



HALEY WARD®

FLORIDAYS RV PARK

Hobe Sound Neighborhood Advisory Committee

November 13, 2024



Request

1) Subdistrict Change (Back to Previous/Current Use)

Reassign the CRA Subdistrict of Parcel 34-38-42-000-095-00020-7 from General to Corridor to reestablish a RV Park as an alternative use on this property (as the site previously and currently operates)

2) Input on Text Amendment

Add additional provisions to the standards which apply to RV parks in the CRAs of Martin County to match the State of FL standards





Site History

G.W. Porter and his wife Rosie L. Porter were the original owners of Angle Inn Mobile Court. RVs have been welcomed as part of The Old Angle Inn Mobile Home Court since it started. It was continuously operated as a mobile home park with RVs on site until Hurricanes Francis and Jeanne of 2004 destroyed most of the mobile homes. In 2004, the previous owners converted to exclusively RVs since they were trying to redevelop the land. The Future Land Use got changed to Medium Density residential (up to 8 UPA), but the Mobile Home Park (TP) zoning remained.

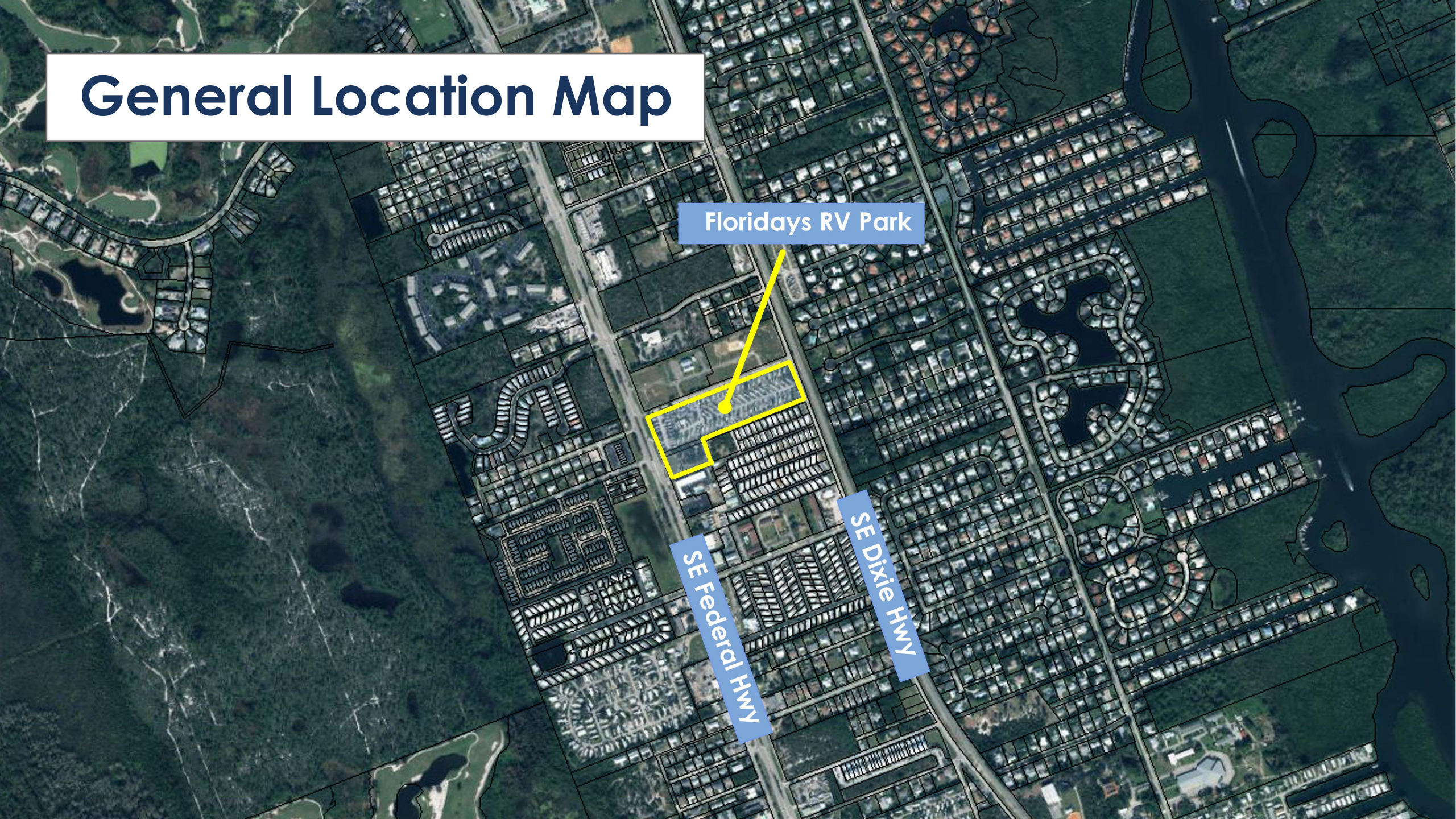
The current owners purchased the park in 2010 and renamed it Floridays. The owners knew of the zoning and land use conflict; however, Martin County Growth Management Department assured them that they would be allowed to continue to operate the park with RVs. In 2020, at the start of COVID, the CRA and Martin County changed the zoning of Parcel 34-38-42-000-095-00020-7 to Hobe Sound Redevelopment Zoning District (Subdistrict – General) which does not allow RVs.

