

DIVISIONS 1 & 5, ARTICLE 12 COMMUNITY REDEVELOPMENT CODE

LDR TEXT AMENDMENT

Board of County Commissioners

May 19, 2026 (continued from the March 10, 2026, BCC hearing)

Applicant: Floridays Mobile Park, LLC

Project Coordinator: John Sinnott, Principal Planner



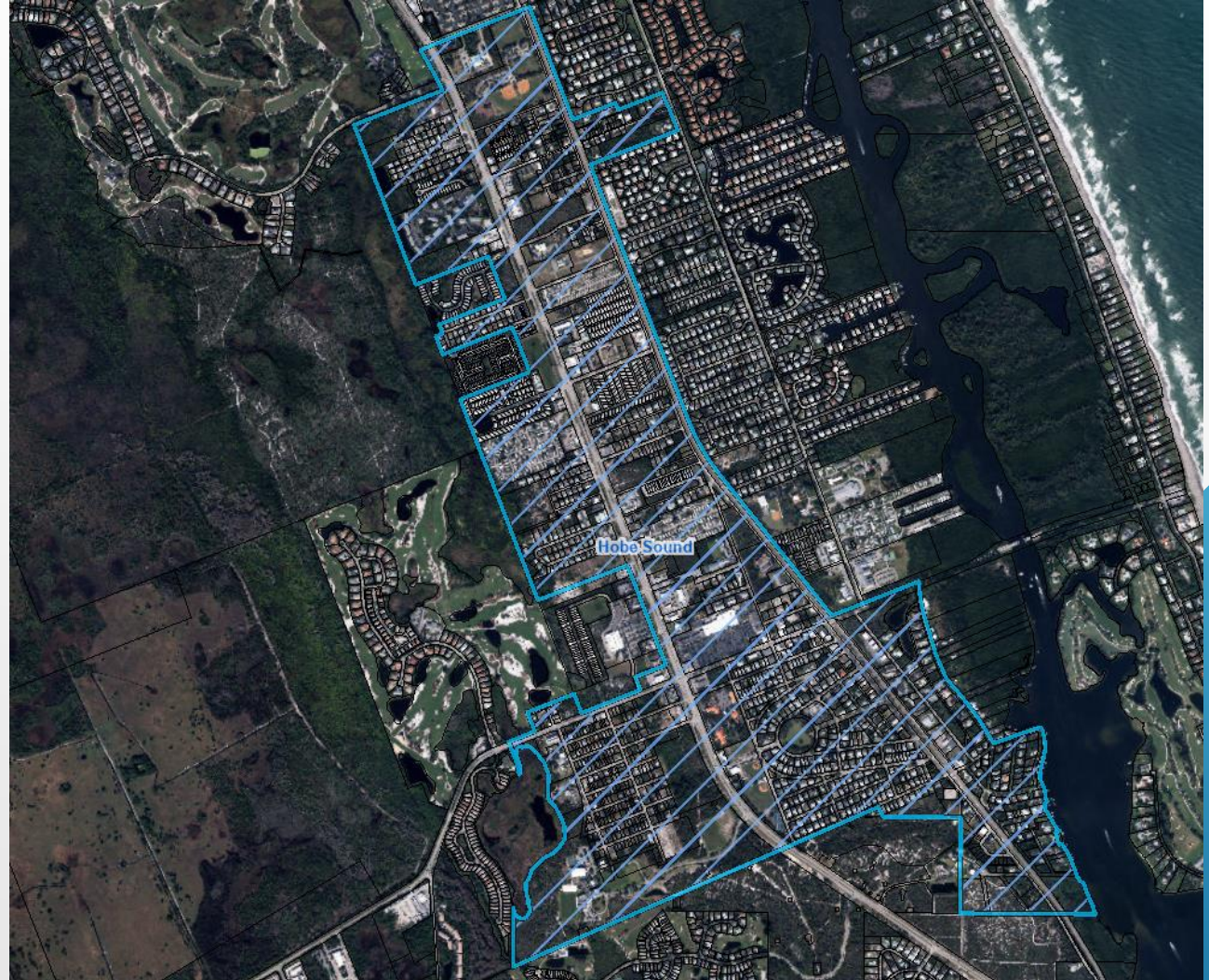
LDR AMENDMENT – DIVISIONS 1 & 5, ARTICLE 12

- Article 12 establishes Redevelopment Zoning Districts, permitted uses, and development standards for Martin County's six CRAs.
- Table 12-1.02 in Section 12.1.01, Division 1, Article 12, identifies which standards of Article 3 are modified, replaced, or do not apply in the Redevelopment Zoning Districts.
- Section 3.91, Recreational vehicle park, Division 3, Article 3, applies as written in the Redevelopment Zoning Districts.



LDR AMENDMENT – DIVISIONS 1 & 5, ARTICLE 12

- Proposed LDR amendment to Article 12 to modify the RV park standards specific to the Hobe Sound CRA.
- Remaining CRAs would continue to be subject to Section 3.91.



LDR AMENDMENT – DIVISIONS 1 & 5, ARTICLE 12

Current Section 3.91 Standard (applies as written in the CRAs)	Proposed RV Park Standard for the Hobe Sound CRA (Section 3.91 does not apply; however, the following requirements are applicable)
Each recreational vehicle site shall be a minimum of 2,000 square feet.	Each recreational vehicle site shall be a minimum of 1,500 square feet.
At least one wastewater pump-out station shall be provided within the facility.	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.
The maximum density shall not exceed ten recreational vehicle sites per acre.	The maximum density shall not exceed fifteen recreational vehicle sites per acre.

LDR AMENDMENT – DIVISIONS 1 & 5, ARTICLE 12

Current Section 3.91 Standard (applies as written in the CRAs)

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.

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.

Proposed RV Park Standard for the Hobe Sound CRA (Section 3.91 does not apply; however, the following requirements are applicable)

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.

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.

LDR AMENDMENT – DIVISIONS 1 & 5, ARTICLE 12

- The proposed amendment removes the prohibition on park trailers.
- Contains other provisions which are consistent with the existing Section 3.91 criteria.



STAFF ANALYSIS

- Amendment would allow a manager or caretaker to occupy an RV site indefinitely. This conflicts with the LDR definition of RV park as “the commercial use of land to provide individual spaces for two or more recreational vehicles on a daily fee or short-term rental basis for tenancies of less than six consecutive months.”
- No proposed limit on number of managers/caretakers which may occupy RV sites.



STAFF ANALYSIS

- RV parks are subject to State regulations including Florida Administrative Code Chapter 64E-15 and Chapter 513, Florida Statutes.
- Section 64E-15.002, F.A.C., stipulates that each RV space shall contain a minimum of 1,200 square feet and that density shall not exceed 25 RV units per acre of gross site.
- Based on provisions in Florida Statutes and Florida Administrative Code, Martin County LDR standards regarding RV parks could be preempted if the proposed LDR text amendment is approved. Such preemption could result in RV parks being developed in accordance with State standards, rather than the more restrictive Martin County LDR standards.



STAFF ANALYSIS

- The application was presented at the January 14, 2026, Hobe Sound Neighborhood Advisory Committee meeting (NAC). The Hobe Sound NAC recommended denial of the application.
- The application was presented to the Community Redevelopment Agency on February 23, 2026. The Community Redevelopment Agency recommended denial of the application.



PUBLIC HEARINGS

- This matter was heard before the LPA on March 5, 2026.
- The LPA recommended denial of the application.
- This application was scheduled before the BCC on March 10, 2026, and was continued to today's hearing at the request of the applicant.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board deny the proposed Ordinance amending Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code.

