

Originally submitted June 16, 2025 - Revised February 19, 2026

Paul Shilling, Director
Martin County Growth Management Department
2401 SE Monterey Road Stuart, FL 34996

**Re: Project Name: Floridays RV Park – 10705 SE US-1
Petition for Text Amendment Update of Martin County Land Development Regulations,
Article 12, Division 1, Section 12.1.01, Table 12-1.02 and Division 5, Section 12.5.04,
regarding Recreational Vehicle Parks within the Hobe Sound Community Redevelopment
Area.**

Dear Mr. Shilling:

As the authorized representatives of Floridays Mobile Park, LLC, who owns Parcel 34-38-42-000-095 00020-7 and Parcel 34-38-42-000-094-00030-8 located at 10705 and 10795 SE US-1, we are requesting an Amendment to the Martin County Land Development Regulations Article 12, Division 1, Section 12.1.01, Table 12-1.02 and Division 5, Section 12.5.04, to update the standards which apply to Recreational Vehicle (RV) parks only in the Hobe Sound Community Redevelopment Areas (CRA) of Martin County.

Section 3.91 of the Land Development Regulations applies “as is” in the CRA’s and we believe changes in the Hobe Sound CRA are warranted. Table 12-1.02 Section 3.91 as it applies to Recreational Vehicle Parks was written many years ago and has not been updated in a decade or possibly two. Many other Florida counties have updated their RV Park codes within the past few years. In the past decade, the RV and camping industry has evolved and changed dramatically. We believe that RV park standards in the Hobe Sound CRA should be updated to reflect the current needs of the RV industry.

The changes requested will only affect the Community Redevelopment Areas of Hobe Sound. From our perspective, Martin County Community Redevelopment Agency main goal is to revitalize CRA areas. We believe our request unites with the Hobe Sound’s CRA’s goals and objectives of revitalization, growth, economic development, infrastructure improvement, and sustainability.

The reasons for the requested text amendments are many. Although we understand that any text amendment would apply to all RV parks in the Hobe Sound CRA, our experience owning and operating Floridays RV park since 2010, has given us important insight into the issue. We have made as many improvements as the existing code allows and Floridays economic feasibility will support. We would appreciate having the opportunity to make Floridays into a fully updated RV Park, one that includes 1) replacing the waste treatment package plant with a

connection to South Martin Regional Utilities (SMRU) sewer system; 2) updating all service infrastructure with underground utilities; 3) building new park roads with RV site layouts that have more consistent sizes and better numbering; 4) defined open spaces and stormwater / dry retention area; and 5) enhanced landscaping. We would like to have an RV park that the residents of Martin County, Hobe Sound, and our guests, and ourselves could be proud of. An update to the current RV park provisions within the Hobe Sound CRA is needed for RV parks to have sufficient income to support the improvements and enhancements needed.

Additionally, RV parks fill a need for affordable short-term employee housing and provide an option for tourists and visitors other than an expensive hotel stay. Since there are no longer any hotels in Hobe Sound this is important. The local economy benefits through more bed tax revenue with more tourists visiting Hobe Sound and Martin County, spending their money on our local economy. The environment would benefit from cleaner water by one more old package waste treatment plant being removed and instead waste would be treated through the sewer system.

Specifically, we are requesting a revision to the RV park standards as they apply within the Hobe Sound CRA, to reduce the minimum lot size requirements from 2,000 square feet to 1,500 square feet per RV site, and change the density from 10 sites per acre to 15 sites per acre to be aligned with densities allowed in all the other CRA areas and to be more aligned with the Florida Administrative Code (FAC) Section 64E-15.002. That section of the FAC allows RV spaces to be a minimum of 1,200 square feet, and RV parks to have a density of 25 units per acre.

In addition, we request updates to the RV park standards as they apply within the Hobe Sound CRA that enable us to better operate our park. For example, we request that an RV park manager or caretaker should be exempt from the six-month tenancy requirement, and that the prohibition on park trailers be removed. Section 3.3 of the Land Development Regulations includes “park trailer” within the definition of “recreational vehicle”. The current requirement for a pump out station is an antiquated concept that went out of date decades ago when RV parks started providing full electric, water and waste hookups at each RV site. In fact, South Martin Regional Utility will not allow a pump out station to be connected to their sewer system.

The proposed changes are shown in the draft ordinance as attachment 1.

In conclusion, we request approval of the proposed text amendment of Martin County Land Development Regulations, Article 12, Division 1, Section 12.1.01, Table 12-1.02 and Division 5, Section 12.5.04, regarding Recreational Vehicle Parks within the Hobe Sound Community Redevelopment Area to facilitate meaningful, environmentally sound redevelopment in alignment with state and county goals.

We appreciate your time and consideration.

Respectfully,

Handwritten signatures of Susanne Oenbrink Graham and Michael Waite Graham in blue ink.

