



Planning and Zoning Board Meeting

Wednesday, June 23, 2021 at 6:00 pm

1. CALL TO ORDER, PRAYER AND PLEDGE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONSENT AGENDA

APPROVAL OF MINUTES

- a. **Approval of Minutes of 03/10/2021**
Exhibit: Agenda Report Number 4a
- b. **Approval of Minutes of 03/24/2021**
Exhibit: Agenda Report Number 4b
- c. **Approval of Minutes of 04/28/2021**
Exhibit: Agenda Report Number 4c

Attachments:

- **Agenda Report Number 4a, 4b, & 4c** (Agenda_Report_Number_4a_4b_4c.pdf)

5. PUBLIC HEARING
6. ACTION ITEMS : 1

- a. **Amending the Land Development Code to provide a new Recreational Vehicle Parking (RVP) Zoning District under the Future Land Use in Ordinance 2021-09**
Exhibit: Agenda Report Number 6a

Attachments:

- **Agenda Report Number 6a** (Agenda_Report_Number_6a.pdf)

7. DISCUSSION/POSSIBLE ACTION ITEMS
8. ADDITIONAL ITEMS FOR FUTURE MEETING
9. PUBLIC COMMENTS
10. OLD BUSINESS/NEW BUSINESS
 - a. Old Business
 - b. New Business

Board Member Comments

Next regular Meeting - July 14th, 2021

11. ADJOURNMENT

Contact: Denine Sherear (dsherear@townofmalabar.org 13217277764) | Agenda published on
06/17/2021 at 2:07 PM

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 4.a. & 4.b. & 4.c.

Meeting Date June 23, 2021

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. These minutes not verbatim, and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of 3/10/2021

Draft minutes of P&Z Board Meeting of 3/24/2021

Draft minutes of P&Z Board Meeting of 4/28/2021

ACTION OPTIONS:

Secretary requests approval of the minutes.

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
MARCH 10, 2021 6:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

1. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 6:00 P.M. Prayer and Pledge led Chair Wayne Abare.

2. ROLL CALL:

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	MARY HOFMEISTER
	DOUG DIAL
	GEORGE FOSTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

TOWN ATTORNEY:	KARL BOHNE, ABSENT
TOWN MANAGER:	LISA MORRELL
TOWN PLANNER:	TOD MOWERY, ABSENT
TOWN ENGINEER:	MORRIS SMITH, ABSENT
TOWN FIRE MARSHALL COUNCIL MEMBER	CARL WEAVER, ABSENT

3.ADDITIONS/DELETIONS/CHANGE:

4. CONSENT AGENDA:1

4.a. Approval of Minutes	Planning and Zoning Meeting – 1/13/2021 (not ready)
4.b. Approval of Minutes	Planning and Zoning Meeting - 2/24/2021
Exhibit:	Agenda Report No. 4.a & 4.b.
Recommendation:	Request Approval

Motion: Ritter/Hofmeister To Approve Minutes of 2/24/2021 as Amended All Vote:Ayes

Corrections documented and amended.

5. PUBLIC HEARING:0

6. ACTION 0

7. DISCUSSION:1

7.a. *Amending Land Developing Codes*

* *Separate Zoning Designations for RV Parks (RVP)*

Exhibit:	Agenda Report No. 7.a.
Recommendation:	Discussion & Action to Council

Chair Abare states that there is a zoning category RMH. There is no definition for acceptable density.

Vice-Chair Ritter states that Florida Statutes provide regulations and requirements in place already.

ITM Morrell states that Florida Statute 513.5115 gives rules and regulations, but zoning is based on Local Governments. She also noted is the states clear distinction between Mobile Home Parks and Recreational Vehicles Parks.

Board Member Shortman asks how can you define transient Mobile Homes? Can vehicles be moved around a park to evade a timing restriction?

ITM Morrell states that verbiage about that can be added to the code.

Mr. Kenny states he owns Breezy Palms, an RV Park in Palm Bay. He also owns the lots south of his park in Malabar. He is hoping to expand his park south into Malabar, and requests the Board also look at their existing codes. Most people in RV's usually stay in place year round. Most RV owners do not own brick and mortar homes. Requests the board consider not having a maximum length of stay, and to allow for expansion of existing parks.

Chair Abare states that right now the Town Code requires 5 acres in Malabar.

Vice-Chair Ritter states most parks have their own water and sewer, therefore need more land.

ITM Morrell reminds the Board they are creating Code for the Town of Malabar, not Mr. Kenny.

