

DATE: August 23, 2023
TO: Town of Loxahatchee Groves, Town Council
FROM: TranSystems, Consultant Planner
Subject: RV Ordinance

The Town of Loxahatchee Groves is in the process of updating its regulations regarding Recreational Vehicles ('RVs'). To date, the Town hosted a series of public workshops to collect feedback and information regarding the resident's use of RVs, future needs, and permitting concerns. Through the update process, the Town's goal is to clarify the regulations and permitting process while acknowledging the nexus between the Town's agricultural and equine economies and RV use.

RV use is limited by the State of Florida under the State Statutes, Chapter 513 and Chapter 64E-15 of the Florida Administrative Code. RVs are further restricted by agencies such as the Health Department to reduce the risk of injury and illness. Any regulations and policies adopted by the Town must acknowledge the State and outside agency standards and may not be more permissive.

Recent workshops included discussions of annual RV permits. While certain residents supported this concept, Town Staff conducted due diligence research and note the following restrictions pertaining to RVs in a flood zone [Figure 1]. Since the entirety of the Town is within a flood zone, the Town is precluded from issuing annual RV permits.

Recreational Vehicles and Park Trailers

In Flood Zones, RVs and park trailers must:

- Be licensed and titled as an RV or park trailer (not as a permanent residence)
- Be built on a single chassis
- Must measure 400 sq.ft. or less (measured at largest horizontal projection)
- Have inflated tires and be self-propelled or towable by a light-duty truck
- Have no attached deck, porch, shed, or utilities
- Be used for temporary recreational, camping, travel or seasonal use (no more than 180 consecutive days)
- Have quick-disconnect sewage, water and electrical connectors



Camping near the water?

Ask the campground or RV park operator about flood warnings and plans for safe evacuations.

RVs and park trailers that do not meet these conditions must be installed and elevated like manufactured homes, including permanent foundations and tie-downs (see page 54).

Figure 1 - Source: Floridadisaster.org

As the Town moves forward in crafting amendments to the RV ordinance, three (3) workshops are scheduled to discuss identified issues and potential solutions. Topics of discussion will include, but may not be limited to the following:



1. Permit applicability [site and/or user]
2. Available use period [limited to 179 days, per State limitations]
3. Permitting requirements and exemptions including application materials
4. Permit modifications
5. Unoccupied RVs and limitations [utility connections and temporary guests]
6. RV site standards to include location, setbacks, screening, pad design, parking etc.
7. Maximum allowances and eligible properties [not proposed to change at this time]
8. Inspections
9. Fees
10. Maintenance
11. Penalties and fines
12. Emergency temporary use, post-storm

Various concepts, considerations, and potential solutions will be offered at the workshops for feedback. Each of the three workshops will build upon the next to move toward proposed ordinance language for consideration by Town Council. Staff proposes a delayed effective date for the revised RV language to allow residents an opportunity to adjust their operations accordingly. Following these first phase amendments, the Town will address related but separate issues such as Accessory Dwelling Units and various housing typologies.