

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

**AGENDA**

**June 10, 2023**



**Laura Danowski, Mayor (Seat 2)**

**Phillis Maniglia, Councilmember (Seat 1)**

**Robert Shorr, Vice Mayor (Seat 4)**

**Marianne Miles, Councilmember (Seat 3)**

**Margaret Herzog, Councilmember (Seat 5)**

**Administration**

Town Manager, Francine L. Ramaglia

Town Attorney, Elizabeth Lenihan, Esq.

Town Clerk, Lakisha Q. Burch

Public Works Director, Larry A. Peters, P.E.

**Civility:** Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in the Town of Loxahatchee. Civility is practiced at all Town meetings.

**Special Needs:** In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

**Quasi-Judicial Hearings:** Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. An unsworn comment will be given its appropriate weight by the Town Council.

**Appeal of Decision:** If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

**Consent Calendar:** Those matters included under the Consent Calendar are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

**CALL TO ORDER**

**DISCUSSION**

1. Break Out Session discussion of the Recreational Vehicle Program.
  - a. RV Registration Permit Application Revised 01 10 2023
  - b. Ordinance 2020-07
  - c. RV Pilot Program 2018-21
  - d. Florida Statues Chp. 513 Mobile Home and Recreational Vehicle Parks
  - e. Ch. 64E-15-2018 version RV Parks
  - f. RV Slide Deck PowerPoint Presentation

**ADJOURNMENT**



155 F Road Loxahatchee Groves, FL 33470

## Agenda Item # 1

**TO:** Town Council of Town of Loxahatchee Groves  
**FROM:** Francine L. Ramaglia, Town Manager  
**DATE:** June 10, 2023  
**SUBJECT:** Discussion of the Recreational Vehicle Program

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### Background:

The Town of Loxahatchee Groves recognizes the need for temporary recreational vehicle (RV) use and storage, as evidenced by the following rules and regulations governing RVs which will be discussed:

**Unoccupied RVs/Storage:** Section 20-010 of the Town’s Unified Land Development Code (ULDC), states that a maximum of two recreational vehicles may be stored on premises, provided that the vehicles are routinely operated/maintained by a permanent, full-time resident of the property and are not located in any required setbacks, easements, or rights-of-way.

**Occupied RVs:** Section 20-050 of the Town’s ULDC sets forth the Town’s “Recreational Vehicle Parking Program” (RVPP) which allows a permit for temporary RV parking for living and sleeping purposes within set limits, provided there are no pending Town code violations and subject to conditions including but not limited to inspections.

A number of issues and concerns have arisen including but not limited to the lack of compliance with our existing RV registration program. There appears to be a demonstrated demand for extended/expanded use of RVs not provided for in our code. For instance, we need to determine how RVs are being used for not only rentals (seasonal and annually), family members/generational living options, on-site employees, groom’s quarters, and other similar uses.

This workshop is intended to provide an opportunity not only for Council to discuss issues relative to RVs in Town but for residents to engage with Council, to ask questions about the RV program and discuss potential improvements for the future of the program. We hope to:

- Identify & solicit input about what is working and what is not working from residents, staff (code, building, public works, etc.), and Council.
- Identify residents’ needs and actual current uses.
- Address critical issues for the Town to address – inviting workable solutions from residents.

The following information is attached as reference material for the discussion and has been provided to residents via US mail, social media, and our website:



155 F Road Loxahatchee Groves, FL 33470

- Current regulations and required application form with instructions.
- State regulations concerning RV parks and recreational camps (5 or more) as these are licensed annually by the Department of Health pursuant to Chapter 513, Florida Statutes and Chapter 64E-15, Florida Administrative Code.

**Recommendations:**

Discuss and give directions to staff.



# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

Section 20-050 of the Town of Loxahatchee Groves Unified Land Development Code (ULDC) sets forth the Town of Loxahatchee Groves (Town) "Recreational Vehicle Parking Program" (RVPP). A separate application is required for each recreational vehicle (RV) to be parked on property within the Town.

**Permit Application:** Applications required pursuant to this program shall include:

- Name of property owner, address, and zoning code of property where RV is to be located;
- Name and permanent address of person(s) residing in the RV;
- A 24-hour emergency on-site contact person and contact information;
- Make, model, color, and tag number of RV;
- Approved permits from the Town for electrical, water, and from the Health Department for sewage disposal;
- Name and copy of signed sewage disposal contract with an approved septic vendor covering the permit period; and
- Site plan with designated area for RV parking identified showing location of RV(s) on property including 25' setbacks from all property lines and availability of hook-ups.

**Permit Fee:** Each RV requires a separate permit. The cost per each RV permit is Fifty Dollars (\$50.00) plus a deposit equal to the annual solid waste assessment for a single residential unit, which is \$400.00. The permit fee is a flat rate per RV for the entire period regardless of number of days used and is not prorated. Upon the end of the 6-month rental period, property will be inspected and if owner is compliant, one-half of the deposit will be returned. Final inspection should be scheduled prior to the end of the 179<sup>th</sup> day so the inspection can occur immediately.

**Permit Period:** The RVPP permit is valid for 179 days from date of approval. The permitted RV shall be removed from the property on or before the 179th day. Failure to remove the RV shall constitute a violation and subject the property owner to Code Enforcement action and an administrative fine. The RV must be removed for a period no less than 6 months before a new permit will be issued, except where a parking space was used for a period of less than 6 months, then a permit may be issued for the time period remaining on the originally issued permit for the RV originally permitted.

**Limitations:** No RVs will be allowed on parcels less than one (1) acre; one (1) RV shall be allowed on parcels consisting of one (1) acre and less than two (2) acres; a maximum of two (2) RVs shall be allowed on parcels consisting of 2 acres and less than ten (10) acres; and no more than four (4) RVs shall be allowed on parcels consisting of ten (10) acres or more.

**Parking Area:** Areas utilized for the parking of RVs must be identified on the submitted site plan within the required setbacks with the necessary hook-ups available. Property owners may screen parked RVs from neighboring properties.



# TOWN OF LOXAHATCHEE GROVES

## RECREATIONAL VEHICLE PROGRAM APPLICATION

**Electrical Hook Up:** Electrical hook up must be separate for each RV. Each electrical hook up must be permitted through and inspected by the Town's Building Department. No electrical extension cords shall be utilized. Use of extension cords will render the permit invalid.

**Water Hook Up:** Water hook up may be a single source with separate hook up at each RV parking spot.

**Septic Hook Up:** Septic hook up must be permitted and inspected by the Health Department. A copy of the approved permit is required as part of this application.

**Approved Septic Vendor:** A commercial operation licensed and insured in the State of Florida and permitted by Palm Beach County to conduct sewage removal via pump truck, evidenced by an executed contract by the owner and contractor.

**Ground Cover (optional):** It is recommended that the section of land directly beneath the RV be covered with an impenetrable surface to guard against spills and leakage seeping into the ground. This may consist of a concrete pad with at least a two-inch raised lip around the entire pad, a tarp with a two-inch raised lip around the entire surface or like materials used to cover the ground.

**Property Access:** Property owner(s) agree to allow Town representatives access to the property, by appointment, upon 24 hours' notice, to conduct inspections of the areas used for RVPP. Failure to allow inspections will invalidate the permits for RVs under this program and subject the property owner to Code Enforcement action. By submitting this application and signing below, you acknowledge that the Town has the right to inspect the property to verify compliance with the permit, and that a failure to allow such inspection will invalidate the permit and require that the RV be removed immediately.

**Site Inspection:** A site inspection by a Town representative shall be conducted prior to the issuance of a permit to ensure compliance with the RVPP.

**Vehicle Identification Stickers:** Upon issuance of the RVPP permit, vehicle identification stickers shall be issued to the property owner. It is the property owner's responsibility to ensure that issued stickers are affixed to approved RVs parked in accordance with this program. The stickers shall be affixed to the lower left of front windshield so to be easily viewed by Town representatives during inspections of the site as well as during drive by of the property. Failure to affix stickers to RVs will invalidate the permit.

**Code Violations:** RVPP permits will not be issued to persons or on properties that have adjudicated code violations and unresolved penalties associated thereto.



# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

**Unoccupied RVs/Storage:** Pursuant to Article 20, Section 20-010 of the Town of Loxahatchee Groves Unified Land Development Code (ULDC), a maximum of two recreational vehicles may be stored on premises, provided that the vehicles are routinely operated/maintained by a permanent, full-time resident of the property and are not located in any required setbacks, easements, or rights-of-way.

**Grooms Quarters:** Groom's quarters are permitted on parcels where there are equestrian uses and a stable with 18 or more stalls.

**Caretakers Quarters:** Caretaker's quarters are permitted on parcels with a bona fide agricultural use designation.



# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

### PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

PCN \_\_\_\_\_ PARCEL SIZE (ACRES) \_\_\_\_\_

ZONING \_\_\_\_\_ USE CODE \_\_\_\_\_

#### OWNER CONTACT INFORMATION:

PRIMARY PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

#### 24 HOUR CONTACT INFORMATION (ON-SITE RESIDENT) :

PRIMARY PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_





# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

### APPROVED REGISTERED VEHICLES FOR RENTAL USE

RV #__
PERMIT # _____ DATE ISSUED _____ AMOUNT PAID \$ _____
OWNER _____
VEHICLE MAKE & MODEL _____
LICENSE PLATE # _____ STATE _____
IF MORE THAN ONE SPACE ALLOWED ON PROPERTY, THIS RV WILL BE IN SPACE # ____.
<b>AUTHORIZED TENANT IDENTIFICATION:</b>
NAME _____
PERMANENT ADDRESS (incl. city & state) _____
_____
DOB _____ SEX _____ RACE _____
DRIVERS LICENSE/ID # _____ STATE _____



# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

### INSPECTION REPORT

Evidence of hook-ups indicated by inspector initials and date below:

<u>INSPECTION</u>	<u>INSPECTION DATE</u>	<u>INSPECTOR INITIALS</u>	<u>NOTES</u>
ELECTRICAL			
WATER			
SEPTIC			
GROUND COVER (OPTIONAL)			

Other Observations: \_\_\_\_\_  
\_\_\_\_\_

### Building Official Approval

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name



# TOWN OF LOXAHATCHEE GROVES

Item 1.

## RECREATIONAL VEHICLE PROGRAM APPLICATION

**Hold Harmless Clause:** Property Owner shall hold harmless the Town of Loxahatchee Groves, its elected and appointed officials, its employees and agents, from and against any and all claims, actions, and judgments, made by any person, corporation, firm, or entity for any loss, claim or damage, including without limitation, arising from a claim of personal injury or property damage for any act or omission arising out of the use of the property under this Recreational Vehicle Parking Program, located at:

\_\_\_\_\_  
Loxahatchee Groves, FL 33470,

Print Property Address

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. FURTHER, I/WE UNDERSTAND THAT THIS APPLICATION BECOMES PART OF THE OFFICIAL RECORD OF THE TOWN OF LOXAHATCHEE GROVES. I UNDERSTAND THAT ANY KNOWINGLY FALSE INFORMATION GIVEN WILL RESULT IN ENFORCEMENT ACTIONS BY THE TOWN.

\_\_\_\_\_  
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ (name of person making statement), who \_\_\_ is personally known to me or \_\_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

Print, Type/Stamp Name of Notary

(Seal)

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For Official Use Only:

PERMIT #: \_\_\_\_\_

PERMIT APPROVED BY: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ PERMIT

DATE ISSUED: \_\_\_\_\_

REQUIRED REMOVAL DATE: \_\_\_\_\_

ACTUAL REMOVAL DATE (TBD): \_\_\_\_\_ (If prior to required date, owner must notify town)



# **TOWN OF LOXAHATCHEE GROVES**

Item 1.

## **RECREATIONAL VEHICLE PROGRAM APPLICATION**

### **ATTACHMENT A – SKETCHED VEHICLE PARKING LAYOUT**

**(Show and number all RV spaces, storage and/or rental, as well as Groom's Quarters or Caretakers Quarters, on property)**



# **TOWN OF LOXAHATCHEE GROVES**

Item 1.