Vice-Chair Ritter states that is regulated by DEP

Alternate Member Shortman would hate to see him excluded because the Town is adopting a new code.

ITM Morrell clarified that there is still an opportunity for him to do it.

Chair Abare spoke about the 17 acres west and north of Rocky Point. Someone attempted to build Town Homes there and were denied.

Board Member Foster states that RV Parks and Mobile Home Parks are a world apart. They are an asset to our Town. We should make it easier for these sites to develop.

Alternate Board Member Shortman agrees; however we need to restrict them to nicer RVs.

Vice-Chair Ritter states that is up to the management team at each park. Camelot MHP Park is intended as a 55 plus park.

Board Member Dial asked how we can address the code for Malabar and grandfather in existing parks. We've got a lot of great input, lets focus on that and decide what we want in Malabar.

Vice-Chair Ritter states that this project is realizing what the Town has authority over, and what the State regulates, then implementing our hopes for Malabar.

Board Member Dial states that about 90% of this is regulated by the state, it is our job to fill in the rest, such as size, setbacks and density.

ITM Morrell states the Town is looking for site plan requirements. Can the Board give Staff an idea which of the examples provided you like best?

Chair Abare begins speaking to the difficulties of developing these types of parks, specifically about water retention. Page 5

ITM Morrell states that Malabar is unique, as each lot is potentially a wetland that requires mitigation. The Town should develop code for the RVP, but it does not have to put it on the Zoning Map.

Board Member Hoffmeister asks if the Attorney has made any comments on this?

ITM Morrell states that he has not, but she and the Clerk have researched, and the Attorney will review the final code.

Chair Abare asks if each lot in a park requires a concrete pad to park on?

Vice-Chair Ritter states that they do not. It depends on the size of the unit, and how the user sets up their unit.

ITM Morrell states that resident managers can be permitted.

Board Member Foster asks what an acceptable minimum lot size would be?

Vice-Chair Ritter states that the current code states 5 acres and that is a good standard. Especially considering the utilities required.

Alternate Board Member Shortman states the first step is deciding if the Town should permit any more parks. 5 acres seems too small for the image we want in Malabar. Will an additional park benefit the Town? Where would they spend money? Most likely Melbourne or Sebastian.

Alternate Board Member Reinhart states he would like to look at this until the next meeting.

ITM Morrell states developers have some freedom with placement of utilities. Income will be seen in TIFT funds, gas and other utilities taxes and Ad Valorem taxes.

Alternate Board Member Reinhart thanked Mr. Kenny and Vice-Chair Ritter for giving their experienced opinions. He feels the Town should try to make the code simple and not overreach. He also agrees we should allow them but try to limit them. I wouldn't want to see an RV park on the OI land across from the Hospital where there is City water and sewer. We should let the market dictate growth.

Chair Abare states that he wants to review the information presented and revisit this topic at the next meeting.

Vice-Chair Ritter reminds the Board that we are a Rural Residential Town. Look at the Florida Statutes, and build from there.

Board Member Hoffmeister asks which Codes given as examples are from areas like Malabar?

Chair, Vice-Chair and Board Member Hoffmeister agree Marion County is similar to Malabar.

Vice-Chair Ritter states we should develop our code as close to the State Statute.

ITM Morrell states that the State Statutes are already law and we must adhere to them. Our job is to fill in the blanks. Does a developer need to have their own utilities, density, accessory structures and such?

Board Member Dial states that he agrees the Board should think about this before their next meeting. He also agreed the Town has people experienced in this field and should rely on their knowledge while developing the Code.

Chair Abare requested Vice-Chair Ritter work on a draft Code for the Board to review.

- 8. *Left intentionally Blank*
- 9. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- 10. **PUBLIC**
- 11. **OLD BUSINESS/NEW BUSINESS:**

Old Business:

Chair Abare states he had requested Secretary Sherear and ITM Morrell to draft a checklist for subdivision development.

ITM Morrell gave a walk through on the Checklist.

Chair Abare asks who is responsible for ensuring the Codes are adhered to.

ITM Morrell states it is a team effort, but the Town Manager is the chief executive and is therefore responsible.

Alternate Board Member Shortman asks if there is a set timeframe for these types of developments?

ITM Morrell states that yes there are. Permits do not last forever.

The Board thanked ITM Morrell for her work on this project.

Board Member Hofmeister asks ITM Morrell for an update on the Mobile Food Vendor Ordinance?

ITM Morrell states that the Ordinance is in effect, and its now a Code Enforcement issue, but that there are more pressing Code issues.