General Location Map

Floridays RV Park

SE Federal Hwy

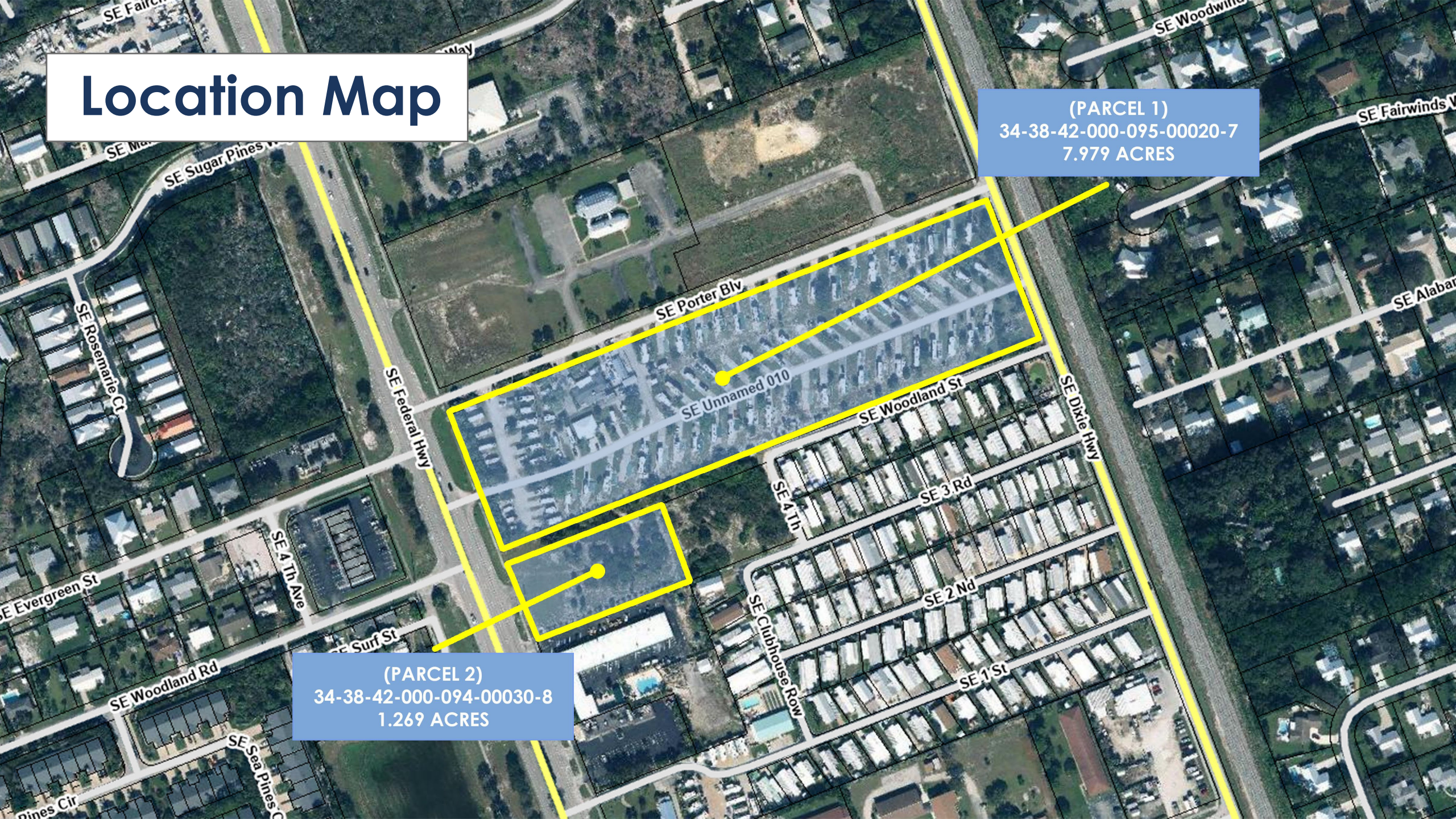
SE Dixie Hwy



Location Map

(PARCEL 1)
34-38-42-000-095-00020-7
7.979 ACRES

(PARCEL 2)