## **RECREATIONAL VEHICLE PROGRAM APPLICATION**

### **ATTACHMENT B – APPROVED SEPTIC VENDOR CONTRACT**

**ORDINANCE NO. 2020-07**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING ITS UNIFIED LAND DEVELOPMENT CODE BY AMENDING PART II “ZONING DISTRICTS”, ARTICLE 20 “RESIDENTIAL ZONING DISTRICTS” BY ENACTING SECTION 20-050 “RECREATIONAL VEHICLES”; AMENDING ARTICLE 175 “FLOODPLAIN MANAGEMENT”, DIVISION XV “RECREATIONAL VEHICLES AND PARK TRAILERS”, TO PROVIDE FOR AND MODIFY REGULATIONS REGARDING RECREATIONAL VEHICLES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council believes it is necessary to enact regulations regarding recreational vehicles; and,

**WHEREAS**, this proposed ordinance modifies the current code by enacting and modifying regulations governing recreational vehicles; and

**WHEREAS**, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:**

**Section 1.** The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and incorporated herein by this reference.

**Section 2.** The Town of Loxahatchee Groves hereby amends Part II “Zoning Districts”, Article 20 “Residential Zoning Districts” by enacting Section 20-050 “Recreational vehicles” to read as follows:

**Sec. 20-050. – Recreational vehicles.**

(a) For properties which have a permitted residential structure within the agricultural residential zoning district, recreational vehicles shall be allowed on a temporary basis for living and sleeping purposes, provided there are no adjudicated town code violations pending against the property and/or unresolved penalties associated therewith subject to the following conditions:

(1) A registration permit, (the fee for the registration permit shall be set by a resolution of the Town Council) which shall only be valid for a less than one hundred and eighty (180) days and shall be required for each recreational vehicle parking space

on an annual basis and shall be placed on the recreational vehicle occupying parking space where it can be seen from the exterior of the recreational vehicle;

(2) No recreational vehicle shall be allowed on a parcel less than one (1) acre. One (1) recreational vehicle shall be allowed on a parcel consisting of one (1) acre and less than two (2) acres; a maximum of two (2) recreational vehicles shall be allowed on a parcel consisting of two (2) acres and less than ten (10) acres; and, no more than four (4) recreational vehicles shall be allowed on a parcel consisting of ten (10) acres or more;

(3) The person or persons residing in the recreational vehicle must demonstrate a permanent residence in another location;

(4) The placement of the recreational vehicle must be setback from all property lines by at least 25 feet;

(5) The recreational vehicle shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by, or approved by, the health department and applicable building and zoning codes, where required; portable/pump-able septic tanks as well as the waste removal therefrom are permitted under this section subject to the requirements set forth hereinabove.

(6) Upon expiration of the registration permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property and any application for a new registration permit for that property may only occur after a minimum time period of 6 months has expired, unless the parking space was initially used for a period of less than 6 months, then a permit may be issued for the time period remaining on the initial 6 month time period;

(7) The parcel owner, where the recreational vehicle(s) site is located, shall be required to allow town staff, or its agents, to inspect the recreational vehicle(s) in such a manner and time as determined by the town manager, upon at least 24 hours' notice.

(8) Recreational vehicles shall only be used for their designed and intended purpose as evidence by the manufacturer's certification.

(9) A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant of the property.

(10) Unoccupied recreational vehicles shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.

(11) No recreational vehicle shall be kept in an abandoned, inoperable, junked, disabled, wrecked, discarded or otherwise unused condition.

(b) This section shall not apply to caretaker's quarters, groom's quarters and construction trailers.

(c) Any violation of this section may subject the property owner and/or recreational vehicle user to code enforcement action or any other legal action as determined by the town.

(d) Requests for such a registration permit shall be submitted in writing to the town manager together with such fees, if any, as the town requires and is set forth in the town code.

**Section 3.** The Town of Loxahatchee Groves hereby amends Part II “Zoning Districts”, Article 175 “Floodplain Management”, Division XV “Recreational Vehicles and Park Trailers”, to read as follows:

**DIVISION XV. - RECREATIONAL VEHICLES AND PARK TRAILERS**

**Section 175-355. - Temporary placement.**

~~Recreational vehicles and p~~ Park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, which means the ~~recreational vehicle or park trailer model~~ is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

**Section 175-360. - Permanent placement.**

~~Recreational vehicles and p~~ Park trailers that do not meet the limitations in Section 175-355 of this article for temporary placement shall meet the requirements of Division XIV of this article for manufactured homes.

**Section 4. Conflict.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

**Section 5. Severability.** If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

**Section 6. Codification.** It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Loxahatchee Groves, Florida, that the Sections of ~~this ordinance may be renumbered~~, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

**Section 7. Effective Date.** This Ordinance shall become effective immediately upon its passage and adoption.

Council Member Shorr offered the foregoing ordinance. Council Member Maniglia seconded the motion, and upon being put to a vote, the vote was as follows:



**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 16<sup>TH</sup> DAY OF FEBRUARY 2021.**

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ROBERT SHORR, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARIANNE MILES, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Council Member Danowski offered the foregoing ordinance. Council Member Maniglia seconded the motion, and upon being put to a vote, the vote was as follows:

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON SECOND READING, THIS 16<sup>TH</sup> DAY OF MARCH 2021.**

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ROBERT SHORR, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARIANNE MILES, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**TOWN OF LOXAHATCHEE GROVES, FLORIDA**

ATTEST:

Lakisha Q. Burch  
Lakisha Q. Burch, Town Clerk

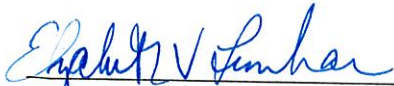
Robert Shorr  
Mayor Robert Shorr

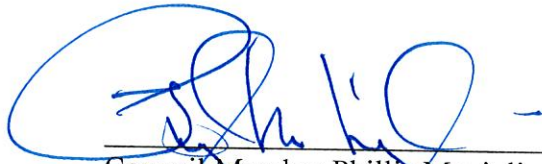
Laura Danowski  
Vice Mayor Laura Danowski

Margaret Herzog  
Council Member Margaret Herzog

APPROVED AS TO LEGAL FORM:

Ordinance No. 2020-07

  
Elizabeth Lenihan, Town Attorney

  
Council Member Phillis Maniglia

  
Council Member Marianne Miles

4)

**RESOLUTION NO. 2018-21**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING RESOLUTION 2017-51, TO EXTEND THE PILOT PROGRAM FOR ONE YEAR, THROUGH MAY 1, 2019, AND TO AMEND CRITERIA FOR THE PILOT PROGRAM; AUTHORIZING THE CONTINUATION OF THE PILOT PROGRAM TO REVIEW TEMPORARY RECREATIONAL VEHICLE USES ON RESIDENTIALLY-ZONED PROPERTIES WITHIN THE TOWN, PROVIDING A ZONING IN PROGRESS CONSISTENT WITH THE PROVISIONS SET FORTH HEREIN TO PERMIT THE PILOT PROGRAM THROUGH MAY 1, 2019; TO ALLOW TOWN MANAGEMENT AND PLANNING STAFF TO STUDY SUCH USES IN ORDER TO POTENTIALLY PROPOSE CHANGES TO THE TOWN'S UNIFIED LAND DEVELOPMENT REGULATIONS TO REGULATE TEMPORARY RECREATIONAL VEHICLE USES WITHIN THE TOWN; PROVIDING FOR THE RULES AND REGULATIONS FOR TEMPORARY RECREATIONAL VEHICLE USES DURING THE PERIOD OF THE ZONING IN PROGRESS SET FORTH HEREIN; PROVIDING FOR APPLICATIONS; PROVIDING FOR FEES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR REVIEW AND REPORT BY THE TOWN MANAGER; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, each year the Town encounters issues with the use of residentially-zoned properties within the Town for the temporary parking of recreational vehicles (RVs), commonly utilized by persons during the annual equestrian seasons; and,

**WHEREAS**, the Town Manager sought and obtained input from various stakeholders affected by the annual temporary use of Recreational Vehicles within the Town, including those adversely affected by such use, property owners that have been associated with such uses, and the Town; and,

**WHEREAS**, based upon the information and facts gathered by the Town Manager from such stakeholders, the Town Manager recommended that the Town Council authorize a pilot program to permit the limited use of temporary Recreational Vehicle (RV) parking within the Town in order to permit Town Management and the Town planning staff to study and review such uses in real time and analyze whether the Town's Comprehensive Plan and Unified Land Development Code (ULDC) should be amended to permanently regulate such uses within the Town; and,

Resolution No. 2018-21

**WHEREAS**, on August 1, 2017, the Town Council enacted Resolution 2017-51, consistent with the recommendation of the Town Manager, and declared a Zoning In Progress to permit the proposed pilot program consistent with the terms set forth therein until May 1, 2018, and that the Town Manager and Town planning staff should monitor and review such uses during such time and based upon such review provide recommendations to the Town Council on whether changes to the Town’s Comprehensive Plan and Unified Land Development Code should be considered and, if so, the proposed changes to the Town’s Comprehensive Plan and Unified Land Development Code; and,

**WHEREAS**, at its March 20, 2018, meeting, the Town Council discussed the limited participation in the Pilot Program and determined that the Pilot Program should be extended to May 1, 2019, and that changes to the program were necessary in order to facilitate participation and enable the Town Manager and Town planning staff to continue to monitor and review such uses during such time, and then based upon such review provide recommendations to the Town Council on whether changes to the Town’s Comprehensive Plan and Unified Land Development Code should be considered and, if so, the proposed changes to the Town’s Comprehensive Plan and Unified Land Development Code .

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:**

**Section 1:** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**Section 2:** Resolution 2017-51 is amended to extend the Pilot Program until May 1, 2019, and as noted herein.

The Town Council of the Town of Loxahatchee Groves hereby declares a Zoning in Progress relating to the use of temporary Recreational Vehicle parking and occupancy within the

Resolution No. 2018-21

Agricultural Residential (AR) zoning districts, through May 1, ~~2018~~ 2019. During such time as this declared Zoning In Progress, the temporary use of Recreational Vehicle parking and occupancy shall be permitted within the Town's Agricultural Residential (AR) zoning districts, subject to the following regulations:

1. Only the following properties are eligible to participate in the Pilot Program:
  - a. The property owner; ~~or an individual with power of attorney for control of the property;~~ resides in a permanent structure on the property on which the Recreational Vehicles will be parked. For purposes of this Resolution, the owner may be a grantor or beneficiary of a trust.
2. The maximum time period a Recreational Vehicle may be parked and used is one hundred and seventy nine (179) days.
3. No more than ~~four (4)~~ two (2) Recreational Vehicles may be used at the same time, subject to the following:
  - a. None for properties less than one and one-half (1 ½) acres;
  - b. One Recreational Vehicle for properties between one and one-half (1 ½) to five (5) acres
  - c. Maximum of ~~four (4)~~ two (2) Recreational Vehicles on properties of five (5) acres or more.
4. All Recreational Vehicles shall be parked so as to comply with the setbacks of Section 20-035 of the Town's Unified Land Development Regulations. Property owners shall screen the Recreational Vehicles to the extent possible, but there is no prohibition on them being visible from beyond the property.
5. Only Self-Contained Living Units (SCLUs) are permitted. No tents or other camping appurtenances shall be allowed.
6. Waste Removal from the Recreational Vehicle must comply with all applicable laws and regulations, and must be confirmed in writing to the Town by the property owner and the waste removal vendor.
7. Electrical connections must be separately provided for each Recreational Vehicle from a fixed outlet for each Recreational Vehicle.
8. An impervious barrier must be installed between the Recreational Vehicle and the ground upon which it rests.
9. Only those Recreational Vehicles specifically identified to the Town as part of the application required by Section 3 hereinafter shall be permitted. No substitutions or

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replacements are permitted without amending the permit or submitting a new permit to the Town.

**Section 3:** In order to participate in this Pilot Program, the property owner must submit a written application to the Town, identifying the number of Recreational Vehicles to be parked on the property, the general location for their parking, and acknowledging the requires in Section 3 and certifying their intent to comply with such. In addition, property owners must provide the Town with contact information, including an emergency contact available 24 hours a day, 7 days a week to address issues on the property relating to the parking of the Recreational Vehicles. By submitting an application and receiving a permit, the property owner is permitting Town staff and code enforcement to enter the property for the purpose of verifying continuing compliance with the requirements set forth in this Resolution.

**Section 4:** The permitting fee for this Pilot Program is \$500 for each RV located on a property **plus one half of a yearly garbage fee.** The fee is not transferrable to replacement Recreational Vehicles.

**Section 5:** Any uses pursuant to an approved permit and in full compliance with this Resolution shall not be deemed in violation of the Town’s Unified Land Development Regulations.

**Section 6:** During the Pilot Program, the Town Manager and staff shall monitor the uses, including complaints, compliance, and affects such as traffic, health and safety effects, noise, and impact on surrounding properties. The Town Manager shall, no later than June 1, ~~2016~~ 2019, provide the Town Council with recommendations on changes to the Town’s Comprehensive Plan and Unified Land Development Code relating to the use of temporary parking of Recreational Vehicles in the Agricultural Residential (AR) zoning district. .