Susanne Oenbrink Graham & Michael Waite Graham
Floridays Mobile Park, LLC

Attachments:

1. Floridays RV Park Draft Ordinance 02-15-26_
2. Florida Administrative Code as it applies to Recreational Vehicle Parks 64E-15.002
Mobile Homes, Lodging, and recreational Vehicle Parks.
3. The 2024 Florida Statutes Definitions – Park Trailer # 7 Bolded type with added photos

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AMENDING DIVISION 1. UNIFORM REDEVELOPMENT STANDARDS, SECTION 12.1.01, PURPOSE AND INTENT, TABLE 12-1.02, ARTICLE 3 STANDARDS APPLICABLE TO ARTICLE 12, REGARDING RECREATIONAL VEHICLE PARKS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING DIVISION 5. HOBE SOUND, SECTION 12.5.04, DEVELOPMENT STANDARDS, BY ADDING SECTION 12.5.04.6, RECREATIONAL VEHICLE PARKS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY, FILING WITH THE DEPARTMENT OF STATE, EFFECTIVE DATE, AND CODIFICATION.

WHEREAS, the Board of County Commissioners of Martin County, Florida (Board) is authorized by Chapter 125, Florida Statutes, to adopt ordinances and resolutions necessary for the exercise of its powers; and

WHEREAS, the Board has adopted the Martin County Comprehensive Growth Management Plan (CGMP) within which are included goals, objectives, and policies related to the process for review and approval of certain development applications; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of these goals, objectives and policies through the adoption of consistent land development regulations; and

WHEREAS, the proposed revisions will facilitate redevelopment activity within the HS (Hobe Sound) Redevelopment Zoning District; and

WHEREAS, this proposed amendment to Article 12 of the Land Development Regulations, Martin County Code, has received public hearings before the Local Planning Agency and the Board; and

WHEREAS, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

PART I. AMENDING DIVISION 1. UNIFORM REDEVELOPMENT STANDARDS, SECTION 12.1.01, TABLE 12-1.02, ARTICLE 3 STANDARDS APPLICABLE TO ARTICLE 12, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING RECREATIONAL VEHICLE PARKS

Section Division 1. Section 12.1.01 is amended as follows:

Division 1. Uniform Development Standards

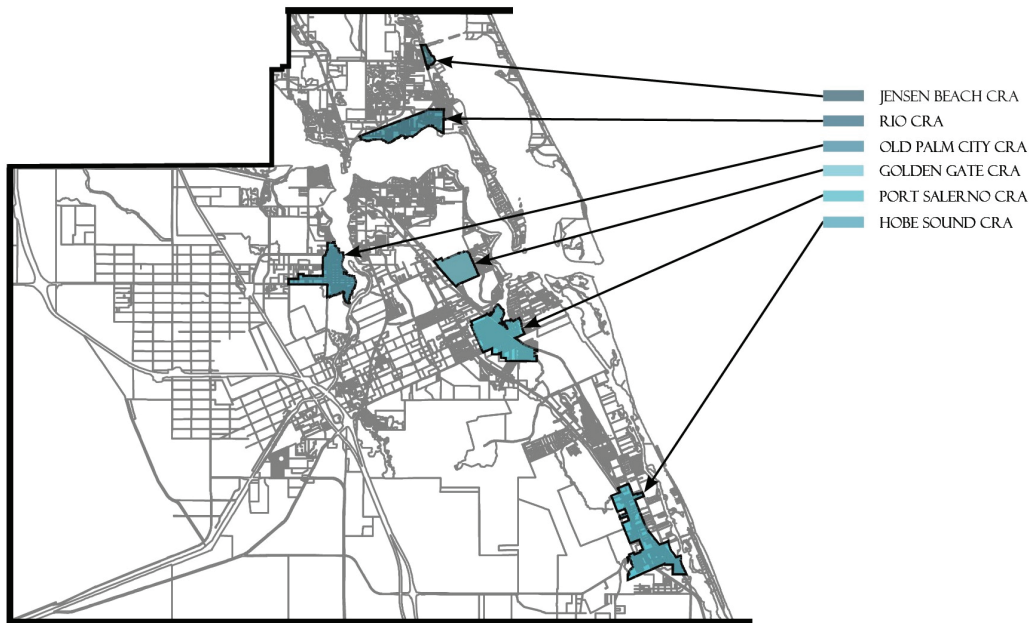
Sec. 12.1.01. Purpose and intent.

Article 12, the Redevelopment Code establishes Redevelopment Zoning Districts, permitted uses and development standards to implement the Comprehensive Growth Management Plan and the Community Redevelopment Plans in Martin County's six Community Redevelopment Areas (CRAs). The Community Redevelopment Code provides opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas. The Community Redevelopment Code shall be applicable only for CRAs that have been formally designated by Martin County in accordance with the Comprehensive Growth Management Plan.

12.1.01.A. *Content of the Community Redevelopment Code.* Article 12 establishes Redevelopment Zoning Districts and a specific Division for each CRA. Article 12, Division 1 is applicable in all Redevelopment Zoning Districts.