34-38-42-000-094-00030-8
1.269 ACRES



Prior FLU & Zoning

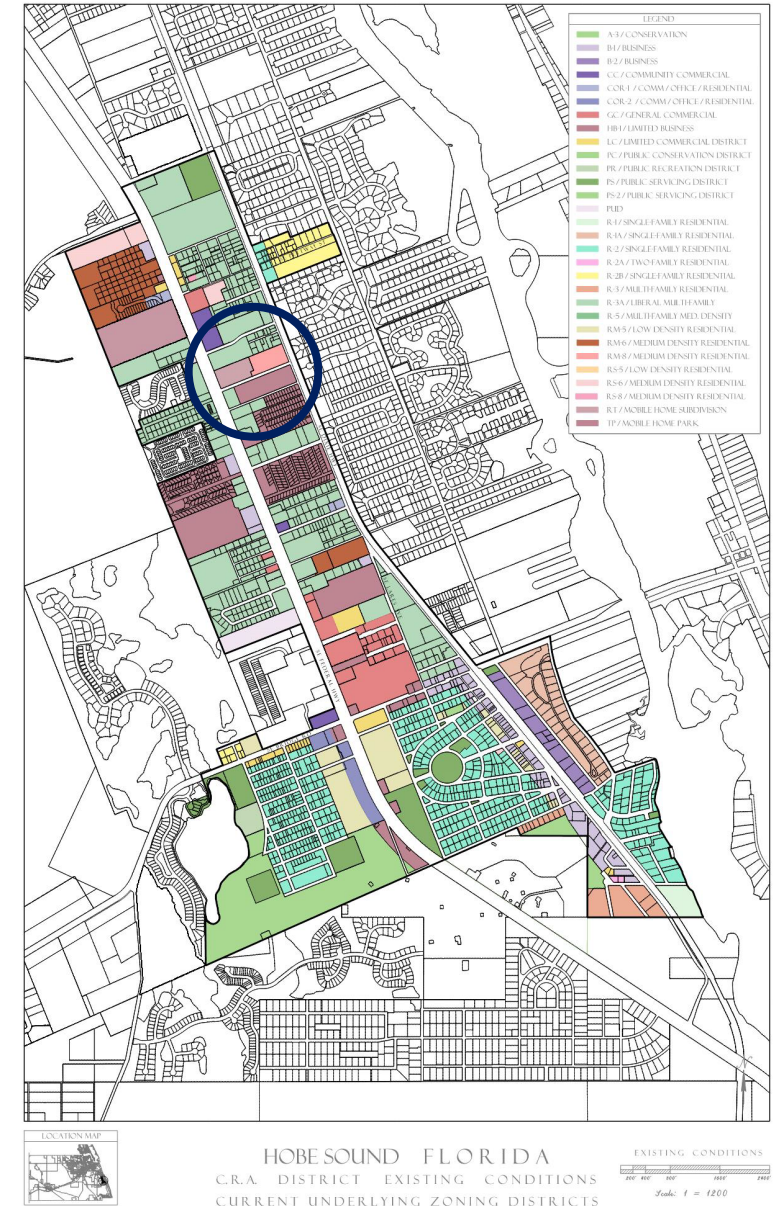
Future Land Use

Medium Density – up to 8 UPA

Zoning

Mobile Home Park (TP)

Liberal Multi-Family (R3-A)





