



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL WORKSHOP MEETING**

**TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, March 17, 2026**

Town Council Workshop Summary – March 17, 2026

The Town Council convened a workshop to discuss potential revisions to the Town’s **Recreational Vehicle (RV) Program**, with a focus on simplifying regulations, improving compliance, and addressing ongoing enforcement challenges.

Opening and Public Comment

The meeting began with the Pledge of Allegiance and adoption of the agenda. During initial public comment, a resident expressed strong concerns about the current RV program, particularly the allowance of **year-round RV occupancy**. The speaker advocated for:

- Limiting RV use strictly to the **equestrian season**
- Restricting usage to **equestrian-related purposes**
- Requiring registration and fees for all RV occupants
- Preventing long-term stays by seasonal or transient residents unrelated to equestrian activities

The resident emphasized that the current system risks turning the Town into a “trailer park” and cited concerns about overcrowding and lack of enforcement.

Key Discussion Topics

1. Proposed RV Program Structure

Council reviewed a staff proposal to divide the program into two categories:

- **Personal, Unoccupied RVs (storage)**
- **Occupied RVs (residential or rental use)**

For personal storage, initial ideas included:

- Limiting to **one RV per parcel**
- Requiring an affidavit and annual sticker
- Eliminating routine inspections unless complaints are filed

Councilmembers debated whether inspections should still occur to ensure proper sanitation and utility connections.

2. Enforcement and Cost Concerns

A major issue identified was the **cost inefficiency of the current program**:

- Approximate cost to administer: **\$80,000**
- Revenue generated: **\$20,000**
- Net loss to the Town: **\$60,000**

Councilmembers questioned whether a permit-heavy system is worthwhile and discussed shifting toward:

- **Simplified rules without intensive permitting**
 - **Complaint-based enforcement**
 - Targeting only clear violations rather than regulating all users
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3. Core Problem: Illegal RV Parks

The central concern repeated throughout the workshop was the proliferation of **illegal RV park-like uses**, including:

- Multiple RVs on single parcels
- Long-term occupancy
- Unregulated sewage disposal
- Rental activity operating as businesses

Council agreed the primary goal is to:

Eliminate illegal RV parks while not penalizing compliant residents

4. Personal Use vs. Commercial Use

A key distinction discussed was:

- **Personal use** (family, guests, caretakers)
- **Commercial use** (renting RVs or spaces)

Residents and Councilmembers highlighted the difficulty of enforcement, noting:

- It is hard to prove whether someone is **charging rent**
- Long-term guests may appear identical to renters
- Code enforcement cannot easily verify occupancy intent from the street

This ambiguity was identified as a major obstacle to effective regulation.

5. Property Use and Agricultural Classification

Significant debate centered on how **agricultural (ag) properties** should be treated:

- Whether RV allowances should differ for **ag vs. non-ag properties**
- Confusion over “bona fide agricultural use” versus tax classification
- Concerns about abuse (e.g., minimal agricultural activity used to justify additional RVs)

Some Councilmembers argued:

- Agricultural operations may legitimately require **caretaker housing**
 - However, allowances should not enable **increased density or rental activity**
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6. Requirement for a Primary Residence

There was strong support for reinstating a requirement that:

- **A permitted residential structure must exist on the property** to allow RV use

Rationale:

- Prevents absentee owners from creating remote RV rental sites
- Ensures oversight of RV activity on the property
- Limits use of vacant land for quasi-commercial operations

An exception was made for:

- **Caretaker RVs on legitimate agricultural properties**
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7. Acreage-Based Limits

Council explored simplifying regulations by tying RV limits to parcel size:

- Less than 2 acres → 1 RV
- 2–5 acres → 2 RVs
- More than 5 acres → up to 4 RVs

This approach was seen as:

- Easier to enforce
- More objective than use-based distinctions

However, concerns remained about fairness and potential loopholes.

8. “Personal Property” and Overregulation Concerns

Residents raised concerns about overreach, particularly regarding:

- Ownership of multiple RVs or trailers for personal use
- Comparisons to owning multiple boats or vehicles

Council clarified that:

- The intent is **not to regulate personal recreational equipment**
 - The focus should remain on **occupancy and rental activity**, not ownership
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9. Seasonal vs. Year-Round Use

Council revisited whether RV occupancy should be:

- Limited to a **6-month seasonal period**, or
- Allowed **year-round**

Concerns about year-round use included:

- Increased density
- Strain on services

- Emergency risks (e.g., hurricane season occupancy)

However, enforcing seasonal limits was acknowledged to be complex.

10. Compliance Strategy

A recurring theme was the need to **encourage voluntary compliance**:

- Keep requirements simple and affordable
- Possibly use a **low-cost registration or affidavit system**
- Avoid overly burdensome permitting processes

The goal is to:

- Bring more residents into compliance first
 - Then focus enforcement on **repeat or egregious violators**
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Emerging Consensus / Direction

While no final decisions were made, several points of general agreement emerged:

- The current system is **overly complex and inefficient**
- The Town should **simplify rules and reduce administrative burden**
- A **residential structure requirement** should likely be reinstated
- **Caretaker allowances** may be appropriate for legitimate agricultural uses
- **Illegal RV parks and rental operations** are the primary issue to address
- A balance must be struck between:
 - Protecting residents' property rights
 - Preventing abuse and overuse of land

Staff was directed to **return with revised recommendations** incorporating Council feedback.

Conclusion

The workshop highlighted the complexity of regulating RV use in a rural community with mixed residential and agricultural uses. Council emphasized the need for a **practical, enforceable, and fair approach** that prioritizes compliance and targets misuse without overregulating residents.

Disclaimer: Minutes were created with the use of AI. Recordings of all meetings are available at <https://www.loxahatcheegrovesfl.gov/>

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

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Town Clerk

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Mayor Anita Kane, Seat 3

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