**Section 7:** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Resolution No. 2018-21

**Section 8:** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 9:** This Resolution shall become effective upon adoption.

Council Member Maniglia offered the foregoing Motion. Council Member

McLendon seconded the Motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
DAVID BROWNING, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TODD MCLENDON, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVE DEMAROIS, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOYCE BATCHELER, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHYLLIS MANIGLIA, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 3<sup>RD</sup> DAY OF APRIL, 2018.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Virginia M Walton  
TOWN CLERK

David Browning  
Mayor David Browning

Todd McLendon  
Council Member Todd McLendon

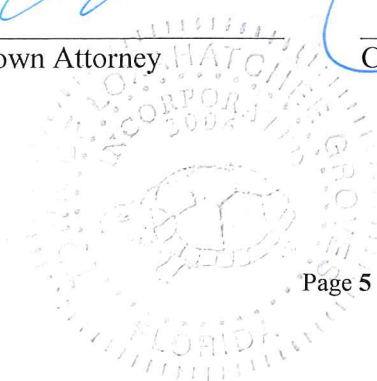
Dave DeMarois  
Council Member Dave DeMarois

APPROVED AS TO LEGAL FORM:

[Signature]  
Office of the Town Attorney

Joyce Batcheler  
Council Member Joyce Batcheler

Phyllis Maniglia  
Council Member Phyllis Maniglia







# TOWN OF LOXAHATCHEE GROVES RV PILOT PROGRAM

## ▪ INSPECTION REPORT

OWNER NAME: \_\_\_\_\_

PARKING PERMIT#: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

ZONING: \_\_\_\_\_

USE CODE: \_\_\_\_\_

PCN: \_\_\_\_\_

Onsite Resident-24 HOUR CONTACT INFO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INSPECTION Date: \_\_\_\_\_

ELECTRICAL PERMIT Date: \_\_\_\_\_

WATER HOOK UP Date: \_\_\_\_\_

GROUND COVER Date: \_\_\_\_\_

SEPTIC HOOK UP Date: \_\_\_\_\_

OWNER Date: \_\_\_\_\_



# TOWN OF LOXAHATCHEE GROVES RV PILOT PROGRAM

## ▪ APPLICATION

Applications shall include approved permits from Palm Beach County for electrical, water, and sewage disposal. The name and a copy of the sewage disposal contract with an approved vendor. A site inspection by a Town representative shall be conducted prior to the issuing of a permit to ensure compliance with the Town of Loxahatchee Groves “Recreational Vehicle Parking Program” (RVPP). A site plan with designated area for recreational vehicle parking identified shall be included with the permit application.

Upon issuance of the RVPP permit vehicle identification stickers shall be issued to the property owner. It is the property owner’s responsibility to ensure that issued stickers are affixed to approved Recreational Vehicles parked under this program. The stickers shall be affixed in such a manner that it is easily viewed by Town representatives during drive by inspections of the site. Failure to affix stickers to recreational vehicles will invalidate the permit. Areas utilized for the parking of recreational vehicles shall be screened from neighboring properties by screening no less than eight (8) feet in height.

Cost per permit is Five Hundred Dollars (\$500.00) **and one half of the yearly garbage fee** and is valid ~~from 11/04/2017 — 5/01/2018~~ **for 179 days from authorization/approval date.** Permit Fee is for the entire time regardless of number of days used. Limited to ~~¥~~ **2** per 5 acres+ parcels and 1 for smaller parcels.

~~Occupancy is limited to two (2) persons per Recreational Vehicle.~~

Permits are valid for 179 days, from ~~November 4<sup>th</sup>, 2017 — 5/01/2018~~ **date of approval.** All Recreational Vehicles shall be removed from the property on or before the 179<sup>th</sup> day, ~~5/01/2018~~. Failure to remove the Recreational vehicles shall constitute a Violation and subject the property owner to Official Code Enforcement action **and an administrative fine of double the permitting fee upon application for renewal.**

Property owners agree to allow Town representatives free access to the property to conduct inspections of the areas used for RVPP, failure to allow inspections will invalidate the permits for Recreational Vehicles under this program and subject the property owner to Code Enforcement action. By submitting this application and signing below, you acknowledge that the Town of Loxahatchee Groves has the right to inspect the property to verify compliance with the permit, and that a failure to permit such inspection will invalid the permit.

Owners agrees to furnish a 24-hour emergency contact person and contact information.

Ground Cover: the section of land directly beneath the recreational vehicle shall be covered with an impenetrable surface to guard against spills and leakage seeping into the ground. This may consist of a concrete pad with at least a two-inch raised lip around the entire pad, a tarp with a two-inch raised lip around the entire surface or like materials used to cover the ground.

Septic approved vendor: A commercial operation licensed and insured in the State of Florida and permitted by Palm Beach County to conduct sewage removal via pump truck, evidenced by an executed contract by the owner and contractor.



# TOWN OF LOXAHATCHEE GROVES RV PILOT PROGRAM

Electrical hook ups: Electrical hook ups must be separate for each Recreational Vehicle. Each electrical hook up must be permitted through and inspected by Palm Beach County Building Department. No electrical extension cords shall be utilized. Use of extension cords will render the permit invalid. **A letter from a licensed electrical contractor stating the electric is to the code can be substituted in lieu of the county inspection until such inspection can be completed**

Water hook up: Water hook up may be a single source with separate hook ups at each individual recreational vehicle parking spot.

~~Power of Attorney authorizing a tenant or occupant or leasee in charge of the property to act in the place of the owner of the property concerning aspects of operational necessity.~~

Hold Harmless Clause- Property Owner/~~Tenant~~ shall hold harmless the Town of Loxahatchee Groves, its elected and appointed officials, its employees, agents, from and against any and all claims, actions and judgments, made by any person, corporation, firm or entity for any loss, claim or damage, including without limitation, arising from a claim of personal injury or property damage for any act or omission arising out of the use of the property located at \_\_\_\_\_, \_\_\_\_\_ print address  
Loxahatchee Groves, FL 33470 under this Recreational Vehicle Parking Program.

### FURTHER AFFIANT SAYETH NOT:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by \_\_\_\_\_ (Name of Person Acknowledging) who is personally known to me, or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

\_\_\_\_\_  
(Signature of Person Taking Acknowledgement)

\_\_\_\_\_  
Signature **Applicant's Owner's**

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
**Applicant's Owner's Name**  
(Print

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
(Serial Number, if any)

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
(Notary's Seal)

\_\_\_\_\_  
Telephone Number

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_



**TOWN OF LOXAHATCHEE GROVES  
RV PILOT PROGRAM**

**ATTACHEMENT A – SKETCHED VEHICLE PARKING LAYOUT**

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# TOWN OF LOXAHATCHEE GROVES RV PILOT PROGRAM

## AUTHORIZED TENANT IDENTIFICATION

<u>Name</u>	<u>DOB</u>	<u>SEX</u>	<u>RACE</u>	<u>US/Passport/Visa Number</u>
V1.				
V1.				
V2.				
V2.				
V3.				
V3.				
V4.				
V4.				



## TOWN OF LOXAHATCHEE GROVES RV PILOT PROGRAM

▪ APPROVED REGISTERED VEHICLES

OWNER: \_\_\_\_\_  
VEHICLE: \_\_\_\_\_  
MAKE: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
LICENSE PLATE #: \_\_\_\_\_  
STATE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
VEHICLE: \_\_\_\_\_  
MAKE: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
LICENSE PLATE #: \_\_\_\_\_  
STATE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
VEHICLE: \_\_\_\_\_  
MAKE: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
LICENSE PLATE #: \_\_\_\_\_  
STATE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
VEHICLE: \_\_\_\_\_  
MAKE: \_\_\_\_\_  
MODEL: \_\_\_\_\_  
LICENSE PLATE #: \_\_\_\_\_  
STATE: \_\_\_\_\_

Title XXXIII  
REGULATION OF TRADE, COMMERCE,  
INVESTMENTS, AND SOLICITATIONS

Chapter 513  
MOBILE HOME AND  
RECREATIONAL VEHICLE  
PARKS

[View Entire  
Chapter](#)

**513.01 Definitions.** —As used in this chapter, the term:

- (1) “Department” means the Department of Health and includes its representative county health departments.
- (2) “Lodging park” means a place set aside and offered by a person, for either direct or indirect remuneration of the operator of the place, in which 75 percent of the mobile homes or recreational vehicles or combination thereof are owned by the operator and offered for rent to the public and which is not licensed under chapter 509.
- (3) “Mobile home” means a residential structure that is transportable in one or more sections, which structure is 8 body feet (2.4 meters) or more in width, over 35 feet in length with the hitch, 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 in the structure.
- (4) “Mobile home park” means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more mobile homes.
- (5) “Occupancy” means the length of time that a recreational vehicle is occupied by a transient guest and not the length of time that such vehicle is located on the leased recreational vehicle site. A recreational vehicle may be stored and tied down on site when not in use to accommodate the needs of the guest. The attachment of a recreational vehicle to the ground with tie-downs or other removable fasteners, and the attachment of carports, porches, screen rooms, and similar appurtenances with removable attaching devices, do not render the recreational vehicle a permanent part of the recreational vehicle site.
- (6) “Operator” means the owner, operator, keeper, lessor, proprietor, manager, assistant manager, desk clerk, agent, or employee of a mobile home, lodging, or recreational vehicle park or a recreational camp who is designated by the permittee as the individual solely responsible for the daily operation of the park or camp and its compliance with this chapter and the rules adopted under this chapter.
- (7) “Permittee” means a person who applies for and is granted a permit under this chapter and who is ultimately responsible for the operation of the mobile home, lodging, or recreational vehicle park or the recreational camp and the compliance of the park or camp with this chapter and the rules adopted under this chapter.
- (8) “Person” means an individual, association, partnership, corporation, or governmental unit.

(9) “Recreational camp” means one or more buildings or structures, tents, trailers, or vehicles, or any portion thereof, together with the land appertaining thereto, established, operated, or used as living quarters for five or more resident members of the public and designed and operated for recreational purposes.

(10) “Recreational vehicle” has the same meaning as provided for the term “recreational vehicle-type unit” in s. 320.01. However, the terms “temporary living quarters” and “seasonal or temporary living quarters” as used in s. 320.01, in reference to recreational vehicles placed in recreational vehicle parks, relate to the period of time the recreational vehicle is occupied as living quarters during each year and not to the period of time it is located in the recreational vehicle park. During the time the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie-downs or other removable fasteners, and the attachment of carports, porches, screen rooms, and similar appurtenances by way of removable attaching devices, does not render the recreational vehicle a permanent part of the recreational vehicle site.

(11) “Recreational vehicle park” means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and the term also includes buildings and sites set aside for group camping and similar recreational facilities. For the purposes of this chapter, the terms “campground,” “camping resort,” “RV resort,” “travel resort,” and “travel park,” or any variations of these terms, are synonymous with the term “recreational vehicle park.”

(12) “Transient guest” means any guest registered as provided in s. 513.112 for 6 months or less. When a guest is permitted with the knowledge of the park operator to continuously occupy a recreational vehicle in a recreational vehicle park for more than 6 months, there is a rebuttable presumption that the occupancy is nontransient, and the eviction procedures of part II of chapter 83 apply.

**History.**—s. 1, ch. 12419, 1927; CGL 4140; s. 1, ch. 19365, 1939; s. 3, ch. 76-168; s. 1, ch. 77-457; ss. 2, 3, ch. 81-318; ss. 3, 14, 15, ch. 83-321; s. 6, ch. 84-182; s. 13, ch. 85-343; s. 1, ch. 87-193; ss. 1, 26, ch. 93-150; s. 146, ch. 97-101; s. 249, ch. 99-8; s. 2, ch. 2013-91.

**513.012 Public health laws; enforcement.**—It is the intent of the Legislature that mobile home parks, lodging parks, recreational vehicle parks, and recreational camps be exclusively regulated under this chapter. As such, the department shall administer and enforce, with respect to such parks and camps, laws and rules relating to sanitation, control of communicable diseases, illnesses and hazards to health among humans and from animals to humans, and permitting and



operational matters in order to protect the general health and well-being of the residents of and visitors to the state. However, nothing in this chapter qualifies a mobile home park, a lodging park, a recreational vehicle park, or a recreational camp for a liquor license issued under s.

561.20(2)(a)1. Mobile home parks, lodging parks, recreational vehicle parks, and recreational camps regulated under this chapter are exempt from regulation under chapter 509.

