



Hobe Sound CRA Neighborhood Advisory Committee Meeting July 9, 2025

Floridays RV Park, Hobe Sound – LDR 25-02

Subject: Request for Text Amendment Update of Martin
County Land Development Regulations, Article 12, Division 1,
Section 12.1.01, Table 12-1.02
(CRA areas of Rio & Hobe Sound Only)



Introduction:

Floridays RV Park is pursuing a complete redevelopment master plan that includes:

- Replacing the aging waste treatment package plant with a connection to the South Martin Regional Utilities (SMRU) sewer system.
- Updating all service infrastructure (underground utilities)
- New roads and site layout with more consistent site size and better numbering.
- Defined open spaces and stormwater / dry retention areas.
- All needed criteria within the Hobe Sound CRA (trees, sidewalks, set-backs, etc)



Background points leading to our update request.

- Mike & Susie Graham purchased the property in 2010 as an RV Park
- The Angle Inn Mobile Home Park was developed in late 1960s
- Travel Trailers were often included in older MH Parks (Sea Breeze, Twin Rivers, etc.) Prior to 1970's zoning regulations.
- Floridays R V Park current Health Department permits 88 RV sites.
- Recent zoning changes reduced allowable sites to 79, creating inconsistencies.
- We have made all the major improvements that current code allows.
- A full redevelopment with all improvements is expected to cost between \$3-5 million. Guestimate only!
- Without a text amendment update, key improvements like sewer connectivity are not feasible under current code.

Benefits to Martin County:

Environmental Benefits

- Better water quality and good for the environment to connect to sewer system
- Voluntarily decommissioning the waste treatment package plant (~\$1M investment).
- South Martin Regional Utilities prohibits RV wastewater pump-out stations; existing code (3.91.B) blocks sewer connection. (Waste water pump-out station is a free-standing sewer connection where any RV or camper can dump their waste holding tanks. This would be needed if each site has full sewer hook-ups.)

Possible Model for Future Partial Redevelopment of Mobile Home Parks

- Opportunity to pilot modern RV park redevelopment in the Hobe Sound CRA.
- Could possibly address issues common to aging mobile home parks in the county.
- Google Map search Martin County RV Parks: 9 listed only 2 properly zoned - 7 are zoned as Mobile home parks, operating as noncompliant uses - many have package waste treatment plants

Benefits to Martin County: Economic Impact

Affordable Housing & Tourism

- RV parks like Floridays offer rare, affordable work-force, and other lodging options.
- Support for short-term housing under 180 days.
- Tourist impact, bed tax revenue, and affordable housing contributions.

Land Values and Investments

- Examples: Phipps Park (\$623K net annual profit) – very few other correctly zoned RV parks in Martin County. Benefits - little or no debt because of grants and history
- RV Parks and MHP are in demand with high property values
 1. SeaBranch RV Park (\$4.9M sale 2/22 7 acres),
 2. Twin Rivers MHP (\$3.7M sales 12/24 6 acres)
 3. Open Gate MHP (\$1.8M listing current 23 units .95 acre).
 4. Floridays RV Park (recent unsolicited \$8M offer – rejected 2/25 7.9 acres)

Justification for this Revised Text Amendment Request:

- CRA areas that allow RV parks are only Rio (Industrial) and Hobe Sound (Corridor)
- Hobe Sound is distinct and deserving of context-sensitive RV development standards.
- The proposed changes would be a compromise between residential and hotel
 - Density of 15 units/acre is reasonable compromise.
 - Corridor Commercial zoning (10 units/acre).
 - Hotel density (20 units/acre).
- Other CRA areas allow 15 units/acre in Corridor Commercial districts.
- Affordable housing density incentives support increased density for short-term and long-term housing options.
- Florida State Code 64E-15.002 preempts more restrictive county RV park codes, particularly for site sizes and densities.

Text Amendment Update Request as part of Project LDR 25-02

1. **RV site density:** Up to 15 units per acre.
2. **Minimum site size:** 1,500 square feet per recreational vehicle space.
3. **Manager and caretakers** exempt from 6-month tenancy limit and may reside in an RV.
4. **Park models/trailers:** Permitted as part of RV lodging.
5. **Wastewater Dump Station:** Not required per SMRU regulations.