1.	Uniform Redevelopment Standards	Division 1
2.	Jensen Beach CRA	Division 2
3.	Rio CRA	Division 3
4.	Old Palm City CRA	Division 4
5.	Hobe Sound CRA	Division 5
6.	Port Salerno CRA	Division 6
7.	Golden Gate CRA	Division 7

Figure 12-1.01 Martin County Community Redevelopment Areas



12.1.01.B. *Adoption and modification of the Community Redevelopment Code.* The adoption or modification of the Community Redevelopment Code and Redevelopment Zoning Districts and the assignment of land to a Community Redevelopment Zoning District or Subdistrict shall be by an ordinance amending the Land Development Regulations. When such ordinance assigns land to a Redevelopment Zoning District or Subdistrict, public notice shall be the same as for development applications and for amendments to the Martin County zoning atlas as set forth in Article 10.

12.1.01.C. *Comprehensive Plan.* All development in a CRA shall comply with the Martin County Comprehensive Growth Management Plan (CGMP). In the case of conflict between Chapter 18, Community Redevelopment, CGMP and the LDR or the General Ordinances, Chapter 18 shall control.

12.1.01.D. *Function of the Community Redevelopment Code; consistency with other regulations.*

1. Development under the Community Redevelopment Code shall comply with all requirements of the Martin County Land Development Regulations (LDR) and General Ordinances. In the case of conflict between Article 12, LDR and other provisions of the LDR or the General Ordinances, Article 12 shall control.
2. Table 12-1.02 identifies which standards of Article 3 are modified, replaced, or do not apply in the Redevelopment Zoning District.

Table 12-1.02 - Article 3 Standards Applicable to Article 12

Article 3		In Redevelopment Zoning Districts
Division 1, General Provisions. When applied in Redevelopment Zoning District all references in Division 1 to "this Article" shall be understood to incorporate Article 12.		
Sec. 3.1	Applicability	Applies except 3.1.C does not apply
Sec. 3.2	Zoning atlas and district boundaries	Applies except 3.2.B does not apply
Sec. 3.3	Glossary of terms	Applies except where modified by 12.1.14

Division 2, Standard Zoning Districts		
Sec. 3.10	District Purposes	Does not apply, replaced by 12.1.01.G
Sec. 3.11	Permitted Uses	Does not apply, replaced by 12.1.03
Sec. 3.12	Development Standards	Does not apply, replaced by 12.1.04
Sec. 3.13	Calculation of residential density	Does not apply, replaced by 12.1.04.3
Sec. 3.14	Height Standards	Applies as written, also see 12.1.04.2
Sec. 3.15	Lot width & area requirements	
	Sec. 3.15.A	Does not apply
	Sec. 3.15.B - Sec. 3.16.C	Applies as written, also see 12.1.02.1
Sec. 3.15.1	Open Space	Does not apply, replaced by 12.1.04.5
Sec. 3.16	Setbacks	
	Sec. 3.16.A.1, Sec. 3.16.A.2	Does not apply
	Sec. 3.16.A.3, Sec. 3.16.A.4, Sec 3.16.B	Applies as written, also see 12.1.04.6
	Sec. 3.16.C	Does not apply, replaced by 12.1.04
Sec. 3.31	LI-1 District	Does not apply, not present in CRA
Sec. 3.32	PAF public airport district	Does not apply, not present in CRA
Sec. 3.33	Noise compatibility overlay	Applies as written
Sec. 3.34	School construction zones	Applies as written
Division 3, Standards For Specific Uses		
Sec. 3.51	Accessory dwelling units	Does not apply, replaced by 12.1.04.7.a
Sec. 3.52	Administrative services, not-for-profit	Does not apply
Sec. 3.56.1	Ancillary retail	Does not apply
Sec. 3.57	Apartment hotel	Applies as written
Sec. 3.58	Bed and breakfast inn	Applies as written
Sec. 3.58.2	Business and professional offices	Does not apply
Sec. 3.59	Commercial amusements	Applies as written

Sec. 3.60	Commercial kennels	Applies as written
Sec. 3.61	Community center	Applies as written
Sec. 3.62	Construction industry trades	Applies as written
Sec. 3.63	Construction sales and services	Applies as written
Sec. 3.64	Craft distillery	Applies as written
Sec. 3.65	Cultural and civic uses	Applies as written
Sec. 3.66	Day care, commercial	Applies as written
Sec. 3.67	Day care, family	Applies as written
Sec. 3.68.1	Duplex dwellings	Applies as written
Sec. 3.68.2	Dwellings	Applies as written
Sec. 3.69	Educational institution	Applies as written
Sec. 3.70.1	Extensive impact industries	Applies as written
Sec. 3.71	Flea market	Applies as written
Sec. 3.71.1	Farmer's markets	Does not apply
Sec. 3.72	Funeral home	Applies as written
Sec. 3.73	Golf course	Applies as written
Sec. 3.74	Golf driving range	Applies as written
Sec. 3.76	Hotels, motels, and apartment hotels	Applies as written
Sec. 3.77	Library	Applies as written
Sec. 3.77.1	Limited retail sales and services	Applies as written
Sec. 3.78	Limited impact industries	Applies as written
Sec. 3.79	Marina, commercial	Applies as written
Sec. 3.81	Mobile home	Applies as written
Sec. 3.83	LSTAR and TIB	Applies as written

