



**Community Redevelopment Agency Meeting  
February 23, 2026**

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

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- ❖ Floridays RV Park respectfully requests the Community Redevelopment Agency's 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.**