**History.**—s. 5, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 2, ch. 93-150; s. 1, ch. 2020-126.

**513.014 Applicability of recreational vehicle park provisions to mobile home parks.**—A mobile home park that has five or more sites set aside for recreational vehicles shall, for those sites set aside for recreational vehicles, comply with the recreational vehicle park requirements included in this chapter. This section does not require a mobile home park with spaces set aside for recreational vehicles to obtain two licenses. However, a mobile home park that rents spaces to recreational vehicles on the basis of long-term leases is required to comply with the laws and rules relating to mobile home parks including but not limited to chapter 723, if applicable.

**History.**—s. 6, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 3, ch. 93-150.

**513.02 Permit.**—

(1) A person may not establish or maintain a mobile home park, lodging park, recreational vehicle park, or recreational camp in this state without first obtaining a permit from the department. Such permit is not transferable from one place or person to another. Each permit must be renewed annually.

(2) The department may refuse a permit to, or refuse to renew the permit of, any park or camp that is not constructed or maintained in accordance with law and with the rules of the department.

(3) The department may suspend or revoke a permit issued to any person that operates or maintains such a park or camp if such person fails to comply with this chapter or the rules adopted by the department under this chapter.

(4) A permit for the operation of a park or camp may not be renewed or transferred if the permittee has an outstanding fine assessed pursuant to this chapter which is in final-order status and judicial reviews are exhausted, unless the transferee agrees to assume the outstanding fine.

(5) When a park or camp regulated under this chapter is sold or its ownership transferred, the transferee must apply for a permit to the department within 60 days after the date of transfer. The applicant must provide the department with a copy of the recorded deed or lease agreement before the department may issue a permit to the applicant.

**History.**—s. 2, ch. 12419, 1927; CGL 4141; s. 1, ch. 19365, 1939; ss. 19, 35, ch. 69-106; s. 3, ch. 76-168; s. 439, ch. 77-147; s. 1, ch. 77-457; ss. 2, 3, ch. 81-318; ss. 4, 14, 15, ch. 83-321; s. 7, ch. 84-182; ss. 4, 26, ch. 93-150; s. 2, ch. 2020-126.

**513.03 Application for and issuance of permit.**—

(1) An application for a permit must be made in writing to the department, on a form prescribed by the department. The application must state the location of the existing or proposed park or camp, the type of park or camp, the number of mobile homes or recreational vehicles to be accommodated or the number of recreational campsites, the type of water supply, the method of sewage disposal, and any other information the department requires.

(2) If the department is satisfied, after reviewing the application of the proposed or existing park or camp and causing an inspection to be made, that the park or camp complies with this chapter and is so located, constructed, and equipped as not to be a source of danger to the health of the general public, the department shall issue the necessary permit, in writing, on a form prescribed by the department.

**History.**—s. 3, ch. 12419, 1927; CGL 4142; s. 1, ch. 19365, 1939; ss. 19, 35, ch. 69-106; s. 440, ch. 77-147; s. 1, ch. 77-457; ss. 2, 3, ch. 81-318; ss. 5, 14, 15, ch. 83-321; s. 8, ch. 84-182; ss. 5, 26, ch. 93-150.

**513.045 Permit fees.**—

(1)(a) Each person seeking a permit to establish, operate, or maintain a mobile home park, lodging park, recreational vehicle park, or recreational camp must pay to the department a fee, the amount of which shall be set by rule of the department.

(b) Fees established pursuant to this subsection must be based on the actual costs incurred by the department in carrying out its responsibilities under this chapter. The fee for a permit may not be set at a rate that is more than \$6.50 per space or less than \$3.50 per space. Until rules setting these fees are adopted by the department, the permit fee per space is \$3.50. The permit fee for a nonexempt recreational camp shall be based on an equivalency rate for which two camp occupants equal one space. The total fee assessed to an applicant may not be more than \$600 or less than \$50, except that a fee may be prorated on a quarterly basis.

(c) A recreational camp operated by a civic, fraternal, educational, or religious organization that does not rent to the public is exempt from the fee requirements of this subsection.

(2) Each local county health department shall collect the fees established pursuant to subsection (1) but may not collect any other fees for such permit.

<sup>1</sup>(3) Fees collected under this section shall be deposited in the County Health Department Trust Fund, to be administered by the department, and shall be used solely for actual costs incurred in implementing and enforcing this act.

**History.**—ss. 6, 15, ch. 83-321; s. 92, ch. 85-81; s. 16, ch. 93-120; ss. 6, 26, ch. 93-150; ss. 147, 148, ch. 97-101; s. 43, ch. 98-151.

<sup>1</sup>**Note.**—As amended by s. 16, ch. 93-120, and s. 147, ch. 97-101. Subsection (3) was also amended by s. 6, ch. 93-150, and s. 148, ch. 97-101, and that version reads:

(3) All fees collected by the department in accordance with this section and the rules adopted under this section shall be deposited into the respective county health department trust fund administered by the department for the payment of costs incurred in administering this chapter.

**513.05 Rules.**—The department may adopt rules pertaining to the location, construction, modification, equipment, and operation of mobile home parks, lodging parks, recreational vehicle parks, and recreational camps, except as provided in s. 633.206, as necessary to administer this chapter. Such rules may include definitions of terms; requirements for plan reviews of proposed and existing parks and camps; plan reviews of parks that consolidate space or change space size; water supply; sewage collection and disposal; plumbing and backflow prevention; garbage and refuse storage, collection, and disposal; insect and rodent control; space requirements; heating facilities; food service; lighting; sanitary facilities; bedding; an occupancy equivalency to spaces for permits for recreational camps; sanitary facilities in recreational vehicle parks; and the owners' responsibilities at recreational vehicle parks and recreational camps.

**History.**—s. 5, ch. 12419, 1927; CGL 4144; s. 1, ch. 19365, 1939; ss. 19, 35, ch. 69-106; s. 3, ch. 76-168; s. 442, ch. 77-147; s. 1, ch. 77-457; ss. 2, 3, ch. 81-318; ss. 7, 14, 15, ch. 83-321; s. 20, ch. 87-287; ss. 7, 26, ch. 93-150; s. 44, ch. 98-151; s. 47, ch. 2000-242; s. 147, ch. 2013-183.

**513.051 Preemption.**—The department is the exclusive regulatory and permitting authority for sanitary and permitting standards for all mobile home parks, lodging parks, recreational vehicle parks, and recreational camps in accordance with this chapter.

**History.**—s. 8, ch. 93-150; s. 3, ch. 2020-126.

**513.052 Inspection of premises.**—The department or its agent shall inspect, at least annually, each park or camp that the department determines qualifies as a mobile home, lodging, or recreational vehicle park or a recreational camp; and, for that purpose, the department has the right of entry and access to such park or camp at any reasonable time.

**History.**—s. 11, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 9, ch. 93-150.

**513.053 Prosecution for violation; duty of state attorney.**—The department or an agent of the department, upon ascertaining by inspection that a mobile home, lodging, or recreational vehicle park or a recreational camp is being operated contrary to the provisions of this chapter, shall make a complaint and cause the arrest of the violator; and the state attorney, upon request of the department or agent, shall prepare all necessary papers and conduct the prosecution. The department shall proceed in the courts by mandamus or injunction whenever such proceeding is necessary to the proper enforcement of the provisions of this chapter, of the rules adopted pursuant to this chapter, or of orders of the department.

**History.**—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 10, ch. 93-150.

**513.054 Penalties for specified offenses by operator.**—Any operator of a mobile home park, lodging park, or recreational vehicle park or a recreational camp who obstructs or hinders any

agent of the department in the proper discharge of the agent's duties; who fails, neglects, or refuses to obtain a permit for the park or camp or pay the permit fee required by law; or who fails or refuses to perform any duty imposed upon the operator by law or rule is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083. On each day that such park or camp is operated in violation of law or rule, there is a separate offense.

**History.**—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 128, ch. 91-224; s. 36, ch. 92-78; s. 11, ch. 93-150.

**513.055 Revocation or suspension of permit; fines; procedure.—**

(1)(a) The department may suspend or revoke a permit issued to any person for a mobile home park, lodging park, recreational vehicle park, or recreational camp upon the failure of that person to comply with this chapter or the rules adopted under this chapter.

(b) A permit may not be suspended under this section for a period of more than 12 months. At the end of the period of suspension, the permittee may apply for reinstatement or renewal of the permit. A person whose permit is revoked may not apply for another permit for that location prior to the date on which the revoked permit would otherwise have expired.

(2)(a) In lieu of such suspension or revocation of a permit, the department may impose a fine against a permittee for the permittee's failure to comply with the provisions described in paragraph (1)(a) or may place such licensee on probation. No fine so imposed shall exceed \$500 for each offense, and all amounts collected in fines shall be deposited with the Chief Financial Officer to the credit of the County Health Department Trust Fund.

(b) In determining the amount of fine to be imposed, if any, for a violation, the department shall consider the following factors:

1. The gravity of the violation and the extent to which the provisions of the applicable statutes or rules have been violated.
2. Any action taken by the operator to correct the violation.
3. Any previous violation.

**History.**—ss. 9, 15, ch. 83-321; s. 9, ch. 84-182; s. 17, ch. 93-120; ss. 12, 26, ch. 93-150; ss. 149, 150, ch. 97-101; s. 568, ch. 2003-261.

**513.065 Enforcement; citations.—**

(1) If the department reasonably believes that a permittee has committed a violation of this chapter which affects the public health, safety, or sanitation, then the department may serve a citation on the permittee for such violation. However, the department must have previously notified the permittee of the violation and the permittee must have failed to timely correct the violation. Citations issued under this section are proposed agency action.

(2) Citations shall be in writing and shall describe the particular violation, including a specific reference to the provision of this chapter or rule promulgated hereunder alleged to have been violated.

(3) The department may seek to impose a fine not to exceed \$500 for each violation cited under this section. Each day a violation continues after an initial citation is issued is a separate violation for which a subsequent citation may be issued. However, if the initial citation is not upheld through an administrative hearing under chapter 120, any subsequent citation for the same violation is void.

(4) Citations shall contain a conspicuous written notice of the permittee's right to request a hearing under chapter 120 within 21 days after the date of receiving the citation and shall contain a description of the procedures to be followed to request such a hearing. Citations shall contain a conspicuous statement that if the permittee fails to timely request an administrative hearing, the permittee may be deemed to have waived the right to an administrative hearing. The statement shall also warn that if the permittee does not request a hearing, the citation becomes final agency action and if the permittee fails to pay the fine within 60 days after the date of receiving the citation, the permittee will be required to pay the maximum fine or penalty.

(5) The department may reduce or waive any civil penalty initially sought to be imposed through a citation. In determining whether to reduce or waive a fine under this section, the department shall use the criteria in s. 513.055(2)(b).

(6) This section is an alternative means of enforcing this chapter. Nothing contained in this section prohibits the department from enforcing this chapter or the rules adopted thereunder by any other means permitted under this chapter. However, the department may only use a single enforcement procedure for any one violation.

(7) Citations issued under this section shall be served on the permittee or individual at the park or camp designated by the permittee except that service may be made by a department designee if designated by rule to effect such service.

**History.**—s. 13, ch. 93-150; s. 25, ch. 97-98.

#### **513.08 Disposal of sewage.—**

(1) It is unlawful to empty any receptacle or fixture containing human excreta, human urine, or any other liquid waste from a mobile home or recreational vehicle or at a recreational campsite except into a sewerage system approved by the department.

(2) The operator or permittee of a mobile home park, lodging park, recreational vehicle park, or recreational camp shall provide such means for the emptying of such receptacles and for their cleaning as specified in the rules of the department.

**History.**—s. 1, ch. 19365, 1939; CGL 1940 Supp. 4150(2); ss. 19, 35, ch. 69-106; s. 3, ch. 76-168; s. 445, ch. 77-147; s. 1, ch. 77-457; ss. 2, 3, ch. 81-318; ss. 8, 14, 15, ch. 83-321; ss. 14, 26, ch. 93-150.

#### **513.10 Operating without permit; enforcement of chapter; penalties.—**

(1) Any person who maintains or operates a mobile home park, lodging park, recreational vehicle park, or recreational camp without first obtaining a permit as required by s. 513.02, or who

maintains or operates such a park or camp after revocation of the permit, is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(2) This chapter or rules adopted under this chapter may be enforced in the manner provided in s. 381.0012 and as provided in this chapter. Violations of this chapter and the rules adopted under this chapter are subject to the penalties provided in this chapter and in s. 381.0061.