New Business:

Reminder: Next Meeting – March 24, 2021

K. ADJOURN

There being no further business to discuss, MOTION: Hofmeister/Dial to adjourn this meeting.
Vote: All Ayes. The meeting adjourned 7: 28 P.M.

BY:

Wayne Abare, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
MARCH 24, 2021 6:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

1. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 6:03 P.M. Prayer and Pledge led Chair Wayne Abare.

2. ROLL CALL:

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	MARY HOFMEISTER, EXCUSED
	DOUG DIAL, EXCUSED
	GEORGE FOSTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART, ABSENT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

3.ADDITIONS/DELETIONS/CHANGE:

Shortman will be voting due to Hofmeister's absents.

4. CONSENT AGENDA:1

4.a. Approval of Minutes	Planning and Zoning Meeting - 1/13/2021 (Not Ready)
4.b. Approval of Minutes	Planning and Zoning Meeting - 3/10/2021 (Not Ready)
Exhibit:	Agenda Report No. 4.a & 4.b.
Recommendation:	Request Approval

5. PUBLIC HEARING:0

6. ACTION 0

7. DISCUSSION:1

7.a. Textual Amendment- Code of Ordinance, Land Development Code Article VIII Surface Water Management	
Exhibit:	Agenda Report No. 7.a.
Recommendation:	Discussion & Action to Council

Chair Abare gave a brief overview of the Ordinance.

Board Member Foster said this Ordinance is rich in detail and requirements. He sees no room for adjustment, and thanks Staff for preparing it.

Vice-Chair Ritter asks if the Town has a Stormwater Master Plan?

Secretary states there is one under way.

Vice-Chair Ritter asks if replacement culverts will be replaced at the Town's or Homeowners expense.

Alternate Board Member Shortman noted the portion that states if you are on a paved road, you must pave the driveway over the culvert.

Chair Abare asks the difference between holding water for 72 hours or 24 hours.

Vice-Chair Ritter states that the requirement for water retention is 72 hours for a 100-year rain event, and 24 for a 10-year event.

Chair Abare asks about the definition of impervious cover as it relates to compacted sand. How is that Impervious?

Alternate Board Member Shortman clarified that it only applies to compacted sand on driveways. There is a separate category for porous parking as well. She states that overall, this is a good Ordinance.

Secretary Sherear states this is just to update the Ordinance to keep up with state and federal regulations and asked if the Board wants to send this back to Council.

Board Member Foster states this is geared mostly towards new development. Existing structures will not be affected unless the Town condemns their culvert.

**Alternate Board Member Shortman/Board Member Foster Move to recommend approval of the Ordinance as presented to Council.
All Ayes. Motion Carries 4-0**

7.b. Discussion of a Recreation Vehicle Park (RVP) Zoning District
Exhibit: Agenda Report No. 7.b.
Recommendation: Discussion

Chair Abare gave a brief overview of the packet for this item, and thanked ITM Morrell for her work gathering information on Marion County, and the Cities of Orlando and Rockledge. He states that he likes RV Parks, as most people are not permanent residents.

Vice-Chair Ritter states that the length of stay should be up to the property owner.

Chair Abare states the difference between RVs and Mobile Home, and the tie down procedures.

Vice-Chair Ritter states in the event of a hurricane RVs generally leave, and Mobile Homes tie down in place.

Chair Abare states his opinion that the Marion County rules some light, Orlando's is too much, and Rockledge seems like a good place to start. He would be willing to take the Rockledge Ordinance and develop a proposed Ordinance.

Vice-Chair Ritter states that the Ordinance should follow the state statutes.

Chair Abare states that the state rules are already in place, and we do not need to reiterate them. We can set zoning, setbacks and density.

Board Member Foster believes the Towns requirements should be inclusive and be open and accommodating to potential future businesses.

Alternate Board Member Shortman states that the Rockledge rules are very restrictive, and we should try to leave most of the minutia to the Property Managers.

Chair Abare asks what the minimum size and maximum density should be?

Vice-Chair Ritter states that she has contacted the Property Owners of Enchanted Lakes to get their input as well.

Chair Abare states that Vice-Chair Ritter is the most qualified member of the Board to draft an Ordinance, and asked if she would be willing to do it?

Vice-Chair Ritter states she is busy now but will have more time in the coming weeks.

Chair Abare requests she develop an Ordinance using the State Statutes and Rockledge rules.

Board Member Foster asks if the RV Parks will be a commercial or residential zoning district?