Sec. 3.83.1	Microbrewery	Applies as written
Sec. 3.83.2	Multifamily dwellings	Does not apply, replaced by Building Types
Sec. 3.84	Neighborhood assisted residence with six or fewer residents	Applies as written
Sec. 3.85	Neighborhood boat launch	Applies as written
Sec. 3.87	Places of worship	Applies as written
Sec. 3.88	Plant nurseries and landscape services	Applies as written
Sec. 3.89	Protective and emergency services	Applies as written
Sec. 3.90	Public parks and recreation areas, active and passive	Does not apply
Sec. 3.91	Recreational vehicle park	Applies as written <u>except as modified by 12.5.04.6</u>
Sec. 3.92	Recycling drop-off center	Applies as written
Sec. 3.93	Residential care facility	Applies as written
Sec. 3.94	Residential storage facility	Applies as written
Sec. 3.95	Restaurant, convenience	Applies as written
Sec. 3.98	Single-family detached dwellings in mobile home zoning districts	Does not apply, replaced by Building Types
Sec. 3.99	Shooting range, indoor	Applies as written
Sec. 3.102	Townhouses	Does not apply, replaced by Building Types
Sec. 3.103	Trades and skilled services	Applies as written
Sec. 3.103.1	Truck stop/travel center	Does not apply, not a permitted use
Sec. 3.104	Utilities	Applies as written
Sec. 3.105	Vehicle sales and service	Applies as written
Sec. 3.106	Vehicular service and maintenance	Applies as written
Sec. 3.107	Veterinary medical services	Applies as written
Sec. 3.108	Wholesale trades and services	Applies as written
Sec. 3.109	Wireless telecommunication facilities	Applies as written

Sec. 3.110	Zero lot line dwellings	Applies as written
Division 4, Miscellaneous Development Standards		
3.201	Accessory uses and structures	Does not apply, replaced by 12.1.04.8
3.202	Docks and pilings	Applies as written
3.202.1	Duplexes	Applies as written
3.203	Emergency shelters for residential development	Applies as written
3.204	Fences, walls and hedges	Applies as modified by 12.1.10
3.205	Gasoline storage	Applies as written
3.206	Household pets, horses and other animals	Applies as written
3.207	Industrial performance standards	Applies as written
3.208	Lighting	Applies as written
3.209	Model dwelling units	Applies as written
3.209.1	Rental housing	Applies as written
3.209.2	Seasonal sales, peddlers and itinerant merchants	Applies as written
3.210	Temporary construction office	Applies as written
3.211	Dog-friendly restaurants	Applies as written
Division 5, Planned Unit Developments		
	(All Subsections)	Applies as written
Division 6, Redevelopment Overlay Districts		
	(All Subsections)	Does not apply
Division 7, Category C Zoning Districts		
	(All Subsections)	Does not apply

(Note: Remainder of Section 12.1.01 remains as is.)

PART II. AMENDING DIVISION 5. HOBE SOUND, SECTION 12.5.04, DEVELOPMENT STANDARDS, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, BY ADDING SECTION 12.5.04.6, RECREATIONAL VEHICLE PARKS

Division 5. Section 12.5.04 is amended by adding Section 12.5.04.6. All other provisions of Section 12.5.04 remain as is.

DIVISION 5. - HOBE SOUND

Sec. 12.5.04. - Development standards.

6. Recreational vehicle parks. The following requirements are applicable to recreational vehicle parks within the Hobe Sound Redevelopment Zoning District:

- a. Each recreational vehicle site shall be a minimum of 1,500 square feet.

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- b. At least one wastewater pump-out station shall be provided unless the recreational vehicle 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.
- c. Recreational amenities shall be provided such as, but not limited to, swimming pools, tennis, and all-purpose fields sized to serve the recreational vehicle population of the park.
- d. The maximum density shall not exceed fifteen recreational vehicle sites per acre.
- 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 that pursuant to the terms of an employment agreement managers or caretakers are exempt from the short-term tenancy requirement.
- 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.
- g. No recreational vehicle site within a recreational vehicle park shall receive a parcel control number or an address.
- h. A manager or caretaker must be identified as the facility representative.
- i. An accessory dwelling unit for a park manager or caretaker may receive a separate address from the park office, if the accessory dwelling unit is a permanent structure.
- 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.
- 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.
- l. Mobile homes shall not be permitted uses in recreational vehicle parks.