**History.**—s. 1, ch. 19365, 1939; CGL 1940 Supp. 7849(a); s. 1, ch. 59-214; s. 3, ch. 76-168; s. 1, ch. 77-457; s. 6, ch. 80-351; ss. 2, 3, ch. 81-318; ss. 10, 14, 15, ch. 83-321; s. 10, ch. 84-182; s. 129, ch. 91-224; s. 57, ch. 91-297; ss. 15, 26, ch. 93-150; s. 125, ch. 2012-184.

**513.1115 Placement of recreational vehicles on lots in permitted parks.—**

(1) Separation distances between recreational vehicle sites within a recreational vehicle park must be the distances established at the time of the initial approval of the recreational vehicle park by the department and the local government.

(2) Setback distances from the exterior property boundary of the recreational vehicle park must be the setback distances established at the time of the initial approval by the department and the local government.

(3) If a recreational vehicle park is damaged or destroyed as a result of wind, water, or other natural disaster, the park may be rebuilt on the same site using the same density standards that were approved and permitted before the park was damaged or destroyed.

(4) This section does not limit the regulation of the uniform firesafety standards established under s. 633.206. However, this section supersedes any county, municipality, or special district ordinance or regulation regarding the lot size, lot density, or separation or setback distance of a recreational vehicle park which goes into effect after the initial permitting and construction of the park.

**History.**—s. 3, ch. 2013-91; s. 125, ch. 2014-17; s. 5, ch. 2020-126.

**513.112 Maintenance of guest register and copy of laws.—**

(1) It is the duty of each operator of a recreational vehicle park that rents to transient guests to maintain at all times a register, signed by or for guests who occupy rental sites within the park. The register must show the dates upon which the rental sites were occupied by such guests and the rates charged for the guests' occupancy. This register shall be maintained in chronological order and shall be available for inspection by the department at any time. An operator is not required to retain a register that is more than 2 years old.

(2) Such operator shall maintain at all times a current copy of this chapter in the park office, which shall be made available to a member of the public upon request.

(3) When a guest occupies a recreational vehicle in a recreational vehicle park for less than 6 months, as evidenced by the length of stay shown in the guest register, there is a rebuttable presumption that the occupancy is transient.

**History.**—s. 11, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 17, ch. 93-150; s. 4, ch. 2020-126.

**513.114 Liability for property of guests.—**

(1) The operator of a recreational vehicle park is not under any obligation to accept for safekeeping any moneys, securities, jewelry, or precious stones of any kind belonging to any guest; and, if such properties are accepted for safekeeping, the operator is not liable for the loss of any of the properties unless such loss was the proximate result of fault or negligence of the operator. However, if the recreational vehicle park gave a receipt for the property, which receipt had a statement of the property value on a form which stated, in type large enough to be clearly noticeable, that such park was not liable for a greater amount than \$1,000 for any loss exceeding \$1,000 and was only liable for an amount up to \$1,000 if the loss was the proximate result of fault or negligence of the operator, the liability of the operator is limited to \$1,000 for such loss.

(2) The operator of a recreational vehicle park is not liable or responsible to any guest for the loss of wearing apparel, goods, or other property, except as provided in subsection (1), unless such loss occurred as the proximate result of fault or negligence of such operator; and, in case of fault or negligence, the operator is not liable for a greater sum than \$500, unless the guest, prior to the loss or damage, filed with the operator an inventory of the guest's effects and their value and the operator was given an opportunity to inspect such effects and check them against such inventory. The operator of a recreational vehicle park is not liable or responsible to any guest for a greater amount than \$1,000 for the loss of effects listed in such inventory as having a value of a total amount exceeding \$1,000.

**History.**—s. 11, ch. 84-182; s. 1, ch. 85-65; s. 63, ch. 87-225; s. 36, ch. 92-78; s. 18, ch. 93-150.

**513.115 Unclaimed property.**—Any property having an identifiable owner which remains unclaimed after having been held by the park for 90 days after written notice was provided to the guest or the owner of the property becomes the property of the park. Any property that is left by a guest who has vacated the premises without notice to the operator and who has an outstanding account is considered abandoned property, and disposition thereof shall be governed by the Disposition of Personal Property Landlord and Tenant Act under s. 715.10 or under s. 705.185, as applicable.

**History.**—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 64, ch. 87-225; s. 36, ch. 92-78; s. 19, ch. 93-150; s. 6, ch. 2020-126.

**513.117 Park rules and regulations.**—Any operator of a recreational vehicle park may establish reasonable rules and regulations for the management of the park and its guests and employees; and each guest or employee staying, sojourning, or employed in the park shall conform to, and abide by, such rules and regulations so long as the guest or employee remains in or at the park. Such rules and regulations are deemed to be a special contract between the operator and each guest or employee using the facilities or services of the recreational vehicle park and control the

liabilities, responsibilities, and obligations of all parties. Any rules or regulations established pursuant to this section must be printed in the English language and posted, together with a copy of ss. 513.114, 513.121, and 513.13 and a notice stating that a current copy of this chapter is available in the park office for public inspection, in the registration area of such recreational vehicle park.

**History.**—s. 11, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 20, ch. 93-150.

**513.118 Conduct on premises; refusal of service.—**

(1) The operator of a recreational vehicle park may refuse to provide accommodations, service, or access to the premises to any transient guest or visitor whose conduct on the premises of the park displays intoxication, profanity, lewdness, or brawling; who indulges in such language or conduct as to disturb the peace, quiet enjoyment, or comfort of other guests; who engages in illegal or disorderly conduct; or whose conduct constitutes a nuisance or safety hazard.

(2) The operator of a recreational vehicle park may request that a transient guest or visitor who violates subsection (1) leave the premises immediately. A person who refuses to leave the premises commits the offense of trespass as provided in s. 810.08, and the operator may call a law enforcement officer to have the person and his or her property removed under the supervision of the officer. A law enforcement officer is not liable for any claim involving the removal of the person or property from the recreational vehicle park under this section, except as provided in s. 768.28. If conditions do not allow for immediate removal of the person's property, he or she may arrange a reasonable time, not to exceed 48 hours, with the operator to come remove the property, accompanied by a law enforcement officer.

(3) Such refusal of accommodations, service, or access to the premises may not be based upon race, color, national origin, sex, physical disability, or creed.

**History.**—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 21, ch. 93-150; s. 7, ch. 2020-126.

**513.121 Obtaining accommodations in a recreational vehicle park with intent to defraud; penalty; rules of evidence.—**

(1) Any person who obtains accommodations in a recreational vehicle park which have a value of less than \$300 on a transient basis, with intent to defraud the operator of the park, is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083; if such accommodations have a value of \$300 or more, such person is guilty of a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(2) In a prosecution under subsection (1), proof that the accommodations were obtained by false pretense; by false or fictitious show of property; by absconding without paying, or offering to pay, for such accommodations; or by surreptitiously removing, or attempting to remove, a recreational vehicle, park trailer, or tent constitutes prima facie evidence of fraudulent intent. If the operator of the park has probable cause to believe, and does believe, that any person has



obtained accommodations at the park with intent to defraud the operator of the park, the failure to make payment upon demand for payment, there being no dispute as to the amount owed, constitutes prima facie evidence of fraudulent intent.

*History.*—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 131, ch. 91-224; s. 36, ch. 92-78; s. 22, ch. 93-150.

**513.122 Theft of personal property; detention and arrest of violator; theft by employee.—**

(1) Any law enforcement officer or operator of a recreational vehicle park who has probable cause to believe, and does believe, that theft of personal property belonging to such park has been committed by a person and that the officer or operator can recover such property or the reasonable value thereof by taking the person into custody may, for the purpose of attempting to effect such recovery or for prosecution, take such person into custody on the premises and detain such person in a reasonable manner and for a reasonable period of time. If the operator takes the person into custody, a law enforcement officer shall be called to the scene immediately. The taking into custody and detention by a law enforcement officer or an operator of a recreational vehicle park, if done in compliance with this subsection, does not render such law enforcement officer or operator criminally or civilly liable for false arrest, false imprisonment, or unlawful detention.

(2) Any law enforcement officer may arrest, either on or off the premises and without warrant, any person if there is probable cause to believe that person has committed theft in a recreational vehicle park.

(3) Any person who resists the reasonable effort of a law enforcement officer or an operator of a recreational vehicle park to recover property that the law enforcement officer or operator has probable cause to believe had been stolen from the recreational vehicle park and who is subsequently found to be guilty of theft of the subject property is guilty of a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083, unless such person did not know, or did not have reason to know, that the person seeking to recover the property was a law enforcement officer or the operator of the recreational vehicle park. For purposes of this section, the charge of theft and the charge of resisting apprehension may be tried concurrently.

(4) Theft of any property belonging to a guest of a recreational vehicle park permitted under this chapter, or of property belonging to such a park, by an employee of the park or by an employee of a person that has contracted to provide services to the park constitutes a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.

*History.*—s. 13, ch. 84-182; s. 1, ch. 85-65; s. 36, ch. 92-78; s. 23, ch. 93-150.

**513.13 Recreational vehicle parks; ejection; grounds; proceedings.—**

(1) The operator of any recreational vehicle park may remove or cause to be removed from such park, in the manner provided in this section, any transient guest of the park who, while on the premises of the park, illegally possesses or deals in a controlled substance as defined in chapter

893; who disturbs the peace, quiet enjoyment, and comfort of other persons; who causes harm to the physical park; who violates the posted park rules and regulations; or who fails to make payment of rent at the rental rate agreed upon and by the time agreed upon. The admission of a person to, or the removal of a person from, any recreational vehicle park may not be based upon race, color, national origin, sex, physical disability, or creed.

(2) The operator of any recreational vehicle park shall notify such guest that the park no longer desires to entertain the guest and shall request that such guest immediately depart from the park. Such notice shall be given in writing, as follows: "You are hereby notified that this recreational vehicle park no longer desires to entertain you as its guest, and you are requested to leave at once. To remain after receipt of this notice is a misdemeanor under the laws of this state." If such guest has paid in advance, the park shall, at the time such notice is given, tender to the guest the unused portion of the advance payment. Any guest who remains or attempts to remain in such park after being requested to leave commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(3) If a guest has accumulated an outstanding account in excess of an amount equivalent to 3 nights' rent at a recreational vehicle park, the operator may disconnect all utilities of the recreational vehicle and notify the guest that the action is for the purpose of requiring the guest to confront the operator or permittee and arrange for the payment of the guest's account. Such arrangement must be in writing, and a copy shall be furnished to the guest. Upon entering into such agreement, the operator shall reconnect the utilities of the recreational vehicle.

(4) If any person is illegally on the premises of any recreational vehicle park, the operator of such park may call upon any law enforcement officer of this state for assistance. It is the duty of such law enforcement officer, upon the request of such operator, to remove from the premises or place under arrest any guest who, according to the park operator, violated subsection (1) or subsection (2). If a warrant has been issued by the proper judicial officer for the arrest of any guest who violates subsection (1) or subsection (2), the officer shall serve the warrant, arrest the guest, and take the guest into custody. Upon removal or arrest, with or without warrant, the guest is deemed to have abandoned or given up any right to occupancy of the premises of the recreational vehicle park; and the operator of the park shall employ all reasonable and proper means to care for any personal property left on the premises by such guest and shall refund any unused portion of moneys paid by such guest for the occupancy of such premises. If conditions do not allow for immediate removal of the guest's property, he or she may arrange a reasonable time, not to exceed 48 hours, with the operator to come remove the property, accompanied by a law enforcement officer.

(5) In addition to the grounds for ejection established by law, grounds for ejection may be established in a written lease agreement between a recreational vehicle park operator or permittee and a recreational vehicle park guest.

**History.**—ss. 11, 15, ch. 83-321; s. 12, ch. 84-182; s. 93, ch. 85-81; s. 132, ch. 91-224; ss. 24, 26, ch. 93-150; s. 8, ch. 2020-126.

**513.151 Recreational vehicle parks; guests in transient occupancy; operator’s rights and remedies; writ of distress.**—This section applies only to guests in transient occupancy in a recreational vehicle park.

(1) OPERATOR’S RIGHT TO DISCONNECT UTILITIES.—

(a) If an operator of a recreational vehicle park makes a reasonable determination that a guest has accumulated a large outstanding account at such park, the operator may disconnect all utilities of the recreational vehicle or tent, except that the operator must not by such actions create a sanitary nuisance. The operator may also take such other measures considered necessary for the purpose of requiring the guest to confront the operator and arrange for payment on the guest’s account. Such arrangement must be in writing, and a copy shall be furnished to the guest.