Alternate Member Shortman states it is a commercial enterprise that houses residents. If we want to classify it as commercial, we already have commercial zoning districts.

Vice-Chair Ritter states that it may be a commercial enterprise, but it is a residential area.

Alternate Member Shortman states that Rockledge classifies it as a commercial zone.

Chair Abare recalled a conversation with an elected official, who said we already have 3 parks and meet the states minimum. Do we really want more?

Board Member Foster states that RV people bring assets and value to wherever they are.

Chair Abare states that the park managers can turn away undesirable tenants. He then thanks Vice-Chair Ritter for volunteering to write the draft ordinance.

Alternate Board Member Shortman asks if tent campers will be allowed?

Vice-Chair Ritter states that will be up to the property owners.

Chair Abare asks Mr. Kenny, the owner of Breezy Palms to give his opinion.

Mr. Kenny states he is hoping to expand his park in Palm Bay into Malabar. He was told that the Town had no regulation for an RV park and wit to wait until this Ordinance was passed.

Chair Abare asks Mr. Kenny what he likes and dislikes about the conversation so far tonight.

Mr. Kenny states he likes the idea of letting property managers decide the maximum length of stay.

Board Member Foster thanked Mr. Kenny for bringing his expertise to the Board.

Mr. Kenny asks the Board to keep in mind the minimum size of the parks. Even with the extended land he hopes to expand with less than 10 acres.

Vice Ritter asked who installed his utilities & Mr. Kenny states he installed his own.

Board Member Foster asks if 5 acres is a realistic minimum?

Vice-Chair Ritter states that when including a water plant, that may be unrealistic.

Mr. Kenny states he currently has 4.5 acres and 65 rental lots with one manager residence on site. The two lots he purchased will increase his size to over 7 acres.

Chair Abare states the regulations may be different if the property has their own water and sewer utilities. He then thanked Mr. Kenny for his input.

Mr. Kenny reminds the Board that the lots he purchased were essentially worthless before he purchased them. Now they have taxable value that will only go up.

Alternate Board Member Shortman asks if Mr. Kenny can take his case to the Board of Adjustments now? Chair Abare states he cannot, the Board needs a code to grant a variance from.

Mr. Kenny reiterates his approval of allowing property managers to determine the maximum length of stay, the 15 sites per acre density, and the ability to have a resident manager permanently on-site.

Board Member Foster asks Vice-Chair Ritter her opinion on the density.

Vice-Chair Ritter states she feels there should be an average used. Big and small units take up different spaces and should be treated differently.

Chair Abare asks Vice-Chair Ritter if she can draft an Ordinance before the April 14th meeting? Vice-Chair Ritter states that she believes she can.

Chair Abare asked about pull-through RV lots. Vice-Chair Ritter states that they are great for short term rentals. They have less space for recreation and take up more room in the layout of the park.

Chair Abare asks about setbacks and green spaces? Vice-Chair Ritter states they will be necessary.

Alternate Board Member Shortman states the biggest issue is where in Town RV Parks can be located.

Chair Abare states we will cross that bridge when we get there. We make the requirements, and its up to the applicant to meet them. Alternate Board Member Shortman asks if we can restrict what roads they will be allowed on?

Vice-Chair Ritter states that will be decided by the zoning and traffic studies and asks the board for their base opinions of RV Parks.

Board Member Foster states he believes they are high end and create cash assets to their area. He feels they would be a tremendous addition to the character of the Town.

Alternate Board Member Shortman is divided. Unless we are very particular about what we want they can get out of hand.

Board Member Foster asks if Vice-Chair Ritter can draft the Ordinance to solve some of Alternate Board Member Shortman's concerns.

Vice-Chair Ritter states that most of the issues in RV Parks will be up to the property managers. Page 11

- 8. *Left intentionally Blank*
- 9. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- 10. **PUBLIC**
- 11. **OLD BUSINESS/NEW BUSINESS:**

Old Business:

Chair Abare asks for an update on the Food Truck Ordinance enforcement.

Secretary Sherear states the deadline is approaching, and ITM Morrell is prepared to handle it.

Vice-Chair Ritter asks for an update on Springfest.

Secretary Sherear states that she was not there, but heard it was a success.

Chair Abare states he was there, and it seemed like a great success. The car show was well attended.

New Business:

Reminder: Next Meeting – April 14, 2021

K. ADJOURN

There being no further business to discuss, MOTION: Vice-Chair Ritter/Alternate Board Member Shortman to adjourn this meeting. Vote: All Ayes. The meeting adjourned 7: 28 P.M.