Previous Text Amendment Request Project S260-004 was to align with the Florida Administrative Code State Code 64E-15.002 (Withdrawn Jan. 2025):
Site size: 1,200 square feet.
Density: Up to 25 units per acre

Martin County vs.

Martin County RV Park Sec 3.91 (13 items)

State Codes

Florida Administrative code 64E-15.002 (4 items)
(as it applies to RV parks only)

- **3.91.A. Each recreational vehicle site shall be a minimum of 2,000 square feet.**
- **3.91.B. At least one wastewater pump-out station shall be provided within the facility.**
- 3.91.C. Such use shall provide recreational amenities such as, but not limited to, swimming pools, tennis, and all-purpose fields sized to serve the recreational vehicle population of the park.
- **3.91.D. The maximum density shall not exceed ten recreational vehicle sites per acre.**
- **3.91.E. Recreational vehicles shall be limited to a short-term rental basis for tenancies of less than six consecutive months or a total of six months in any calendar year, except for units occupied by a manager or caretaker.**
- 3.91.F. A recreational vehicle park shall be considered commercial development and shall be developed with a unified site plan. Individual sites within a park shall not be subdivided, platted and sold or sold as units in a condominium or co-operative for residential occupancy.
- 3.91.G. No recreational vehicle site within a recreational vehicle park shall receive a parcel control number or an address.
- 3.91.H. A manager or caretaker must be identified as the facility representative.
- 3.91.I. An accessory dwelling unit for a park manager or caretaker may receive a separate address from the park office. The accessory dwelling unit shall not be a recreational vehicle or a mobile home.
- 3.91.J. All recreational vehicles in recreational vehicle parks established after December 2014 must begin preparation to evacuate Martin County within 12 hours of a Hurricane Watch being issued. All vehicles and occupants must be evacuated at the time a Hurricane Warning is issued.
- 3.91.K. Recreational vehicle parks shall accommodate the emergency placement of recreational vehicles for a maximum period of one year from the date a disaster declaration is made on lands within Martin County. Compensation shall be provided by the agency placing recreational vehicles within the recreational vehicle park. The six-month maximum tenancies shall not apply to the installation of recreational vehicles by local, state or federal agencies for the temporary housing of displaced residents following a disaster declaration.
- **3.91.L. Park trailers shall not be a permitted use in recreational vehicle parks.**
- 3.91.M. Mobile homes shall not be permitted uses in recreational vehicle parks.

(3) Recreational Vehicle Parks. The minimum size and location of each recreational vehicle space constructed or developed after the effective date of this rule shall be as follows:

(a) Each recreational vehicle space shall contain a minimum of 1,200 square feet.

(b) The density shall not exceed 25 recreational vehicle units per acre of gross site.

(c) Each tent space shall contain a minimum of 500 square feet.

(d) Each recreational vehicle space shall be clearly identified.

Proposed text amendment of Martin County Land Development Regulations, Article 12, Division 1, Section 12.1.01, Table 12-1.02 9 Section 3.91 as it applies to Recreational Vehicle Parks with in the CRA

3.91.A. Each recreational vehicle site shall be a minimum of 2,000 square feet. Request: 1,500 square feet.

3.91.B. At least one wastewater pump-out station shall be provided within the facility. Remove item 3.91B.

3.91.C. Such use shall provide recreational amenities such as, but not limited to, swimming pools, tennis, and all-purpose fields sized to serve the recreational vehicle population of the park.

3.91.D. The maximum density shall not exceed ten recreational vehicle sites per acre. Request: fifteen RV sites per acre.

3.91.E. Recreational vehicles shall be limited to a short-term rental basis for tenancies of less than six consecutive months or a total of six months in any calendar year, Request add: except for units occupied by a manager or caretaker.