(b) Once the guest has confronted the operator and made arrangement for payment on the guest’s account, the operator shall reconnect the utilities of the recreational vehicle or tent, or otherwise reverse the measures taken under paragraph (a).

(2) OPERATOR’S RIGHT TO RECOVER PREMISES.—If the guest of a recreational vehicle park vacates the premises without notice to the operator and the operator reasonably believes the guest does not intend to satisfy the outstanding account, the operator may recover the premises by removing the recreational vehicle or tent from the site. The operator shall take all reasonable and proper means to care for the recreational vehicle or tent until a settlement or a final court judgment is obtained on the guest’s outstanding account. Upon recovery of the premises, the operator shall seal, or cause to be sealed, the recreational vehicle in the presence of at least one other person who is not an agent of the operator or shall make an itemized inventory of any property belonging to the guest and store such property until a settlement or a final court judgment is obtained on the guest’s outstanding account. Such inventory shall be conducted by the operator and at least one other person who is not an agent of the operator.

(3) OPERATOR’S WRIT OF DISTRESS.—If, after there has been a disconnection of utilities pursuant to subsection (1), a guest fails to make the agreed-upon payments on the guest’s account, or, notwithstanding subsection (1), if a guest vacates the premises without making payment on the guest’s outstanding account, the operator may proceed to prosecute a writ of distress against the guest and the guest’s property. The writ of distress must be predicated on the lien created by s. 713.77.

(a) An action under this subsection must be brought in a court of appropriate jurisdiction in the county where the property is located. If the property consists of separate articles, the value of any one of which articles is within the jurisdictional amount of a lower court but the total value of which articles, taken together, exceeds that jurisdictional amount, the plaintiff may not divide the property to give jurisdiction to the lower court so as to enable the plaintiff to bring separate actions for the property.

(b) To obtain an order authorizing the issuance of a writ of distress upon final judgment, the plaintiff must first file with the clerk of the court a complaint reciting and showing the following information:

1. A statement of the amount of the guest's account at the recreational vehicle park.
2. A statement that the plaintiff is the operator of the recreational vehicle park in which the guest has an outstanding account. If the plaintiff's interest in such account is based on written documents, copies of such documents must be attached to the complaint.
3. A statement that the operator has made a reasonable attempt to obtain payment from the guest for an outstanding account, either by confronting the guest or by a disconnection of utilities pursuant to subsection (1), and a statement that the guest has failed to make any payment or that the guest has vacated the premises without paying the outstanding account.
4. A statement that the account is outstanding and unpaid by the guest; a statement of the services provided to the guest for which the outstanding account was accumulated; and a statement of the cause of such nonpayment according to the best knowledge, information, and belief of the plaintiff.
5. A general statement as to what property the plaintiff is requesting levy against, including the property included in the inventory conducted pursuant to subsection (2) if the operator has recovered the premises, and a statement of the authority under which the plaintiff has a lien against such property.
6. A statement, to the best of the plaintiff's knowledge, that the claimed property has not been taken for a tax, assessment, or fine pursuant to law or taken under an execution or attachment by order of any court.

(c) The officer of the court to whom a writ of distress is directed shall execute the writ of distress by serving it on the defendant and by levying on the property distrainable for services rendered, if such property is found within the area of the officer's jurisdiction. If the property is not found in that jurisdiction but is in another jurisdiction, the officer shall deliver the writ to the proper authority in the other jurisdiction. The writ shall be executed by levying on such property and delivering it to the officer of the court in which the action is pending, and the property shall be disposed of according to law, unless the officer is ordered by such court to hold the property and dispose of it according to law. If the defendant cannot be found, the levy on the property

suffices as service of the writ on the defendant if the plaintiff and the officer each file a sworn statement stating that the whereabouts of the defendant are unknown.

(4) OPERATOR'S PREJUDGMENT WRIT OF DISTRESS.—

(a) A prejudgment writ of distress may issue, and the property seized may be delivered forthwith to the plaintiff, if the nature of the claim, the amount of the claim, and the grounds relied upon for the issuance of the writ clearly appear from specific facts shown by the verified petition or by a separate affidavit of the plaintiff.

(b) The prejudgment writ of distress may issue if the court finds, pursuant to paragraph (a), that the defendant has failed to make payment as agreed and that the defendant is engaging in, or is about to engage in, conduct that may place the claimed property in danger of being destroyed, being concealed, being removed from the state, being removed from the jurisdiction of the court, or being transferred to an innocent purchaser during the pendency of the action.

(c) A prejudgment writ of distress may issue only upon a signed order of a circuit judge or a county court judge. The prejudgment writ of distress must include a notice of the defendant's right to an immediate hearing before the court issuing the writ.

(d) The plaintiff must post bond in the amount of twice the estimated value of the goods subject to the writ or twice the balance of the outstanding account, whichever is the lesser amount as determined by the court, as security for the payment of damages the defendant may sustain if the writ is wrongfully obtained.

(e) The prejudgment writ issued under this subsection must command the officer to whom it may be directed to distrain the described personal property of the defendant and hold such property until final judgment is rendered.

(f)1. The defendant may obtain release of the property seized under a prejudgment writ of distress by posting bond with a surety within 10 days after service of the writ, in the amount of 125 percent of the claimed outstanding account, for the satisfaction of any judgment that may be rendered against the defendant, conditioned upon delivery of the property if the judgment should require it.

2. As an alternative to the procedure prescribed in subparagraph 1., the defendant, by motion filed with the court within 10 days after service of the writ, may obtain the dissolution of a prejudgment writ of distress, unless the plaintiff proves the grounds upon which the writ was issued. The court shall set such motion for an immediate hearing.

(5) INVENTORY OF DISTRAINED PROPERTY.—When the officer seizes distrainable property, either under paragraph (3)(c) or paragraph (4)(e), and such property is seized on the premises of a recreational vehicle park, the officer shall inventory the property; hold those items which, upon the officer's appraisal, would satisfy the plaintiff's claim; and return the remaining items to the

defendant. If the defendant cannot be found, the officer shall hold all items of property seized. The officer may release the property only pursuant to law or a court order.

(6) EXECUTION ON PROPERTY IN POSSESSION OF THIRD PERSON.—If the property to be distrained is in the possession of the defendant at the time of the issuance of a writ under subsection (3) or a prejudgment writ under subsection (4) and the property passes into the possession of a third person before the execution of the writ, the officer holding the writ shall execute it on the property in the possession of the third person and shall serve the writ on the defendant and the third person; and the action, with proper amendments, shall proceed against the third person.

(7) CLAIM BY THIRD PERSON TO DISTRAINED PROPERTY. —A third person claiming any property distrained pursuant to this chapter may interpose and prosecute a claim for that property in the same manner as is provided for similar cases of claim to property levied on under execution.

(8) JUDGMENT. —

(a) *For plaintiff.* —

1. If it appears that the account stated in the complaint is wrongfully unpaid, and the property described in such complaint is the defendant's and was held by the officer executing the prejudgment writ, the plaintiff shall have judgment for the damages sustained by the plaintiff, which judgment may include reasonable attorney's fees and costs, by taking title to the defendant's property in the officer's possession or by having the property sold as prescribed in subsection (9).

2.a. If it appears that the property was retained by, or redelivered to, the defendant on the defendant's forthcoming bond, either under subparagraph (4)(f)1. or subparagraph (4)(f)2., the plaintiff shall take judgment for the property, which judgment may include reasonable attorney's fees and costs, and against the defendant and the surety on the forthcoming bond for the value of the outstanding account; and the judgment, which may include reasonable attorney's fees and costs, shall be satisfied by the recovery and sale of the property or the amount adjudged against the defendant and the defendant's surety.

b. After the judgment is rendered, the plaintiff may seek a writ of possession for the property and execution for the plaintiff's costs or may have execution against the defendant and the defendant's surety for the amount recovered and costs. If the plaintiff elects to have a writ of possession for the property and the officer returns that the officer is unable to find the property or any part of it, the plaintiff may immediately have execution against the defendant and the defendant's surety for the whole amount recovered less the value of any property found by the officer. If the plaintiff has execution for the whole amount, the officer shall release all property taken under the writ of possession.

c. In any proceeding to ascertain the value of the property so that judgment for the value may be entered, the value of each article must be found. When a lot of goods, wares, or merchandise has been distrained, it is sufficient to ascertain the total value of the entire lot found, and it is not necessary to ascertain the value of each article of the lot.

(b) *For defendant.* —

1. If property has been retained by, or redelivered to, the defendant on the defendant's forthcoming bond or upon the dissolution of a prejudgment writ and the defendant prevails, the defendant shall have judgment against the plaintiff for any damages of the defendant for the taking of the property, which judgment may include reasonable attorney's fees and costs.

2. If the property has not been retained by, or redelivered to, the defendant and the defendant prevails, judgment shall be entered against the plaintiff for possession of the property, which judgment may include reasonable attorney's fees and costs.

3. The remedies provided in this paragraph do not preclude any other remedies available under the laws of this state.

(9) SALE OF DISTRAINED PROPERTY. —

(a) If the judgment is for the plaintiff, the property in whole or in part shall, at the plaintiff's option pursuant to subparagraph (8)(a)1. or subparagraph (8)(a)2., be sold and the proceeds applied to the payment of the judgment.

(b) Before any property levied on is sold, it must be advertised two times, the first advertisement being at least 10 days before the sale. All property so levied on may be sold on the premises of the recreational vehicle park or at the courthouse door.

(c) If the defendant appeals and obtains a writ of supersedeas before sale of the property, the officer executing the writ shall hold the property, and there may not be any sale or disposition of the property until final judgment is had on appeal.

(10) EXEMPTIONS FROM DISTRESS AND SALE. —The following property of a guest is exempt from distress and sale under this chapter:

(a) From final distress and sale: clothing; and items essential to the health and safety of the guest.

(b) From prejudgment writ of distress: clothing; items essential to the health and safety of the guest; and any tools of the guest's trade or profession, business papers, or other items directly related to such trade or profession.

**History.** —s. 13, ch. 84-182; s. 1, ch. 85-65; s. 94, ch. 85-81; s. 36, ch. 92-78; s. 25, ch. 93-150.

**CHAPTER 64E-15**  
**MOBILE HOME, LODGING, AND RECREATIONAL VEHICLE PARKS AND RECREATIONAL CAMPS**

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**64E-15.001 Definitions.**

For the purpose of this chapter, the following words and phrases shall have the meanings indicated:

(1) “Easily Cleanable” – surfaces that are readily accessible and of such material, finish and so fabricated that residue may be effectively removed by normal cleaning methods.

(2) “Family Residential Unit” – means a habitable room of rooms set aside in either a single building or a multi-unit building for the exclusive use of a single family.

(3) “Group Camp Site” – means campsites open to the public which provide housing for transient occupancy. Occupants of such campsites are housed in tents or similar housing which provide protection from the elements to transient, overnight campers. The term also includes sites utilized by organizations such as Boy Scouts, Girl Scouts, church or other non profit groups whose memberships are open to the public.

(4) “Habitable Room” – means a room or enclosed floor space of a permanent living quarter used or intended to be used at a recreational camp for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets or other storage space.

(5) “Mobile Home Space” – means a designated parcel of land designed for the accommodation of a mobile home, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

(6) “Modification” – means an increase in the number of a park’s spaces or a camp’s capacity or a change in the configuration of the park or camp. Reduction of the total number of spaces by consolidation of existing adjacent spaces is not considered a modification.

(7) “Non Self-Contained Unit” – means a recreational vehicle which does not have a flush toilet, bathtub, or shower. The term non self-contained unit includes tents.

(8) “Potable Water Supply Station” – means a facility used to fill the water storage tanks of recreational vehicles with potable water from an approved water system pursuant to the provisions of Chapter 64E-8, 62-550 or 62-555, F.A.C.

(9) “Recreational Vehicle Space” – means a parcel of land in a recreational vehicle park designated for the placement of one recreational vehicle, one park model recreational vehicle or one tent for the exclusive use of its occupants. A site may also contain such temporary structures as screened enclosures and storage sheds, or it may contain a combination of one recreational vehicle and tents for the exclusive use of a single family.

(10) “Sanitary Dump Station” – means a properly designed facility used for receiving and disposing of liquid wastes from recreational vehicle holding tanks.

(11) “Self-Contained Unit” – means a recreational vehicle which has a flush toilet, bathtub or shower, handwashing compartment, and internal storage compartments of potable water supply and sewage holding.

(12) “Semi-Primitive Wilderness Camp” – means camp sites open to the public accessible only by walk-in, equestrian, or motorized trail vehicles that do not contain facilities for overnight stay as do group camp sites.