PART III. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, Martin County ordinances, County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan.

PART IV. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART V. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VI. FILING WITH DEPARTMENT OF STATE.

The Clerk shall be and is hereby directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VII. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Office of Secretary of State.

PART VIII. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Land Development Regulations, Martin County Code, except that Parts III through VIII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

DULY PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELYSSE A. ELDER,
COUNTY ATTORNEY

Attachment 2: FAC 64E-15.002 Sites-Mobile Home, Lodging, and Recreational Vehicle Parks

Re: Project Name: Floridays RV Park – 10705 SE US-1

Petition for Text Amendment Update of Martin County Land Development Regulations, Article 12, Division 1, Section 12.1.01, Table 12-1.02 and Division 5, Section 12.5.04, regarding Recreational Vehicle Parks within the Hobe Sound Community Redevelopment Area

64E-15.002 Sites – Mobile Home, Lodging, and Recreational Vehicle Parks.

(1) General.

(a) Each site of a new or modified mobile home, lodging or recreational vehicle park shall be evaluated by the county public health unit to determine that it is not subject to environmental hazards. Park spaces shall be graded so that water drainage will not cause standing water under the unit.

(b) The area of a new or modified mobile home, lodging, or recreational vehicle park shall be planned to accommodate the designated number of mobile home or recreational vehicle spaces, tents, buildings, necessary streets, roadways and parking areas for motor vehicles in accordance with the provisions of this rule. Every park shall provide space so that the parking, loading or maneuvering of manufactured and recreational housing shall not necessitate the use of sidewalks or rights-of-way or any private ground not part of the park.

(c) All spaces of existing parks shall be deemed to comply with the space requirements of this rule on its effective date, if the space does not adversely impact public health through overcrowding, overloading the sewage treatment and disposal system, overload of the solid waste storage system, overload of the water supply system, or the creation a sanitary nuisance.

(2) Mobile Home and Lodging Parks. The minimum area requirements of each mobile home space constructed or developed after the effective date of this rule shall be as follows:

(a) Each mobile home space designated for a single section mobile home shall contain a minimum of 2,400 square feet with a minimum 35 foot width.

(b) Spaces to be utilized for a double-wide mobile home shall contain no less than 3,500 square feet with a minimum 50 foot width.

(c) All mobile home and lodging park spaces and their appurtenances shall be located a minimum of 5 feet or more from the exterior boundaries, from the water of any canal, lake, or other body of water within the park.

(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.

Rulemaking Authority 381.0011(13), 513.05 FS. Law Implemented 513.03 FS. History—New 5-20-96, Formerly 10D-26.110, Amended 12-30-09.

Accessed 5/20/2025: chrome-

extension://efaidnbnmnnibpcajpcglclefindmkaj/https://www.floridahealth.gov/environmental-health/mobile-home-parks/_documents/64e-15.pdf

Re: Project Name: Floridays RV Park – 10705 SE US-1

Petition for Text Amendment Update of Martin County Land Development Regulations, Article 12, Division 1, Section 12.1.01, Table 12-1.02 and Division 5, Section 12.5.04, regarding Recreational Vehicle Parks within the Hobe Sound Community Redevelopment Area.

The 2024 Florida Statutes (including 2025 Special Session C)

Definitions – Park Trailer # 7 Bolded type

Title XXIII

MOTOR VEHICLES

Chapter 320

MOTOR VEHICLE LICENSES

[View Entire Chapter](#)

320.01 Definitions, general.—As used in the Florida Statutes, except as otherwise provided, the term:

(1) “Motor vehicle” means:

(a) An automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, motorized scooters, micromobility devices, personal delivery devices and mobile carriers as defined in s. 316.003, special mobile equipment as defined in s. 316.003, vehicles that run only upon a track, bicycles, electric bicycles, swamp buggies, or mopeds.

(b) A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicle-type units, when traveling on the public roadways of this state, must comply with the length and width provisions of s. 316.515, as that section may hereafter be amended. As defined below, the basic entities are:

1. The “travel trailer,” which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 81/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.

2. The “camping trailer,” which is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
3. The “truck camper,” which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.
4. The “motor home,” which is a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
5. The “private motor coach,” which is a vehicular unit which does not exceed the length, width, and height limitations provided in s. 316.515(9), is built on a self-propelled bus type chassis having no fewer than three load-bearing axles, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
6. The “van conversion,” which is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.
7. **The “park trailer,” which is a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.**
8. The “fifth-wheel trailer,” which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle’s rear axle.

(2)(a) “Mobile home” means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch.

(b) “Manufactured home” means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

(3) “Owner” means any person, firm, corporation, or association controlling any motor vehicle or mobile home by right of purchase, gift, lease, or otherwise.

(4) “Trailer” means any vehicle without motive power designed to be coupled to or drawn by a motor vehicle and constructed so that no part of its weight or that of its load rests upon the towing vehicle.