BY:

Wayne Abare, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
APRIL 28, 2021 6:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

1. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 6:00 P.M. Prayer and Pledge led Chair Wayne Abare.

2. ROLL CALL:

CHAIR: WAYNE ABARE
VICE-CHAIR: LIZ RITTER
BOARD MEMBERS: MARY HOFMEISTER
DOUG DIAL
GEORGE FOSTER
ALTERNATE: SUSAN SHORTMAN
ALTERNATE: JEFF RINEHART
BOARD SECRETARY: DENINE SHEREAR

ADDITIONAL ATTENDEES:

INTERIM TOWN MANAGER: LISA MORRELL

3. ADDITIONS/DELETIONS/CHANGE:

Chair Abare discussed PZ Agenda Packet, if a hard copy is not ready by the close of business day Friday before the meeting, to cancel meeting. Chair Abare will send an email confirming this statement. Sherear put on the record that a phone call will also be made to Chair confirming PZ Meeting.

4. CONSENT AGENDA:1

4.a. Approval of Minutes Planning and Zoning Meeting – 1/13/2021
4.b. Approval of Minutes Planning and Zoning Meeting - 3/10/2021
4.c. Approval of Minutes Planning and Zoning Meeting – 3/24/2021 not avail.
Exhibit: Agenda Report No. 4.a & 4.b. & 4.c.
Recommendation: Request Approval

**Motion: Hofmeister/Dial to Approve Minutes for January 13 , 2021 as amended, All Vote
: Aye**

**Motion: Dial /Foster to Approve Minutes for March 10, 2021 as amended, All Vote
: Aye**

Corrected documents and amended.

5. PUBLIC HEARING:0

6. ACTION 1

6.a. Amending the Zoning Map to Match the Future Land Use map of the Comprehensive Plan, all parcels except the ones listed in Ordinance (2021-05) Page 13
Exhibit: Agenda Report No. 6.a.
Recommendation: Action

Chair Abare asked about blanket change to conservation properties on the Zoning Map and is glad ITM (Interim Town Manager) Morrell is present to explain the process.

ITM Morrell explained this Amendment to the Board that the Town sent out letters to those property owners that want to Amend their properties at no cost to property owners. The property owners that did not respond could change their property zoning later at their own expense. The properties that will be changed is approx. 1,795 acres. This is not just R/LC there are many other zonings involved. ITM Morrell explained that there are live Maps developed during this process that will eventually be posted on Town web site.

Chair Abare explained that this Land Use/Zoning change has been going on about 5 years +/-, the maps explains where we are presently and where we want to see things in the future,

Chair Abare commented that this is good for property owners wanting to develop properties with different zoning types.

ITM Morrell said this is part of the process the Town has been going through for approx. 5 years. It follows the state statutes dealing so many acres of property, we are complying & ready to write the Ordinance.

ITM Morrell explained the difference between Land Use & Zoning Maps. There are property rights to those that do not want to change the zoning to be in compliance with land use. Dial asked If property zoning was changed without response from property owner it would be up to Council to change back possibly at no fee.

Chair Abare said that Tallahassee is notified if we change our Future Land Use or Comp Plan if over 10 acres, ITM Morrell said this has already been sent out to Department of Economic Opportunity and things look positive.

Boards brief comments:

- Foster, good idea
- Dial, glad to see it
- Abare, win win situation
- Ritter, glad it is being done, a lot of input
- Hofmeister, great and support it
- Shortman, good
- Rinehart, great

Motion: Ritter/Hofmeister Recommended to Town Council to Amend the Zoning Map to Match the Future Land Use Map of the Comprehensive Plan for All parcels except the ones listed in this Ordinance Ord. 2021-05); Providing for the existing Zoning Classification for those Parcels; Providing access to the New Zoning Map on the Towns website; Providing for an effective date. All Vote, Roll Call Vote:

Roll Call: Foster; Aye, Abare; Aye, Ritter; Aye, Dial; Aye, Hofmeister; Aye.

Motion Approved 5 to 0

7. DISCUSSION:1

- 7.a. Discussion of a Recreation Vehicle Park (RVP) Zoning District**
- Exhibit: Agenda Report No. 7.a.**
- Recommendation: Discussion**

Chair Abare spoke about RVP (Recreation Vehicle Park). ITM Morrell said that the RMH (Residential Mobile Home) said to leave the code alone. It was approached two ways, RVP & RMH, decided to leave RMH Park designation to itself. Ritter asked about current size, ITM morrell explained it was on a handout sheet at last meeting.