(13) “Shelter” – means any building of one or more rooms, mobile homes, and recreational vehicles used for sleeping or living quarters at a recreational camp.

(14) “Tent” – means a collapsible shelter made of canvas or other fabric supported by ropes or poles.



*Rulemaking Authority 381.0011(13), 513.05 FS. Law Implemented 513.01, 513.05 FS. History—New 5-20-96, Formerly 10D-26.100.*

**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.*

**64E-15.003 Water Supply.**

(1) The water supply for each Mobile Home Park, Lodging Park, Recreational Vehicle Park, or Recreational Camp, shall comply with the provisions of Chapter 64E-8, F.A.C., Drinking Water Systems, or Chapter 62-550, F.A.C., Drinking Water Standards, Monitoring and Reporting, 40 C.F.R. §141, Subpart I – Control of Lead and Copper, Edition of July, 2000, which is incorporated herein by reference and available free on the internet, 40 C.F.R. §141 Subpart L – Disinfection and Residuals, Disinfection Byproducts and Disinfection Byproduct Precursors, Edition of July 1, 2003, which is incorporated herein by reference and available free on the internet, 40 C.F.R. §141 Subpart O – Consumer Confidence reports, Edition of July 1, 2004, which is incorporated herein by reference and available free on the internet, Chapter 62-555, F.A.C., Permitting, Construction, Operation, and Maintenance of Public Water Systems, and Chapter 62-560, F.A.C., Requirements for Public Water Systems That Are Out of Compliance. The system for each park shall be designed for the maximum water demand.

(2) In a mobile home or lodging park, at least one water supply service connection shall be provided to each mobile home space and shall be so designed and constructed as to prevent backflow or back-siphonage. The water connections shall be protected from damage by the parking of mobile homes. Multi-family mobile home units shall be provided an individual water supply connection to each family residential unit served.

(3) Every building in a recreational vehicle park which provides personal hygiene or cooking facilities shall be connected to an approved, potable water supply which meets the minimum requirements of subsection (1), above. Recreational vehicle parks shall also comply with the following additional requirements:

(a) In recreational vehicle parks, where each space is served by a water supply service connection, the connection shall be

protected against the hazards of backflow and back-siphonage.

(b) All recreational vehicle parks shall provide at least one easily accessible, backflow and back-siphonage protected potable water supply station with a water supply outlet for filling vehicle storage tanks. Recreational vehicle parks constructed after the effective date of this rule shall provide a potable water supply station for each 100 spaces, or fraction thereof, that do not have water hookups at the site. Recreational vehicle parks constructed after the effective date of this rule shall provide a potable water supply station for each 250 spaces, or fraction thereof, when more than 50 percent of the spaces have water and sewer hookups.

(c) Non-potable water accessibility shall not be co-located with potable water access points (hydrants, taps, or hose bibbs). Non-potable water access shall be designated and secured to prevent use as a potable water supply. Residents and guests shall be informed how to identify any non-potable water accessibility points within a park or camp.

*Rulemaking Authority 381.011(13), 513.05 FS. Law Implemented 381.006(1), 386.041, 513.12, 513.05 FS. History—New 5-20-96, Formerly 10D-26.120, Amended 12-30-09.*

#### **64E-15.004 Sewage Disposal.**

(1) A safe method of sewage collection, disposal, or treatment and disposal shall be provided at each park or camp and shall be in compliance with either Chapter 64E-6, F.A.C., Standards for Onsite Sewage Treatment and Disposal Systems, or Chapter 62-600, F.A.C., Domestic Wastewater Facilities. Transportable wastewater containers and cassette-type toilets may be used under the following conditions:

(a) The transportable wastewater container and cassette-type toilet must be specifically designed and sold for holding and transporting wastewater, and must have a tight-capping lid and watertight connections that under normal use will not leak or spill.

(b) Waste from hand washing sinks, kitchen sinks, and showers may be disposed of into transportable wastewater containers. Toilet waste may not be placed into a transportable wastewater container.

(c) Cassette-type portable toilets are acceptable for the holding and transportation of toilet waste, provided the storage container can be sealed in such a manner as to preclude leaking or spillage during transportation.

(d) Transportable wastewater containers and cassette-type toilets shall be transported to an approved disposal site in such a manner as to preclude leakage, spillage or the creation of a sanitary nuisance.

(e) Should waste spill onto the ground from a transportable wastewater container or cassette-type toilet, the person transporting the tank shall immediately notify the park's management.

(f) Park managers are responsible for enforcement of these provisions. Parks or camps agreeing to the use of transportable wastewater containers and/or cassette-type toilets shall post a sign or otherwise notify camp residents of a phone number where any transportable wastewater containers or cassette toilet spills can be reported to management. Park management shall have on file a protocol for disinfecting spills, and will take action to disinfect the spill area.

(2) Each mobile home site shall be provided with a sanitary sewer connection point. The waste line connector between the mobile home unit and the park's sewer system shall be self draining and leak proof from liquids and gases and be connected by means of a rigid, acid resistant connector.

(3) In recreational vehicle parks, where each space is provided a sanitary sewer disposal connection, the connection shall be self draining and leak proof from liquids and gases and be connected by means of a readily removable, acid resistant material.

(4) The connection point for all sewer outlets shall be tightly capped when not in use.

(5) All recreational vehicle parks shall be provided with at least one easily accessible sanitary dump station for the use of occupants or patrons. Recreational vehicle parks, constructed after the effective date of this rule shall provide a sanitary dump station for each 100 spaces, or fraction thereof, or for each 250 spaces, or fraction thereof, when more than fifty percent of the spaces have sewage disposal hookups.

(6) Sanitary dump stations shall consist of a trapped four inch sewer riser pipe that is connected to an approved sewage system. It shall be surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitably sized and hinged cover. A water supply outlet for wash down shall be provided with a water source which is protected from backflow and back-siphonage, and retractable, spring coiled water delivery device or other system approved by the local plumbing jurisdiction.

(7) A sign shall be posted immediately adjacent to the wash down hose stating in letters of at least three inches height, WATER NOT SAFE FOR DRINKING.

*Rulemaking Authority 381.011, 513.05 FS. Law Implemented 381.006(7), (14), 381.0065, 386.041, 513.08 FS. History—New 5-20-96, Formerly 10D-26.130, Amended 1-6-03, 12-30-09.*

**64E-15.005 Sanitary Facilities.**

(1) Existing recreational vehicle parks shall be deemed in compliance with the sanitary facilities requirements of this chapter if no reported and confirmed sanitary nuisances or communicable diseases have been reported due to insufficient numbers of sanitary facilities since January 1, 1993.

(2) All recreational vehicle parks constructed after the effective date of this rule shall provide a minimum of one toilet, one urinal, one handwashing fixture, and one shower for males and two toilets, one handwashing fixture, and one shower for females.

(3) Recreational vehicle parks constructed after the effective date of this rule which offer spaces to non self-contained units, shall provide the minimum required sanitary fixtures for each 25 non self-contained spaces or fractions thereof. For the purpose of this chapter, non self-contained units shall be considered to house two people equally divided as to gender. One of the required showers may be designated as gender neutral if interior locking devices and a private dressing room are available. Gender neutral facilities must be enclosed from floor to ceiling.

(4) Recreational vehicle parks, where water and sewage connections are available at each space and serve only self-contained units, are required to provide the minimum number of sanitary facilities for its patrons.

(5) Fixtures in sanitary facilities shall be maintained in working order and accessible. Toilet paper, soap, and single use hand towels or hand drying devices shall be provided at toilets and handwashing facilities.

(6) If a park owner files a letter with the county health department stating 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, the park will be exempt from the sanitary facilities requirements in subsections 64E-15.005(2), and (4), F.A.C., the sewage disposal requirements in subsections 64E-15.004(5), (6), and (7), F.A.C., and the water requirements in paragraph 64E-15.003(3)(b), F.A.C.

*Rulemaking Authority 381.011, 513.05 FS. Law Implemented 381.006(6), (14), 386.041, 513.012 FS. History—New 5-20-96, Formerly 10D-26.140, Amended 6-7-07.*

**64E-15.006 Plumbing.**

Plumbing shall be in compliance with the plumbing requirements of the 2007 edition of the Florida Building Code, herein incorporated by reference and available free on the internet at [http://www2.iccsafe.org/states/florida\\_codes/](http://www2.iccsafe.org/states/florida_codes/).

*Rulemaking Authority 381.011, 513.05 FS. Law Implemented 381.006(6), (14), 386.041, 513.05, 513.08, 553.73 FS. History—New 5-20-96, Formerly 10D-26.150, Amended 12-30-09.*

**64E-15.007 Garbage and Refuse Disposal.**

(1) Garbage and refuse shall be stored, collected and disposed of in a manner that does not create nuisances, odors, rodent harborage, insect breeding, accident hazards, or air pollution.

(2) All garbage shall be stored in containers that are impervious to water and rodent vectors and have tight-fitting lids. Containers shall be provided in number to prevent garbage overflow. Portable bulk units for central storage shall be covered when not in use and cleaned on a scheduled basis.

(3) All garbage shall be collected twice weekly or in accordance with the frequency of the collection jurisdiction and transported in covered vehicles or covered containers. Burning of refuse in the park or camp is prohibited, except in incinerators for which the design and location has been approved by the Department of Environmental Protection. Refuse shall be transported and disposed of in accordance with provisions of Chapter 62-701, F.A.C., Solid Waste Management Facilities.

*Rulemaking Authority 381.011, 513.05 FS. Law Implemented 381.006(4), (14), 386.041, 513.012 FS. History—New 5-20-96, Formerly 10D-26.160, Amended 12-30-09.*

**64E-15.008 Insect and Rodent Control.**

All park sites shall be well drained, free from standing water, and maintained to inhibit the breeding of mosquitoes. The premises shall be kept free of refuse, debris, garbage, waste paper and rubble which may provide harborage for rodents. Approved methods shall be used to reduce harmful rodents, insects, and arachnids such as rats, spiders, flies, ants, and ticks.

*Rulemaking Authority 381.011, 513.05 FS. Law Implemented 381.006(4), (14), 386.041, 513.05 FS. History—New 5-20-96, Formerly 10D-26.170.*

**64E-15.009 Recreational Camp Standards.**

## (1) Sites.

(a) Group camp sites shall be well drained and maintained to inhibit the breeding of mosquitoes. Cabins and sleeping quarters shall not be developed within 200 feet of marshes, bottom lands, natural sinkholes, swamps, stagnant water pools or other surface collectors of water.

(b) Eating and sleeping structures shall be located more than 200 feet from barns, pens or similar quarters of livestock or poultry.

(c) The total area required of a tent space shall be a minimum area of 500 square feet.

(d) Semi-primitive wilderness camps are not required to provide any of the facilities offered by this chapter. When offered, the facilities shall comply with the provisions of this chapter.

## (2) Shelters.

(a) All rooms designed or used for sleeping purposes shall provide a minimum of 300 cubic feet of air space for each occupant. In computing the cubic footage of sleeping rooms, ceiling heights shall be counted to a maximum of 9 feet and no floor area shall be counted where the ceiling height is less than 6 feet.

(b) All shelters used as family residential units shall contain a minimum of 50 square feet of floor space for each occupant. Sleeping rooms in such family residential units shall also meet the air space requirements of this section.

(c) Separate sleeping quarters shall be provided for each gender except in the housing of families.

(d) All openable windows of the camp shall be screened with screening of not less than 16 mesh. Mechanical ventilation facilities shall be cleaned and maintained at least every six months.

## (3) Heating-Recreational Camps.

(a) Heating appliances shall be provided in all non-transient shelters to maintain a minimum room temperature of 68 degrees Fahrenheit during the months of September through April.

(b) Heating appliances, other than electrical, shall be provided with a vent pipe or vent connected to the appliance and discharging to the outside air or chimney.

(4) Electric Wiring-Recreational Camps. Electric wiring shall be installed in accordance with the electrical requirements of the 2008 version of the National Electrical Code which is incorporated herein by reference and available from NFPA, One Batterymarch Park, Quincy, Massachusetts 02169-7471.

## (5) Beds and Bedding-Recreational Camps.

(a) Sleeping facilities shall be provided for each camp occupant when alternative arrangements have not been made. Such facilities shall consist of beds, cots or bunks and shall include clean mattresses and mattress covers.

(b) Blankets and other bed coverings provided by the camp operator shall be laundered or otherwise sanitized between assignment to different camp occupants.

(c) Regular inspection of beds and bedding shall be made to ensure freedom from vermin. The extermination of vermin found in bedding shall be accomplished before anyone is allowed to use the bedding again.

