibition of DRVW on residential property
- Includes rights of way in residential districts



ORANGE COUNTY  
SHERIFF'S OFFICE



# Enforcement Process

## ▪ Complaint Management

### – Code Enforcement Division

- Complaints routed through 311 call center
  - Weekdays 7am-9pm
  - Weekends 9am-5pm
  - Closed on County Holidays
- Complaints routed through 311 app

### – Sheriff's Office

- Complaints routed from 311 staff
- Non emergency number
- Direct call to Traffic Section





# Enforcement Process

## ▪ Enforcement Process

### – Code Enforcement Division

- Notice of Violation
- CEB/SM for continued noncompliance
  - Daily fine ordered each day for noncompliance
  - Recurring Order requested for situations of spotty compliance (\$250)
  - Repeat Violator status for continued noncompliance (up to \$5,000)

### – Sheriff's Office

- Parking citation - \$30 for each violation
  - May be reissued each day violation continues



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# Enforcement Process

## ▪ Staffing Coverage

### –Code Enforcement Division

- 40 Code Enforcement Officers
- Some weekend shifts when needed

### –Sheriff's Office

- Deputies - 24/7
- 10 Volunteer Parking Enforcement Officers - 7 day/week (mostly daylight hours)
- 12 Field Service Officers – Weekdays 7am – 5pm



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# Enforcement Process

## ▪ Challenges

### – Code Enforcement Division

- Difficult to determine associated property owner (on street)
  - Often parked at the end of dead end streets
  - Often not occupied
  - Inconsistent occurrences

### – Sheriff's Office

- Inconsistent definitions may cause unintended vehicles to be cited. (Commercial usage vs load capacity)
- Delay in receiving call data from 311



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SHERIFF'S OFFICE





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- **Survey of Other Jurisdictions**
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# Survey of Other Jurisdictions

## ▪ Regional Entities Reviewed

City of Apopka / City of Orlando / Brevard County

Hillsborough County / Osceola County / Polk County

Seminole County

## ▪ Common Themes

–Managed by Code Enforcement and Law Enforcement

–Regulate DRWV and/or Commercial vehicles

–Law enforcement ticket fines range from \$15 - \$500

–Code enforcement penalties similar at \$250 - \$500



# Survey of Other Jurisdictions

## ▪ Florida Trucking Association

– Dr. Kenneth S. Armstrong – President/CEO

- Trucking is a booming industry because commerce is changing
- More “local trips” < 300 miles
- More “last mile” trips
- Personal conveyance incentives
- Driver shortage

**FLORIDA  
TRUCKING**  
ASSOCIATION





# Survey of Other Jurisdictions

## ▪ Local Private Parking Options

### – Acme Truck Stop - 9565 S. OBT

- \$13 day
- \$65 week
- \$250 month

### – Zellwood Truck Stop - 2607 N. OBT

- \$9 day
- \$36 week
- \$150 month

### – JRM Truck Parking & Storage - 400 Thorpe Road

- \$7 day
- \$125 month





# Survey of Other Jurisdictions

## ■ FDOT Study

- Looking at options at the parcel level in 4 counties, including Orange County
- Identify and rank potential sites
- Considering public and private options based on:
  - distance from interchanges/freight activity areas
  - data from individual truck movements
  - legal and illegal truck parking activity
  - range of parcel sizes
  - residential proximity/compatibility
- Will conclude with site profiles and options for consideration—ranging from smaller “park and ride” -sized sites to 100-space prototypes





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# Summary and Options

- **Trucking industry is expanding with changes in commerce and local growth**
- **Code Enforcement and Sheriff's Office staff invest significant hours in complaint management and are unable to control the problem with current tools**
- **Sufficient parking is not available or convenient to local trucking industry**
- **Changes are needed to better manage these issues**



# Summary and Options

- **Penalties and other Corrective Actions**
  - Consider increasing parking violation penalty (\$250)
- **Zoning Code Amendment**
  - Consider allowing DRWV parking use in C-2 districts
    - Special Exception
    - Permitted with conditions
- **Procedures for Managing Complaints**
  - Sheriff's Office manages all vehicle issues in ROW
  - Code Enforcement manages all vehicles on property





# Summary and Options

- **Procedures for Complaints (cont.)**
  - 311 app process refinement
- **Other Code Cleanups**
  - Consider consistent definition for DRWV
    - Commercial designation vs. load rating

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