Ritter said she would like to recommend State Statutes for some items to be included for RVP Parks.

Chair Abare said the focus tonight is on RVP Parks and designations.

The PZ Board will send RVP Parks to Staff to review and bring back to PZ for next Meeting 5/26/2021

The Board discussed different municipalities in the area.

ITM Morrell said the zoning/land use is for RVP Parks only

Jim Kenny 166 Ridgemont Circle Palm Bay, he was disappointed this conversation should have happened two months ago. There should have been a template months ago.

Chair Abare said that insights are always valuable and Mr. Kenny & Vice Chair's Ritter opinion is always welcome.

Chair Abare submitted information concerning RVP Parks. Ritter goes back to FL ST 513 and explained how the state regulates things.

Chair Abare about when hurricane hits, RV's are not strapped down. ITM Morrell explained that she will be checking with the Department of Emergency Management and Fire Chief. ITM Morrell said there may not be a choice but to evacuate.

8. *Left intentionally Blank*
9. **ADDITIONAL ITEMS FOR FUTURE MEETING**
10. **PUBLIC**
11. **OLD BUSINESS/NEW BUSINESS:**

Old Business:

Hofmeister asked ITM Morrell about Food Trucks. Morrell responded that at last Council Meeting a Code Magistrate was appointed. There will be a code meeting scheduled every month if no cases the code meeting will be canceled. The code cases are contacted by letters with information and time to comply.

Chair Abare said to ITM Morrell that we are lucky to have someone with your experience. Hofmeister thanked ITM Morrell as well.

Vice Chair Ritter asked about Jordan Blvd by Harris Corp and the property owner who has private Industrial zoning property to use for Economic Development as mentioned at a previous meeting to access for emergency use. ITM Morrell said that Harris has reached out to the Town & EEL's Program for emergency access in this area by Jordan Blvd it is a work in progress.

New Business:

Reminder: Next Meeting -- May 12, 2021

K. ADJOURN

There being no further business to discuss, MOTION: Hofmeister /Dial to adjourn this meeting.
Vote: All Ayes. The meeting adjourned 7:10 P.M.

BY:

Wayne Abare, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

DRAFT

TOWN OF MALABAR

Planning and Zoning Board

AGENDA ITEM NO: 6a

Meeting Date: June 23, 2021

Prepared By: Lisa Morrell, Interim Town Manager

SUBJECT: Discussion of a Recreation Vehicle Park (RVP) Zoning District

BACKGROUND/HISTORY:

A discussion to review and develop a new zoning district entitled Recreation Vehicle Park occurred at the February 24, 2021. On March 10, 2021, P&Z requested an ordinance to amend the Town's code for zoning regulations for Recreational Vehicle Park District for review.

Staff reviewed and researched the Florida State Statute, Chapter 513, entitled Mobile Home and Recreational Vehicle Parks and Chapter 64E-15 of the Florida Administrative Code for the proposed ordinance amendment. The state regulates items pursuant to the permitting, fees, licensures, and operational components of mobile home and recreational vehicle park(s) whereas a local government agency has the authority to derive standards of placement, separation distance, setbacks, and fire protection of recreational vehicle parks upon initial approval by the department and local government per FSS section 513.1115; after the initial permitting and construction of the park, FSS Chapter 513 supersedes any local ordinances.

The proposed amendment to Town of Malabar Code of Ordinances, Land Development Code, Article II entitled Land Use and Zoning amends sections 1-2.2 entitled Zoning Districts Established, Section 1-3.3 Size and Dimension Criteria, and Section 1-3.2 Land Use by Districts. The ordinance amendment summary of these sections are as follows:

Establishes a Recreational Vehicle Park (RVP) zone with a corresponding land use designation cod of High Density Residential (HDR). Table 1-3.3(A) used as an exhibit for textual criteria for other zoning districts excludes Recreational Vehicle Park and creates a textual zoning intent, description, design criteria for site plan submittal under item G. to include minimum acreage, setbacks, opens pace, buffering, separation of recreational vehicles, pads parking, streets, and roads, traffic control and access, recreational specifications, on site management offices, and accessory use structures and activities.