(5) “Semitrailer” means any vehicle without motive power designed to be coupled to or drawn by a motor vehicle and constructed so that some part of its weight and that of its load rests upon or is carried by another vehicle.

(6) “Net weight” means the actual scale weight in pounds with complete catalog equipment.

(7) “Gross weight” means the net weight of a motor vehicle in pounds plus the weight of the load carried by it.

(8) “Cwt” means the weight per hundred pounds, or major fraction thereof, of a motor vehicle.

(9) “Truck” means any motor vehicle with a net vehicle weight of 5,000 pounds or less and which is designed or used principally for the carriage of goods and includes a motor vehicle to which has been added a cabinet box, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers.

(10) “Heavy truck” means any motor vehicle with a net vehicle weight of more than 5,000 pounds, which is registered on the basis of gross vehicle weight in accordance with s. 320.08(4), and which is designed or used for the carriage of goods or designed or equipped with a connecting device for the purpose of drawing a trailer that is attached or coupled thereto by means of such connecting device and includes any such motor vehicle to which has been added a cabinet box, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers.

(11) “Truck tractor” means a motor vehicle which has four or more wheels and is designed and equipped with a fifth wheel for the primary purpose of drawing a semitrailer that is attached or coupled thereto by means of such fifth wheel and which has no provision for carrying loads independently.

(12) “Gross vehicle weight” means:

(a) For heavy trucks with a net weight of more than 5,000 pounds, but less than 8,000 pounds, the gross weight of the heavy truck. The gross vehicle weight is calculated by adding to the net weight of the heavy truck the weight of the load carried by it, which is the maximum gross weight as declared by the owner or person applying for registration.

(b) For heavy trucks with a net weight of 8,000 pounds or more, the gross weight of the heavy truck, including the gross weight of any trailer coupled thereto. The gross vehicle weight is calculated by adding to the gross weight of the heavy truck the gross weight of the trailer, which is the maximum gross weight as declared by the owner or person applying for registration.

(c) The gross weight of a truck tractor and semitrailer combination is calculated by adding to the net weight of the truck tractor the gross weight of the semitrailer, which is the maximum gross weight as declared by the owner or person applying for registration; such vehicles are together by means of a fifth-wheel arrangement whereby part of the weight of the semitrailer and load rests upon the truck tractor.

(13) “Passenger,” or any abbreviation thereof, does not include a driver.

(14) “Private use” means the use of any vehicle which is not properly classified as a for-hire vehicle.

(15)(a) “For-hire vehicle” means any motor vehicle, when used for transporting persons or goods for compensation; let or rented to another for consideration; offered for rent or hire as a means of transportation for compensation; advertised in a newspaper or generally held out as being for rent or hire; used in connection with a travel bureau; or offered or used to provide transportation for persons solicited through personal contact or advertised on a

“share-expense” basis. When goods or passengers are transported for compensation in a motor vehicle outside a municipal corporation of this state, or when goods are transported in a motor vehicle not owned by the person owning the goods, such transportation is “for hire.” The carriage of goods and other personal property in a motor vehicle by a corporation or association for its stockholders, shareholders, and members, cooperative or otherwise, is transportation “for hire.”

(b) The following are not included in the term “for-hire vehicle”: a motor vehicle used for transporting school children to and from school under contract with school officials; a hearse or ambulance when operated by a licensed embalmer or mortician or his or her agent or employee in this state; a motor vehicle used in the transportation of agricultural or horticultural products or in transporting agricultural or horticultural supplies direct to growers or the consumers of such supplies or to associations of such growers or consumers; a motor vehicle temporarily used by a farmer for the transportation of agricultural or horticultural products from any farm or grove to a packinghouse or to a point of shipment by a transportation company; or a motor vehicle not exceeding 11/2 tons under contract with the Government of the United States to carry United States mail, provided such vehicle is not used for commercial purposes.

(16) “Road” means the entire width between the boundary lines of every way or place of whatever nature when any part thereof is open to the use of the public for purposes of vehicular traffic.

(17) “Brake horsepower” means the actual unit of torque developed per unit of time at the output shaft of an engine, as measured by a dynamometer.

(18) “Department” means the Department of Highway Safety and Motor Vehicles.

(19)(a) “Registration period” means a period of 12 months or 24 months during which a motor vehicle or mobile home registration is valid.

(b) “Extended registration period” means a period of 24 months during which a motor vehicle or mobile home registration is valid.

(20) “Marine boat trailer dealer” means any person engaged in:

(a) The business of buying, selling, manufacturing, or dealing in trailers specifically designed to be drawn by another vehicle and used for the transportation on land of vessels, as defined in s. 327.02; or

(b) The offering or displaying of such trailers for sale.

(21) “Renewal period” means the period during which renewal of a motor vehicle registration or mobile home registration is required, as provided in s. 320.055.

(22) “Golf cart” means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour.

(23) “International Registration Plan” means a registration reciprocity agreement among states of the United States and provinces of Canada providing for payment of license fees on the basis of fleet miles operated in various jurisdictions.