3.91.F. A recreational vehicle park shall be considered commercial development and shall be developed with a unified site plan. Individual sites within a park shall not be subdivided, platted and sold or sold as units in a condominium or co-operative for residential occupancy.

3.91.G. No recreational vehicle site within a recreational vehicle park shall receive a parcel control number or an address.

3.91.H. A manager or caretaker must be identified as the facility representative.

3.91.I. An accessory dwelling unit for a park manager or caretaker may receive a separate address from the park office. The accessory dwelling unit shall not be a recreational vehicle or a mobile home. Remove item 3.91.I

3.91.J. All recreational vehicles in recreational vehicle parks established after December 2014 must begin preparation to evacuate Martin County within 12 hours of a Hurricane Watch being issued. All vehicles and occupants must be evacuated at the time a Hurricane Warning is issued.

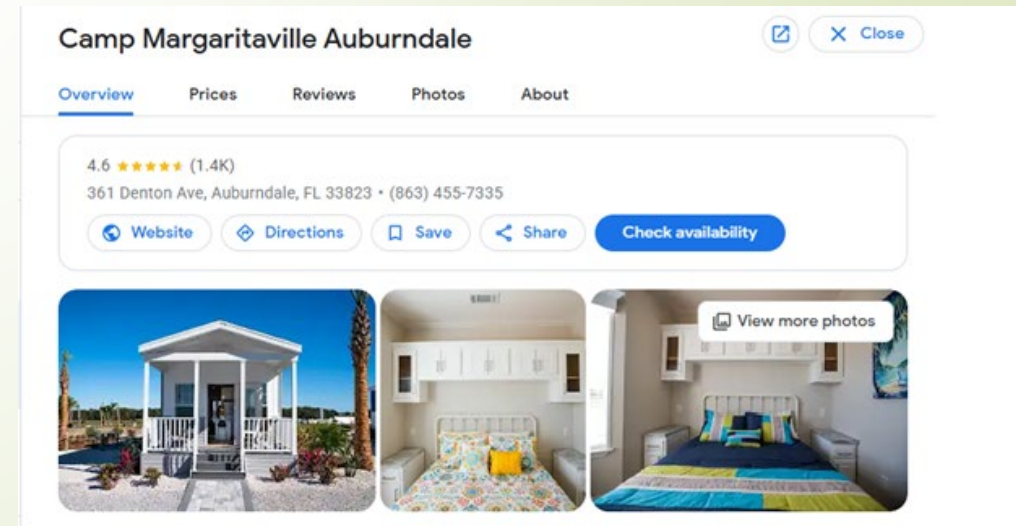
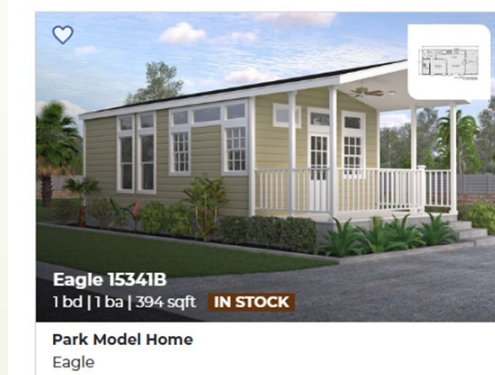
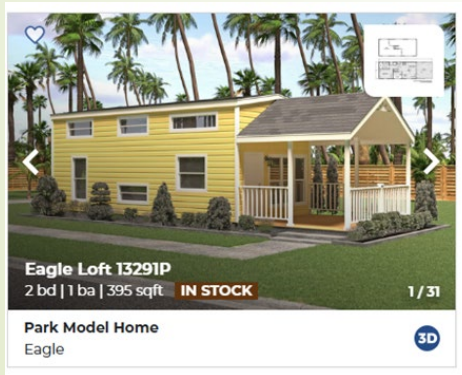
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3.91.L. Park trailers shall not be a permitted use in recreational vehicle parks. Remove item 3.91.L.

3.91.M. Mobile homes shall not be permitted uses in recreational vehicle parks.