ATTACHMENTS:

Ordinance amending Town of Malabar Code of Ordinances, Land Development Code, Article II entitled Land Use and Zoning establishing Recreational Vehicle Parks District and provisions.PDF

2020 FL Statutes & Constitution Chapter 513 Mobile Home and Recreational Vehicle Parks .PDF

Ch.64E-15-2018version FL Admin Code.PDF

FDOH Application Form RVP.PDF

ACTION OPTIONS:

Motion to recommend approval to Town Council for the proposed amendments to the Land Development Code, Article II entitled Land Use and Zoning Land Develop to establish a Recreational Vehicle Park District and provisions contained therein.

ORDINANCE 2021-09

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; PROVIDING A NEW ZONING DISTRICT FOR RECREATIONAL VEHICLE PARKS (RVP); AMENDING ARTICLE II, SECTION 1-2.2, TABLE 1-2.1, TO PROVIDE SAME NEW DESIGNATION; AMENDING ARTICLE III, SECTION 1-3.1, BY CREATING SECTION 1-3.1 P; AMENDING SECTION 1-3.2, TABLE 1-3.2 TO INCLUDE RECREATIONAL VEHICLE PARKS; AMENDING SECTION 1-3.3, SIZE AND DIMENSION CRITERIA, SUBSECTION "A", AND BY CREATING A NEW SUBSECTION "G"; PROVIDING FOR AN APPLICATION AND OPERATIONAL PROCEDURES FOR RECREATIONAL VEHICLE PARKS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, in Florida State Statute, Chapter 513, entitled Mobile Home and Recreational Vehicle Parks, and Chapter 64E-15 of the Florida Administrative Code, the State of Florida regulates items pursuant to the permitting, fees, licensures, and operational components of mobile home and recreational vehicle park(s); and

WHEREAS, a local government agency has the authority to derive standards of placement, separation distance, setbacks, and fire protection of recreational vehicle parks upon initial approval by the building department and local government per Florida State Statute section 513.1115; and

WHEREAS, after the initial permitting and construction of the park, FSS Chapter 513 supersedes any local ordinances; and

WHEREAS, at present, there are no rules or regulations pertaining to Recreational Vehicle Parks and their operations in the Town Code; and

WHEREAS, on June 23, 2021, the Malabar Planning and Zoning Board held a publicly advertised meeting to discuss and recommend such amendments to the Town Code; and

WHEREAS, Town Council has determined that the proposed amendments serve the public health, safety and welfare of the citizens of the Town of Malabar, Florida.

NOW THEREFORE BE IT ORDAINED by the Town Council for the Town of Malabar, Brevard County, Florida:

SECTION 1. Article II, Section 1-2.2, Table 1-2.1 of the Town Land Development Code is hereby amended to provide a new Recreational Vehicle Park (RVP) Zoning District under the Future Land Use Designation High Density Residential (HDR), which shall read as follows:

...

Future Land Use Map Designations		Corresponding Zoning Districts	
OSR	Open Space and Recreation	CP INS	Coastal Preservation Institutional
RR	Rural Residential	RR-65	Rural Residential
LDR	Low Density Residential	RS-21	Single Family LDR
MDR	Medium Density Residential	RS-15 RS-10 RM-4	Single Family MDR Single Family MDR Multiple Family MDR
HDR	High Density Residential	RM-6 R-MH RVP	Multiple Family HDR Residential Mobile Home Recreational Vehicle Park
MRO	Multiple-family Residential or Office Space	RM-4 RM-6 OI	Multiple Family HDR Multiple Family MDR Office-Institutional
OI	Office-Institutional	OI INS	Office-Institutional Institutional
CL	Commercial Limited	CL	Commercial Limited
CG	Commercial General	CG	Commercial General
R/LC	Residential and Limited Commercial	R/LC	Residential and Limited Commercial
IND	Industrial	IND	Industrial
INS	Institutional	INS	Institutional
*PUD(R)	Planned Unit Development (Residential)	PUD(R)	Planned Unit Development (Residential)
*PUD(C)	Planned Unit Development (Commercial)	PUD(C)	Planned Unit Development (Commercial)
*PUD(I)	Planned Unit Development (Industrial)	PUD(I)	Planned Unit Development (Industrial)

...

SECTION 2. Article III Section 1-3.1, Purpose and Intent of Districts, is hereby amended to create a new subsection "P", which shall read as follows:

...

"P. RVP "Recreational Vehicle Park." The RVP district is established to implement comprehensive plan policies for managing local zoning and site development design criteria on land specifically designated for Recreational Vehicle Park(s) as designated By Florida State Statute Chapter 513 entitled Mobile Home and Recreational Vehicle Parks, as well as Chapter 64E-15, Florida Administrative Code."

...