(24) “Apportionable vehicle” means any vehicle, except recreational vehicles, vehicles displaying restricted plates, city pickup and delivery vehicles, and government-owned vehicles, which is used or intended for use in two or more member jurisdictions that allocate or proportionally register vehicles and which is used for the transportation of persons for hire or is designed, used, or maintained primarily for the transportation of property and:

- (a) Is a power unit having a gross vehicle weight in excess of 26,000 pounds;
- (b) Is a power unit having three or more axles, regardless of weight; or
- (c) Is used in combination, when the weight of such combination exceeds 26,000 pounds gross vehicle weight.

Vehicles, or combinations thereof, having a gross vehicle weight of 26,000 pounds or less and two-axle vehicles may be proportionally registered.

(25) “Commercial motor vehicle” means any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight. A vehicle that occasionally transports personal property to and from a closed-course motorsport facility, as defined in s. 549.09(1)(a), is not a commercial motor vehicle if the use is not for profit and corporate sponsorship is not involved. As used in this subsection, the term “corporate sponsorship” means a payment, donation, gratuity, in-kind service, or other benefit provided to or derived by a person in relation to the underlying activity, other than the display of product or corporate names, logos, or other graphic information on the property being transported.

(26) “Motorcycle” means any motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground. The term includes an autocycle, as defined in s. 316.003, but excludes a tractor, a moped, or any vehicle in which the operator is enclosed by a cabin unless it meets the requirements set forth by the National Highway Traffic Safety Administration for a motorcycle.

(27) “Moped” means any vehicle with pedals to permit propulsion by human power, having a seat or saddle for the use of the rider and designed to travel on not more than three wheels, with a motor rated not in excess of 2 brake horsepower and not capable of propelling the vehicle at a speed greater than 30 miles per hour on level ground, and with a power-drive system that functions directly or automatically without clutching or shifting gears by the operator after the drive system is engaged. If an internal combustion engine is used, the displacement may not exceed 50 cubic centimeters.

(28) “Interstate” means vehicle movement between or through two or more states.

(29) “Intrastate” means vehicle movement from one point within a state to another point within the same state.

(30) “Person” means and includes natural persons, corporations, copartnerships, firms, companies, agencies, or associations, singular or plural.

(31) “Registrant” means a person in whose name or names a vehicle is properly registered.

(32) “Motor carrier” means any person owning, controlling, operating, or managing any motor vehicle used to transport persons or property over any public highway.

(33) “Motorized disability access vehicle” means a vehicle designed primarily for handicapped individuals with normal upper body abilities and designed to be fueled by gasoline, travel on not more than three wheels, with a motor rated not in excess of 2 brake horsepower and not capable of propelling the vehicle at a speed greater than 30 miles per hour on level ground, and with a power-drive system that functions directly or automatically without clutching or shifting gears by the operator after the drive system is engaged. If an internal combustion engine is used, the displacement may not exceed 50 cubic centimeters.

(34) “Resident” means a person who has his or her principal place of domicile in this state for a period of more than 6 consecutive months, who has registered to vote in this state, who has made a statement of domicile pursuant to s. 222.17, or who has filed for homestead tax exemption on property in this state.

(35) “Nonresident” means a person who is not a resident.

(36) “Electric vehicle” means a motor vehicle that is powered by an electric motor that draws current from rechargeable storage batteries, fuel cells, or other sources of electrical current.

(37) “Disabled motor vehicle” means any motor vehicle as defined in subsection (1) which is not operable under its own motive power, excluding a nondisabled trailer or semitrailer, or any motor vehicle that is unsafe for operation upon the highways of this state.

(38) “Replacement motor vehicle” means any motor vehicle as defined in subsection (1) under tow by a wrecker to the location of a disabled motor vehicle for the purpose of replacing the disabled motor vehicle, thereby permitting the transfer of the disabled motor vehicle’s operator, passengers, and load to an operable motor vehicle.

(39) “Wrecker” means any motor vehicle that is used to tow, carry, or otherwise transport motor vehicles and that is equipped for that purpose with a boom, winch, car carrier, or other similar equipment.

(40) “Tow” means to pull or draw any motor vehicle with a power unit by means of a direct attachment, drawbar, or other connection or to carry a motor vehicle on a power unit designed to transport such vehicle from one location to another.

(41) “Low-speed vehicle” means any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles. Low-speed vehicles must comply with the safety standards in 49 C.F.R. s. 571.500 and s. 316.2122.

(42) “Utility vehicle” means a motor vehicle designed and manufactured for general maintenance, security, and landscaping purposes, but the term does not include any vehicle designed or used primarily for the transportation of persons or property on a street or highway, or a golf cart, or an all-terrain vehicle as defined in s. 316.2074.

(43) For purposes of this chapter, the term “agricultural products” means any food product; any agricultural, horticultural, or livestock product; any raw material used in plant food formulation; and any plant food used to produce food and fiber.