What is a Park Trailer or Park Model

- State of Florida definitions (b)Park trailers constructed to ANSI A-119.5 shall not exceed 400 square feet. Park trailers constructed to the United States Department of Housing and Urban Development standard shall not exceed 500 square feet. All square footage measurements are of the exterior when in setup mode and do not include bay windows.
- Park models are a growing niche or trend in RV parks .
- They can be an affordable alternative to a hotel for short term stays





Please support our request for a Text Amendment Update of Martin County Land Development Regulations, Article 12, Division 1, Section 12.1.01, Table 12-1.02 (CRA areas of Rio & Hobe Sound Only)

- ❖ Floridays RV Park respectfully requests the NAC support of the proposed text amendment to facilitate meaningful, environmentally sound redevelopment in alignment with state and county goals.
- ❖ We aim to collaborate with Martin County in a constructive way and demonstrate a successful model for future RV park redevelopment within CRA areas.
- ❖ **We appreciate your time and consideration.**



↗
 Vacant Lot to south is
 owned by Floridays East
 1.27 acre and Seabreeze
 Mobile Park West .95 acre
 SE Woodland St easement
 continues through lot and
 possibly through protected
 upland habitat.

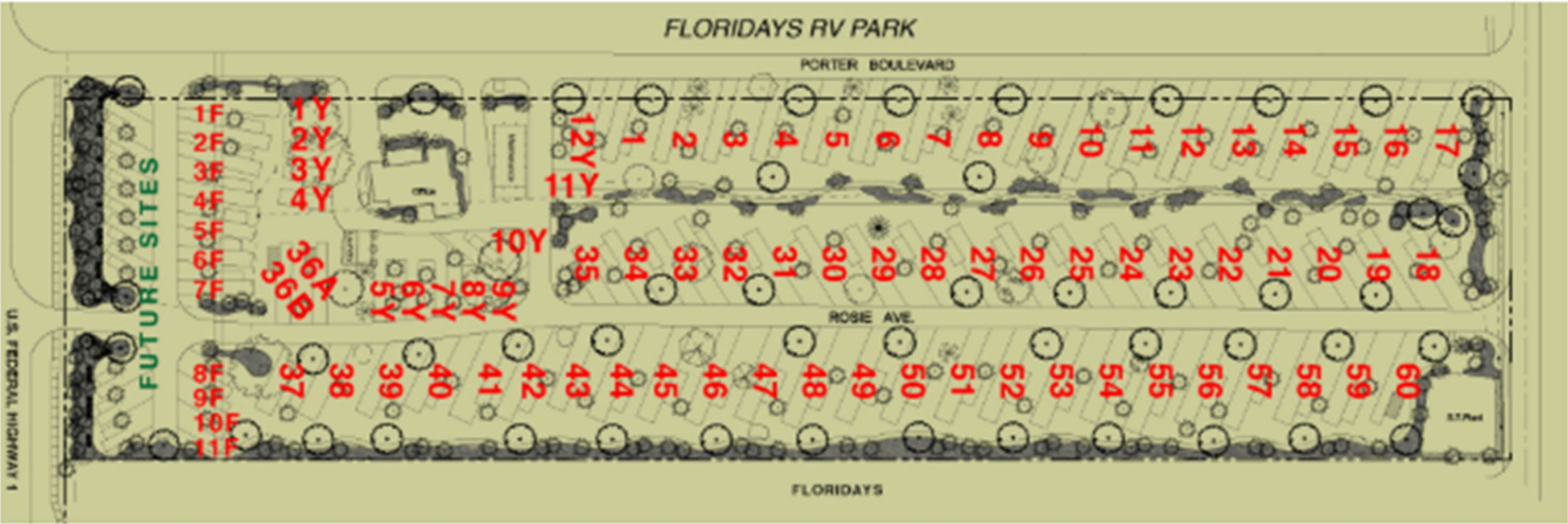
↖ Seabreeze Mobile Park has very small RV sites at the entrance of SE 1st St. similar to the Floridays F Sites (most western sites at Floridays) well below the 2000 SqFt size now required. We have never had a complaint about the small sizes of F or Y sites

