

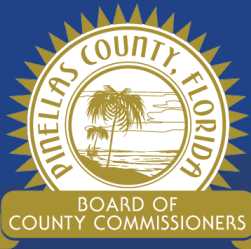
Recreational Vehicles in Mobile Home Parks



Housing and Community Development

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Director



Our Vision: To Be the Standard for Public Service in America



Agenda



- 1. Requested Change**
- 2. Current Regulations**
- 3. Considerations**
- 4. Alternatives and Recommendation**
- 5. Questions**

Requested Change



- **Request by Todd Pressman**
 - **Request changes to the ordinances to allow 6% of lots in a mobile home park to be allowed for Recreation Vehicles**
 - **Related to Code Enforcement case for Mobile Manor in Lealman**
 - **Letter from James Ayotte, Florida Manufactured Association**

Current RV Regulations



- **Mobile Home Parks are Residential, intended for permanent housing**
- **Recreational Vehicle sites are separate use, “Temporary Transient Accommodation” and defined as commercial use**
 - **RV parks and campgrounds allowed in Commercial Recreation zoning district**
 - **Not allowed in residential districts (except storage)**
 - **By definition, not accessory to Mobile Home Park use**
 - **Transient, not permanent occupancy per Housing Code**

Considerations



- **Expand availability of RV vehicle sites to serve visitors**
- **Impacts to existing parks**
 - **Reduction in lots available for permanent housing**
 - **Compatibility with permanent residents**
 - **Infrastructure to support temporary RVs**
- **Enforcement**
 - **Short term/transient occupancy**
 - **Monitor number of RV's**

Alternatives and Recommendation



- **Alternatives**

- **Maintain current regulatory framework**
- **Allow RVs in parks up to a certain percentage**

- **Recommendation**

- **Allow as Class II use only – case by case basis**
 - Board of Adjustment and Appeals hearing required with public notice
 - Require site plan review
 - Create standards for designated RV lots to ensure adequate sanitary facilities, accessibility, and compatibility with permanent residents
 - Limit number of RV vehicle sites

QUESTIONS