(44) “Mini truck” means any four-wheeled, reduced-dimension truck that does not have a National Highway Traffic Safety Administration truck classification, with a top speed of 55 miles per hour, and which is equipped with headlamps, stop lamps, turn signal lamps, taillamps, reflex reflectors, parking brakes, rearview mirrors, windshields, and seat belts.

(45) “Swamp buggy” means a motorized off-road vehicle that is designed or modified to travel over swampy or varied terrain and that may use large tires or tracks operated from an

elevated platform. The term does not include any vehicle defined in chapter 261 or otherwise defined or classified in this chapter.

(46) “Valid passport” means:

(a) An unexpired passport or passport card issued by the United States government; or

(b) An unexpired passport issued by the government of another country with:

1. A stamp or mark affixed by the Federal Government onto the passport to evidence and authorize lawful presence in the United States; or

2. An unexpired I-94, or current permanent resident card, or unexpired immigrant visa, issued by the Federal Government.

History.—ss. 1, 6, ch. 7275, 1917; s. 1, ch. 7737, 1918; RGS 1006, 1011; ss. 2, 5, ch. 8410, 1921; s. 2, ch. 9156, 1923; s. 1, ch. 9157, 1923; ss. 1, 3, ch. 10182, 1925; CGL 1280, 1285, 1677; s. 3, ch. 15625, 1931; s. 3, ch. 16085, 1933; s. 1, ch. 20743, 1941; s. 1, ch. 20911, 1941; s. 1, ch. 26923, 1951; s. 1, ch. 59-351; s. 1, ch. 65-61; s. 1, ch. 65-446; ss. 23, 24, 35, ch. 69-106; s. 1, ch. 70-215; s. 1, ch. 70-391; s. 93, ch. 71-377; s. 1, ch. 72-339; s. 1, ch. 73-284; s. 2, ch. 74-243; s. 3, ch. 75-66; s. 2, ch. 76-135; s. 4, ch. 76-286; s. 1, ch. 77-180; s. 1, ch. 77-357; s. 1, ch. 78-221; s. 125, ch. 79-400; s. 12, ch. 81-151; s. 22, ch. 82-134; s. 3, ch. 83-188; s. 23, ch. 83-215; s. 1, ch. 83-318; s. 1, ch. 84-182; s. 7, ch. 84-260; s. 5, ch. 85-155; s. 43, ch. 85-180; s. 10, ch. 85-309; s. 4, ch. 85-343; s. 11, ch. 86-243; s. 11, ch. 87-161; s. 20, ch. 87-198; s. 5, ch. 87-225; s. 1, ch. 88-147; s. 66, ch. 89-282; s. 2, ch. 89-320; s. 1, ch. 90-163; s. 4, ch. 90-270; s. 5, ch. 92-148; s. 39, ch. 94-306; s. 910, ch. 95-148; s. 10, ch. 95-247; s. 10, ch. 95-333; s. 29, ch. 96-413; s. 3, ch. 97-58; s. 2, ch. 99-163; s. 15, ch. 99-248; s. 39, ch. 2001-196; s. 1, ch. 2007-242; s. 16, ch. 2008-176; s. 2, ch. 2008-179; s. 6, ch. 2009-183; s. 20, ch. 2012-174; s. 27, ch. 2012-181; s. 27, ch. 2013-160; s. 72, ch. 2016-239; s. 4, ch. 2017-150; s. 5, ch. 2018-130; s. 5, ch. 2019-109; s. 11, ch. 2020-69; s. 7, ch. 2022-175; s. 3, ch. 2025-1.

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http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0300-0399/0320/Sections/0320.01.html

The following photos were snipped from various web sites of RV parks with park trailers and from websites of park trailer manufacturers. To serve as examples of how park trailers might look. In the RV industry, park trailers are also called park models.

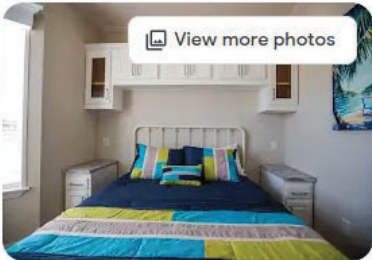
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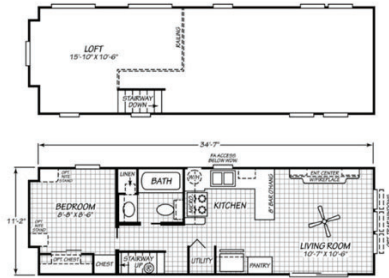
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- Fully furnished
- Linens & towels
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- Extra space & sleeping areas
- 1 & 2 Bedroom Units

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MODEL 11361Q
1 Bedroom • 1 Bath • 386 Square Feet



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1 bd | 1 ba | 399 sqft **IN STOCK**

Park Model Home
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Eagle 15341B
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Park Model Home
Eagle



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