Floridays RV Park Attachmnet 1

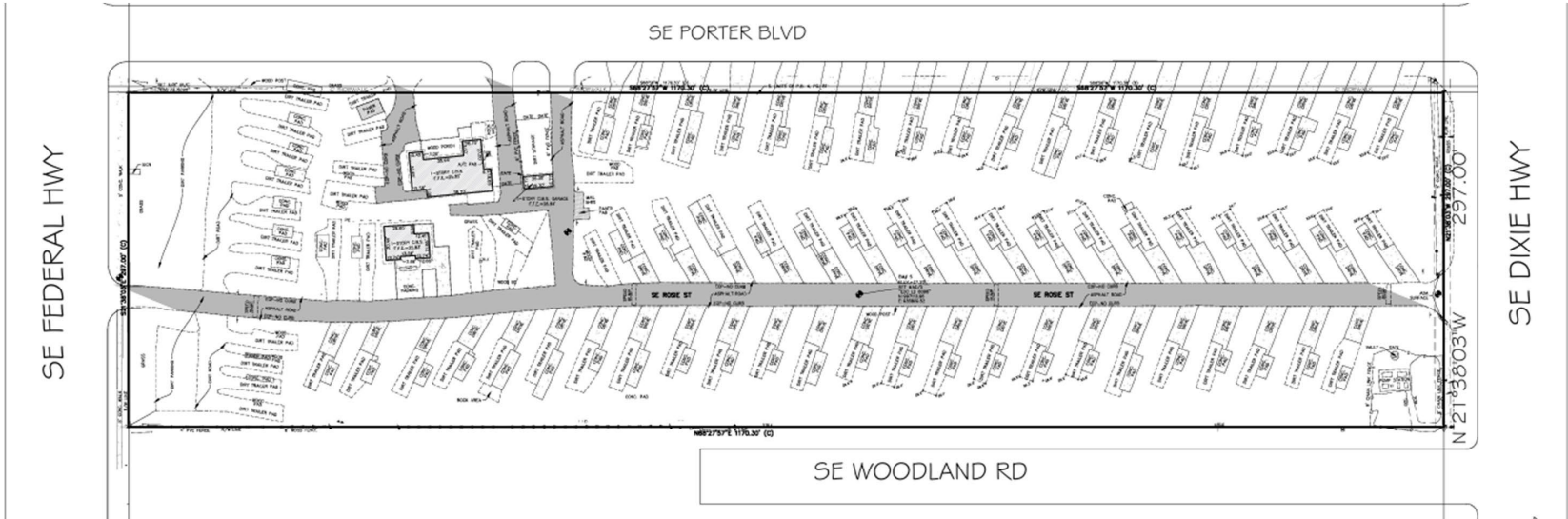
Floridays RV Park Current Website Map rendering.

Dotted line next to Porter Blvd shows Floridays RV sites driveways on Martin County Property

Red Numbers show existing numbering system, possibly confusing during emergencies.



