



Hobe Sound CRA Neighborhood Advisory Committee Meeting January 14, 2026

**Subject: Request to amend Article 12,
Community Redevelopment Code as it applies
to RV Parks within Hobe Sound CRA only**

Floridays RV Park, Hobe Sound

Martin County vs. State Codes

Martin County RV Park Sec 3.91 (13 items)
as it applies to only the Hobe Sound CRA

Florida Administrative Code 64E-15.002 (4 items)

Bolded items are requested changes

- **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.**
- **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:

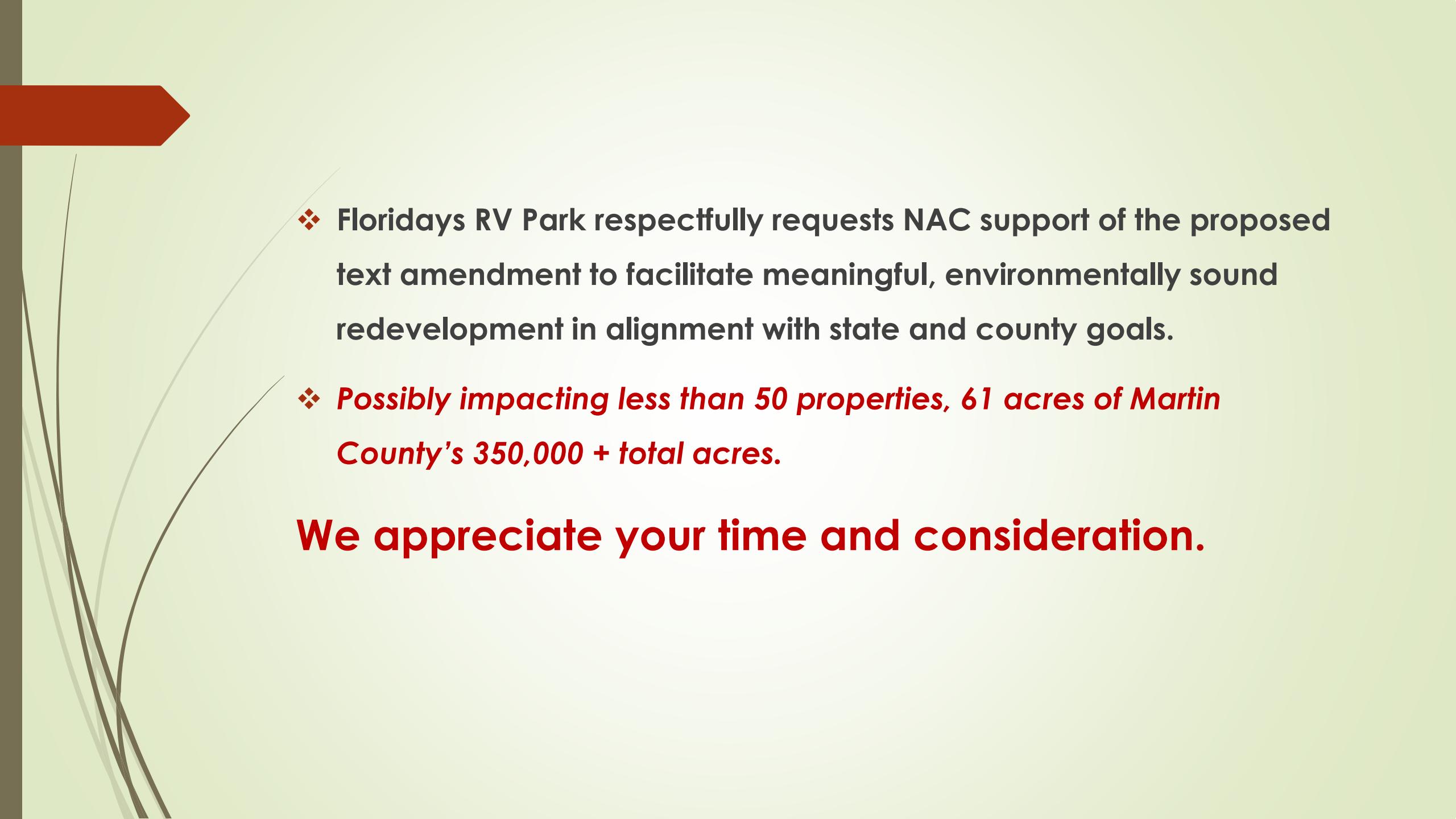
- (a) Each recreational vehicle space shall contain a minimum of 1,200 square feet.
- (b) The density shall not exceed 25 recreational vehicle units per acre of gross site.
- (c) Each tent space shall contain a minimum of 500 square feet.
- (d) Each recreational vehicle space shall be clearly identified.

Proposed Amendment to Current RV Park Development Standards as it applies to ONLY the Hobe Sound CRA

- 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 6-month tenancy limit does not apply** if residing is part of the employment agreement
- 4. Park models/trailers:** Permitted as part of RV lodging.
- 5. Wastewater Dump Station:** At least one wastewater pump-out station shall be provided within the facility, unless the recreational park has a potable water and sewer hook-up at each site and the park only rents to recreational vehicles that are self-contained units.

Justification for Proposed Amendment

- Hobe Sound is distinct and deserving of context-sensitive RV development standards.
- Hobe Sound CRA Corridor Commercial Properties: Less than 50 properties = acres 61
- The proposed density change would be a reasonable compromise between residential and hotel density
 - RV density of 15 units/acre is reasonable compromise.
 - Corridor Commercial zoning (10 units/acre residential).
 - Hotel density (20 units/acre).
- All other CRA areas allow 15 units/acre residential in either Corridor, Core and General.



- ❖ Fridays RV Park respectfully requests NAC support of the proposed text amendment to facilitate meaningful, environmentally sound redevelopment in alignment with state and county goals.
- ❖ *Possibly impacting less than 50 properties, 61 acres of Martin County's 350,000 + total acres.*

We appreciate your time and consideration.