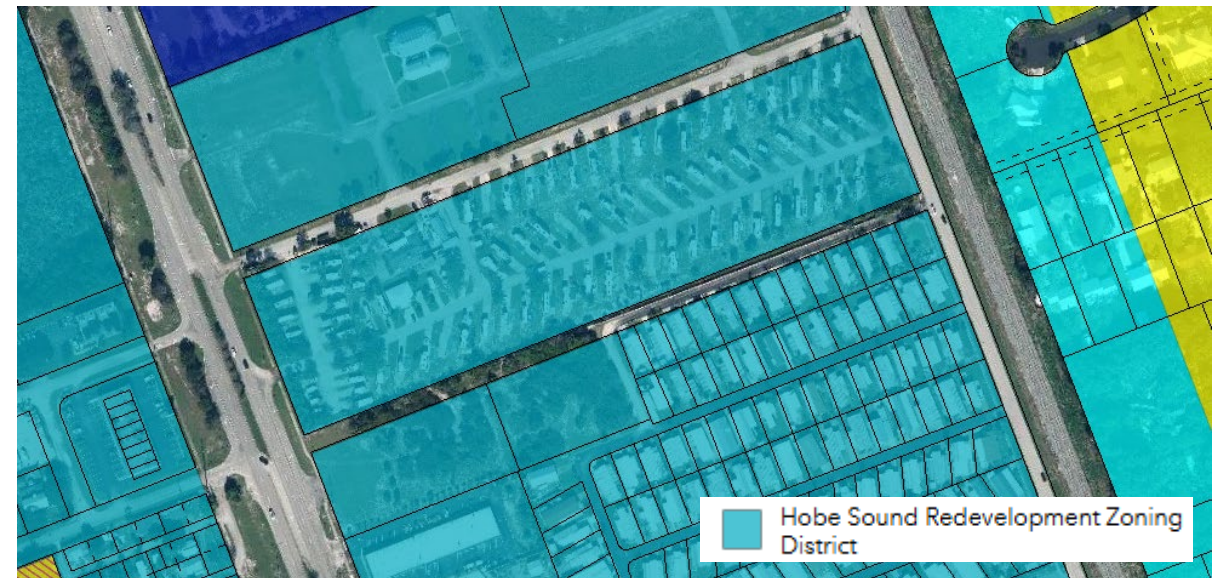
Current FLU & Zoning

Future Land Use

Community Redevelopment Area (CRA)

Zoning

Hobe Sound Redevelopment Zoning District





Current Subdistrict

Subdistrict

Parcel 34-38-42-000-095-00020-7
General

Parcel 34-38-42-000-094-00030-8
Corridor





Subdistrict Permitted Uses

	Core	General	Corridor	Railroad Corridor	Multi-family	Mobile Home	Detached
Residential Use Groups, see 12.1.03							
Accessory dwelling units	P	P	P	P	P	-	P
Mobile homes	-	-	-	-	-	P	-
Other dwelling types	P	P	P	P	P	-	p ²
Single-family dwellings	-	P	-	-	P	-	p ¹
Bed and breakfast inns	P	P	P	P	P	P	P
Agricultural Use Groups, see 12.1.03							
Urban farming	-	-	-	P	-	-	-
Commercial and Business Use Groups, see 12.1.03							
Business and professional offices	P	P	P	P	-	-	-
Construction services, limited	P	P	P	P	-	-	-
Construction services, extensive	-	-	P	P	-	-	-
Convenience store with fuel	-	-	P	-	-	-	-
Drive-through facility	-	-	P	-	-	-	-
Drive-through restaurant	-	-	P	-	-	-	-
Hotels, motels, resorts spas	P	P	P	P	-	-	-
Marinas	-	P	P	-	-	-	-
Medical offices	P	P	P	P	-	-	-
Microbreweries & Craft Distilleries	P	-	P	P	-	-	-
Parking lots and garages	P	-	-	P	-	-	-
Restaurants	P	P	P	P	-	-	-
Retail and services, limited impact	P	P	P	P	-	-	-
Retail and services, general impact	-	P	P	P	-	-	-
Retail and services, extensive impact	-	-	P	-	-	-	-
Recreational vehicle parks	-	-	P	-	-	-	-
Vehicular service and maintenance	-	-	P	-	-	-	-
Wholesale trades and services	-	-	P	P	-	-	-
Working waterfront	-	-	-	-	-	-	-
Public and Institutional Use Groups, see 12.1.03							
Institutional uses, limited impact	P	P	P	P	P	P	P
Institutional uses, general impact	-	P	P	-	P	-	-
Industrial Use Groups, see 12.1.03							
Limited impact industries	-	-	-	P	-	-	-
Extensive impact industrial industries	-	-	-	-	-	-	-



Proposed Text Change

To add additional provisions to the standards which apply to RV parks in the CRAs of Martin County to match the State of Florida standards for RV park regulations including:

- 1) Density Increase: 10 UPA to 25 UPA
- 2) Reduce Minimum Lot Size: 2,000 SF to 1,200 SF







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Summary

Items Discussed:

1) Subdistrict Change

Reassign the CRA Subdistrict of Parcel 34-38-42-000-095-00020-7 from General to Corridor to reestablish a RV Park as an alternative use on this property

2) Text Amendment

Add additional provisions to the standards which apply to RV parks in the CRAs of Martin County to match the State of FL standards

Applicant seeks to reestablish RV parks as a use on this property through the proposed subdistrict change and gain feedback on the possibility for site improvements at Floridays RV Park in the future.



Thank you! Questions?

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