Survey rendering of actual layout dark black line shows property lines

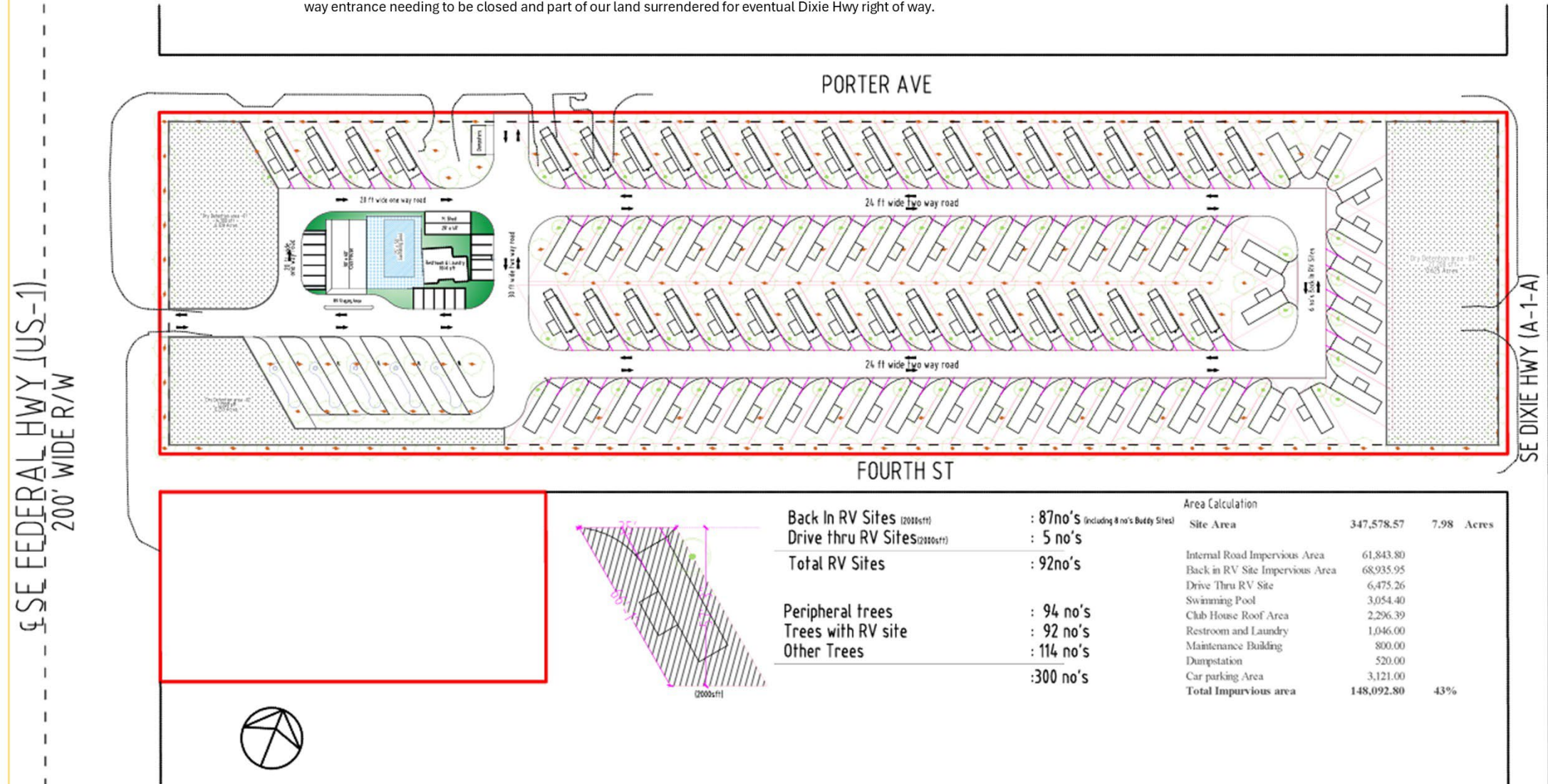


Floridays RV Park Attachment 3

Site Plan showing as many sites as possible using 2,000 square feet per RV site as a guide.

This was commissioned online for \$150 to see if pursuing a text amendment change was worth the time, effort and hassle since we need to see how many sites would fit using the current Martin county requirement of 2,000 square feet. This plan is still over the density allowed. We were quoted 25 times the price we paid for this drawing for a similar plan using our past consultants.

John Sinnott of the Growth Management department has been a great help. He provided me the documents for calculating drainage needs and he reached out to Public Works about the Dixie Highway entrance needing to be closed and part of our land surrendered for eventual Dixie Hwy right of way.



Site Plan showing as many sites as possible using 1,600 square feet per RV site as a guide.

Neither of the site plans are perfect. We feel that pursuing a text amendment makes sense since we will be unable to improve Floridays RV Park to the extent we would like to improve it without more density. It is not financially feasible.

In reality we hope to have most sites around 1,800 square feet and some smaller sites.

We can not move forward with a better more accurate locally drawn plan until we know what we might be allowed to build.

If our requests are granted, then our next step is to have plans drawn and do a feasibility study.

