

## Valerie Oakes

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**From:** Francine Ramaglia  
**Sent:** Wednesday, July 31, 2024 1:10 PM  
**To:** Valerie Oakes  
**Subject:** Fw: Individual FAAC Member recommendation + public comments: New RV Regs and their financial, environmental and AG-Tourism Impacts on our town

Please include both of Mr. Sood's emails with the agenda. the attachment is not on this one and you will have to go back to that email and include it. thank you.

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**From:** Manish Sood <mcsood@hotmail.com>  
**Sent:** Wednesday, July 31, 2024 1:01 PM  
**To:** Project Coordinator <projectcoordinator@loxahatcheegrovesfl.gov>; Francine Ramaglia <FRamaglia@loxahatcheegrovesfl.gov>; Phillis Maniglia <PManiglia@loxahatcheegrovesfl.gov>; Management Analyst <managementanalyst@loxahatcheegrovesfl.gov>  
**Cc:** Robert Shorr <rshorr@loxahatcheegrovesfl.gov>; Marge Herzog <mherzog@loxahatcheegrovesfl.gov>; Laura Danowski <ldanowski@loxahatcheegrovesfl.gov>; Anita Kane <akane@loxahatcheegrovesfl.gov>  
**Subject:** Re: Individual FAAC Member recommendation + public comments: New RV Regs and their financial, environmental and AG-Tourism Impacts on our town

Hello All,

Further to my public comments, here is some additional information for your review and consideration :

Please review the Florida Mobile Home property tax laws in which the RV becomes a part of the real estate and taxes are applicable. "A recreational vehicle shall be considered permanently affixed if it is connected to the normal and usual utilities and if it is tied down or it is attached or affixed in such a way that it cannot be removed without material or substantial damage to the recreational vehicle.", "

<https://www.flsenate.gov/Laws/Statutes/2018/0193.075>

In addition, taxes are applicable on rental income from RVs, and the town must inform the residents of all such obligations ( rather than the RV residents then turning around and blaming the town council & management )

[https://floridarevenue.com/forms\\_library/current/gt800034.pdf](https://floridarevenue.com/forms_library/current/gt800034.pdf)

Please make sure that your decisions, inadvertently, do not lead to RV residents to avoid paying their fair share of taxes, while adding extra tax burden on other hard working residents of the town and county ( as well as putting the health & safety of our residents at risk by not planning for additional police, fire, school, healthcare, hurricane evacuation management, etc. needs of such additional population and vehicles for full-year RV living).

I have seen zero impact studies on what will happen is every household is allowed to have a year-long RV to be used as an extension of the house/guest house dwelling. If someone wants to live in a luxury RV on their property, God bless them all - but their RV is no different than their home or guest cottage, and similarly they must pay taxes like people with fixed structures do, and the same rules apply to RVs in that case in terms of single family home AG residential zoning and other safety regulations as residents who invested in building their fixed- structure homes and barns in Loxahatchee Groves.

Please do not create a tax loop hole resulting in our town deteriorating to become a RV slum or a broken RV parking lot for the Palm Beach county.

I called Palm Beach County Tax Appraisals department and according to my understanding they may review the town regulations for tax implications if you still go ahead with the poorly reviewed decision of allowing “all year-long RV living”

So please save the town some hard-earned tax dollars in potential legal fees, and fully study the regulations, tax and safety impacts before approving “all year-long living in RVs” or allowing RV living rental income that has nothing to do with our AG/Equestrian/Farm use.

Thank you.

Regards,  
Manish Sood

Sent from my iPhone

On Jul 24, 2024, at 7:36 PM, Manish Sood <mcsood@hotmail.com> wrote:

**To: The Town Council**  
**Cc: The Town Manager**

**(Request To Town Clerk, please forward a copy of this email to our FAAC, Planning & Zoning and AG-Tourism Committees for their information, or guide me to the town website where I can find their names and contact information)**

Public Comments:

**To the Honorable Mayor, Town Council, Town Manager and Town Staff**

***PS: In my capacity as an individual FAAC member, I would like to highly recommend the Town Council to vote and direct FAAC, Planning & Zoning and AG-Tourism Committees to study the newly proposed RV Regulations, and provide you with their recommendations on an urgent basis.***

Given the bleak nature of our town's finances and stressful economic conditions, any change in the regulations that adds burden to our hard-working residents and tax payors -- must be thoroughly reviewed before your vote.

In particular, if there is any aspect of the RV regulation that significantly adds (presently or in future) to our resident population, population density calculation, ground water use and human waste generation; or adds to our local traffic impact; or changes the very pristine AG/Equestrian and AG-Tourism nature of our beautiful town; or adds any stress to our already stretched public health, safety, social support & school systems – you must allow reviews by various expert committees, subject matter experts and residents to provide more inputs.

Please do not allow our town to become an RV parking lot or an Airbnb RV Capital of Florida. There are already shady companies promising RV rental income to our town's residents. These suspicious characters offer RV parking income where they will bring in RVs and renters for RVs (mostly undocumented workers or vulnerable people paying in cash) under the guise of AG/Equestrian/Home Healthcare Help use.

Your decision will be a sure shot recipe for disaster **if the new regulations allow loop holes** for "rent income generating RV's" **that have nothing to do with our "AG/Equestrian or personal help" applications.**

Under your careful watch, the hard-working tax payor residents should not carry the burden for non-tax paying freeloaders abusing our town's RV regulations.

Please review the **attached draft** (my personal work-in-progress draft that incorporates your latest discussions and incorporates certain checks and balances to avoid loopholes) for your review, and to clearly communicate your voting decisions on these particular RV Applications Use at our next town meeting. Our hard-working farmers, equestrians and residents, whether actively involved in the town matters or too busy with their day to day life, are counting on you to take care of them and their beautiful homes, and to protect their most precious Lox Groves community!

Thank you.

Regards,  
Manish Sood & Family  
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<RV reg draft.pdf>  
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