(d) Every bed, cot or bunk shall have a clear space of at least 12 inches from the floor. There shall be a clear ceiling height of not less than 36 inches above any mattress and there shall be clear space of not less than 27 inches between the top of the lower mattress and the bottom of the upper bunk of a double deck facility. Triple deck facilities shall be prohibited, and in sleeping rooms provided for other than family groups, double beds shall be prohibited.

(e) Beds, cots or bunks shall be spaced not less than 30 inches laterally or end to end. A minimum of 4 feet of clear aisle space shall be provided in all dormitories.

## (6) Food Service Facilities-Recreational Camps.

(a) In camps where there is a central mess or multi-family feeding facility such as a dining room or mess hall, it shall be operated in compliance with Chapter 64E-11, F.A.C.

(b) Other food service operations shall be inspected and approved by the department.

## (7) Sanitary Facilities and Sewage Disposal-Recreational Camps.

(a) For new construction after the effective date of this rule, the number of sanitary fixtures provided for each sex shall be based on the maximum number of persons of that sex which the camp is designed to house at any one time. All shower and wash basin fixtures shall be provided with water under pressure. Tents shall be considered to house 2 people equally divided as to gender. Sanitary facilities ratios shall be provided for the following number of persons or fraction thereof:

Females

Males

Toilets	1:10	1:15
Wash Basins	1:10	1:15
Showers	1:15	1:15
Urinals		1:25

(b) In dormitory or barracks type sleeping facilities, separate personal hygiene facilities shall be provided for each gender. The rooms shall be distinctly marked for male or female use. If the facilities for both genders are in the same building, the rooms shall be separated by partitions extending from the floor to the roof or ceiling. Provisions shall be made for adequate dressing space adjacent to each bathing facility.

(c) Every water closet or flush toilet installed shall be located in a toilet room and shall be properly connected to a satisfactory sewage treatment and disposal system which complies with the requirements of the department or the Florida Department of Environmental Protection. Each water closet shall have a privacy partition.

(d) Laundry facilities or another laundering alternative approved by the department shall be provided to meet the needs and purposes of the camp. Laundry facilities shall not be used for kitchen waste disposal. Laundry waste shall be disposed of in accordance with Rule 64E-15.004, F.A.C., of this rule.

(e) Toilet, handwashing, and bathing facilities contained in family residential units shall not be considered when establishing the required number of fixtures of communal sanitary facilities. Each family residential unit of a camp, excluding tents and recreational vehicles, shall contain at least a flush toilet, bathtub or shower, and a wash basin.

(f) The floors of toilet, handwashing, bathing, and laundry facilities shall be of easily cleanable, non-skid finish, impervious to moisture and sloped to a drain. Trapped floor drains shall be provided in all shower baths and shower rooms to remove waste water and facilitate cleaning. The walls and partitions of shower rooms shall be easily cleanable and impervious to moisture. When hose bibs are used to clean communal sanitary facilities, the hose bib is required to have a backflow prevention device. The wall and floor space to a point of 1 foot in front of the urinal lip and rising 4 feet on the sides of the urinal shall be faced with a non-absorbent material.

(g) In permanent buildings, each toilet room shall be so located that no individual is required to pass through a sleeping area, other than his own, in order to use toilet facilities. Toilet fixtures shall have privacy partitions. Toilet rooms shall be ventilated to the outside. A toilet facility shall be located no farther than 200 feet from the door of each sleeping room.

(8) Water Supply-Recreational Camps.

(a) A supply of water under pressure that conforms with the requirements of subsection 64E-15.003(1), F.A.C., shall be available for drinking, culinary purposes, and sanitary facilities.

(b) Where water is not provided in the habitable room of a shelter, water outlets shall be located such that no shelter or habitable room is more than 100 feet from such an outlet. Drainage from the overflow or spillage from such outlets shall be plumbed to an approved sewage system.

(c) Where drinking fountains are provided, the construction shall be the angle jet type.

*Rulemaking Authority 381.0011, 513.05 FS. Law Implemented 381.006(6), (14), 381.0072, 513.05 FS. History—New 5-20-96, Formerly 10D-26.180, Amended 12-30-09.*

#### **64E-15.010 Permits and Fees.**

(1) Permit Required.

(a) A mobile home park or lodging park which also has 5 or more sites set aside for recreational vehicles, shall comply with all permitting requirements of recreational vehicle parks included in this chapter. Parks allowing less than 5 non self-contained recreational vehicles shall be required to provide sanitary facilities in the ratios of subsection 64E-15.005(3), F.A.C., Sanitary Facilities.

(b) Where 5 or more migrant farmworkers are housed in units of a park, the units which house the migrant farmworkers shall be inspected in accordance with the standards of Chapter 64E-14, F.A.C., Migrant Labor Camps, under the statutory authority of Sections 381.008-.00897, F.S. The department shall issue a revised operating permit that will serve as both the park permit and the residential migrant housing permit.

(c) Any person holding a permit shall notify the local county health department in writing at least 30 days prior to the modification of any park or camp.

(2) Permit Application.

(a) Applications for first time permits, migrant parks, change of ownership and modification of existing parks, shall be made on DH Form 4037, Application for Mobile Home Park, Mobile Home Park Housing, Migrant Farmworkers, Lodging Park, Recreational Vehicle Park and Recreational Camp, 09/98, which is incorporated herein by reference and furnished by the department through the county health departments. Applications for first time permits shall be filed with the department at least 30 days before a park or camp's operations are scheduled to begin. Applications for renewal of a park or camp permit are not required except for a migrant park.

(b) Parks and camps that do not have a valid set of plans on file at the county public health unit on the effective date of this rule, must submit them at the time of permit application. The plans must include a drawing of the park or camp that includes the area and dimensions of the tract of land; the space number or other designation of the space; the location and size of all mobile home spaces, recreational vehicle spaces, and tent spaces; and the location of all roadways. The drawing does not have to be drawn to scale or completed by an engineer if the space dimensions are shown. For permanent buildings located within the park or camp, a floor plan shall be submitted showing the number, types and distribution of all plumbing fixtures.

(c) Persons planning to construct new mobile home, lodging, and recreational vehicle parks and recreational camps, and persons who plan modification of a park or camp shall submit a set of plans drawn to scale and include the area and dimensions of the tract of land; the space number or other designation of the space; the location and size of all proposed mobile home, recreational vehicle, or tent spaces; the location of roadways; and the location of any added service buildings.

(d) Persons who plan to consolidate and decrease the number of existing spaces in a park or camp shall provide the county public health unit with a drawing or drawings showing the changes to be made to the existing plans on file at the county public health unit. The drawing or drawings do not have to be drawn to scale or completed by an engineer if the dimensions of the enlarged space or spaces are shown on the drawing. The proposed action shall be approved, if the county public health unit does not object to the proposed consolidation of spaces, either in writing or by telephone, within five working days of the dated receipt of the plans.

(e) Plans for drinking water supplies shall conform with and be submitted in a manner prescribed by Chapter 64E-8 or 62-550, 62-555 and 62-560, F.A.C.

(f) Plans for sewage collection and treatment systems shall conform with and be submitted in a manner prescribed by Chapter 64E-6 or 62-600, F.A.C.

(3) Fees.

(a) Existing parks and camps that are renewing their annual permits shall pay the annual fee. All other permit applicants, such as those for a change of ownership, reinstatement after revocation of permit, modification of an existing park, those parks qualifying as migrant parks or new establishments permitted after the first quarter shall pay a prorated fee on the remaining quarters of operation. The applicant who operates a park as defined in Chapter 64E-15, F.A.C., that is also regulated as migrant farmworker housing shall only be required to pay a single park fee, unless there have been major deficiencies or uncorrected deficiencies cited by the department or administrative action taken within the past year regarding the requirements for residential migrant housing set forth in Chapter 381, F.S., in which case the applicant shall pay the fee required in Section 381.0084, F.S.

(b) In determining the fee of a recreational camp operating as a commercial establishment, each 2 campers shall be considered equivalent to the occupancy of a tent space or a non self-contained recreational vehicle space. A commercial recreational camp shall pay an annual fee based on \$4.00 per equivalent space which shall not be less than \$100.00, not more than \$600.00. Commercial recreational camp permits for changes of ownership, reinstatements after revocation of permit, or new establishments permitted after December 31, shall pay a prorated fee based on the remaining quarters of an annual operation.

(c) Permit fees shall not be refunded once the permit has been issued.

(d) A mobile home, recreational vehicle and/or lodging park shall pay an annual fee based on \$4.00 per space which shall not be less than \$100.00 not more than \$600.00.

(4) Enforcement. Supplemental to other enforcement remedies, citations for violation of applicable rules shall be issued on DH Form 3159, Citation for Violation, Mobile Home, Recreational Vehicle, and Lodging Park and Recreational Camps Program, which is incorporated herein by reference and furnished by the department through the county health departments.

(5) Inspections. DH Form 4039, 10/09. Mobile Home, Lodging, Recreational Vehicle Park, Recreational Camp and Migrant Park Inspection Report shall be used for inspections of all parks or camps and is herein incorporated by reference and may be obtained from the department at any of the 67 local county health departments in the state.

*Rulemaking Authority 381.0011(13), 381.006, 381.0084, 513.05 FS. Law Implemented 381.006(14), 381.0061, 381.008-.00895, 386.03, 512.065, 513.012, 513.02, 513.03, 513.045, 513.05 FS. History—New 5-20-96, Formerly 10D-26.190, Amended 6-23-98, 1-6-03, 3-4-08, 12-30-09.*

**64E-15.011 Owner's and Operator's Responsibility.**

(1) The recreational vehicle park or camp operator shall inspect daily or provide an individual to inspect daily during periods of operation, the grounds and common use spaces of buildings, structures and tents, including toilets, showers, laundries, mess halls, dormitories, kitchens or any facilities relating to the operation of the park or camp and ensure that each is maintained in a clean and working condition and the buildings are maintained in good repair.

(2) The name(s), telephone number, address or instructions how to locate the camp operator at all times shall be kept posted in a prominent location in the camp.

(3) The recreational camp operator shall be informed of the requirements relative to the reporting and control of communicable diseases and shall notify the county public health unit immediately when outbreaks of communicable disease are suspected or determined.

(4) All recreational camp employees and occupants shall have access to medical care and treatment through the 911 emergency telephone number.

*Rulemaking Authority 381.0011(13), 513.05 FS. Law Implemented 381.006(14), 513.02, 513.05 FS. History—New 5-20-96, Formerly 10D-26.200.*

# WELCOME!

Council Workshop  
May 16, 2023





# Agenda

- ▶ Current policy review
- ▶ Guided discussion with roundtable team
- ▶ Next Steps

# Current Policies

## RVs

Permit required. \$50 + \$400 (solid waste assessment, 50% refundable)

1 RV on lots 1-2 acres.

2 RVs on lots 2-10 acres.

No more than 4 RVs on lots more than 10 acres.

Permits valid for 179 days.

## Groom's Quarters

Permitted on properties with equestrian uses and 6 or more stalls.

Accessory Use.

## Caretakers Quarters

Permitted on bona fide agriculture properties.

Accessory Use.

# Current Town Challenges

- ▶ Infrastructure Impacts
- ▶ Life Safety
- ▶ Perceived Density
- ▶ Restrictions under Florida State Statutes
- ▶ RV Registration Program
- ▶ Aesthetics

Goal: Balance community needs and Town impacts.

# Discussion Topic #1

## Determining Current Need [10 min]

How are you currently using RVs, Groom's quarters and/or Caretaker quarters?

If you are not, how have you seen or heard of them being used by others?

## Discussion Topic #2

### Determining Future Need [10 min]

How would you like to use RVs, Groom's quarters and Caretaker quarters in the future (regardless of current regulations)?

If you are not, how do you think others may use them?

# Discussion Topic #3

## Determining Likes / Dislikes [10 min]

What is working well with RVs, Groom Quarters, and Caretaker Quarters?

## Discussion Topic #4

### Determining Likes / Dislikes [10 min]

What is not working well with RVs, Groom Quarters, and Caretaker Quarters?

What are the current issues, concerns?

## Discussion Topic #5 Addressing Existing Challenges [10 min]

What are some solutions to consider?

What changes would you like to see with the Town's current registration program and related policies/regulations?



# Next Steps

- ▶ Workshop #2 - Upcoming. Date TBD.
  - ▶ Reviewing Alternative Solutions
- ▶ Visit Town website for future updates.

# THANK YOU!

Council Workshop  
May 16, 2023