SECTION 3. Article III, Section 1-3.2, Table 1-3.2 Land Use by District is hereby amended to add and include Recreational Vehicle Parks (RVP) as a permitted use in R-MH, which shall read as follows:

...

TABLE 1-3.2. LAND USE BY DISTRICTS													
	RR-65	RS-21	RS-15	RS-10	RM-4	RM-6	R-MH	OI	CL	CG	R/LC	INC	
RESIDENTIAL USES													
Duplex					P	P						P	
Mobile Homes							P						
Multiple Family Dwelling					P	P						P	
Single Family Dwellings	P	P	P	P	P	P	P					P	
COMMUNITY FACILITIES													
Administrative Services (Public and Not-for-Profit)								P	P	P		P	
Child Care Facilities								C				C	
Churches, Synagogues and Other Places of Worship								P, A ¹	P	C		C	
Clubs and Lodges (Not-for-Profit)									P	P			
Cultural or Civic Activities								P	P	P		P	
Educational Institutions								C, A ¹					
Golf Course Facilities	C												
Hospital and other Licensed Facilities								C					
Nursing Homes and Related Health Care Facilities					C	C		C					
Protective Services					C	C	C	C	C	C	C	C	C
Public Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C
Public and Private Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C
COMMUNITY RESIDENTIAL HOME													
Level 1 (1 to 6 residents/beds)	C ³				C	C							
Level 2 (7 to 14 residents/beds)					C	C							
ASSISTED CARE COMMUNITIES													
I Assisted Living Facility													
Level 1 (1 to 5 residents/beds)		C	C	C	C ⁴	C ⁴						C	
Level 2 (6 to 15 residents/beds)					C ⁴	C ⁴							
Level 3 (16 or more residents/beds)					C ⁴	C ⁴							
II Adult Family-Care Homes													
(1 to 5 residents/beds)	C ³	C	C	C	C	C						C	
III Adult Day Care Centers													
					C	C		C				C	
AGRICULTURAL ACTIVITIES													
Noncommercial Agricultural Operations	P												

Wholesale Agricultural Activities	P											
Commercial Stables	C											
COMMERCIAL ACTIVITIES												
Adult Activities										C		
Bars and Lounges										C		
Bed and Breakfast											p ¹	
Business and Professional Offices							P	P	P	P	P	P
Enclosed Commercial Amusement										P		
Arcade Amusement Center/ Electronic Gaming Establishment										C ²		
Funeral Homes								P	P		C	
General Retail Sales and Services										P		
Hotels and Motels										P		
Limited Commercial Activities								P	P	P		
Marine Commercial Activities										C*		
Medical Services							P	P	P	P		
Mini Warehouse/Storage								C	P			P
Parking Lots and Facilities							P	P	P	P		
Recreational Vehicle Park							P					
Retail Plant Nurseries								P	P	P		
Restaurants (Except Drive-Ins and fast food service)								P	P	P		
Restaurants (Drive-ins)										P		
Service Station, Including Gasoline Sales										C*		C*
Trades and Skilled Services										P		P
Veterinary Medical Services							P	P	P	P	C	P
Vehicular Sales and Services										C*		P
Vehicular Services and Maintenance										C*		P
Wholesale Trades and Services										C*		P
INDUSTRIAL ACTIVITIES												
Kennels												C
Manufacturing Activities												P
Manufacturing Service Establishments												P
Vehicle and Other Mechanical Repair and Services										C*		P
Warehouse, Storage and Distribution Activities												P
WATER DEVELOPMENT NONCOMMERCIAL ACTIVITIES												
Noncommercial piers, boat slips, and docks												

C	=	Conditional Use
P	=	Permitted Uses
A	=	Accessory Use
*	=	These uses are permitted only on sites abutting Babcock Street, US 1, West Railroad Avenue, Garden Street and Pine Street.
1	=	Allowing up to 1,000 square feet of a church or educational institution for the housing of a caretaker or security guard serving the church or educational institution. No such use shall be allowed unless administrative approval is granted by the Town.

...

SECTION 4. Article III, Section 1-3.3, Subsection “A”, shall be amended to include specific direction for criteria regarding Recreational Vehicle Parks (RVP), which shall read as follows:

...

“A. *Minimum Lot or Site Requirements for All Uses.* Table 1-3.3(A) incorporates required size and dimension regulations which shall be applicable within each respective zoning district, **except for Recreational Vehicle Park District, which is specifically described within section 1-3.3, Item G.** All developments shall have a total land area sufficient to satisfy all standards stipulated within the land development code, including but not limited to:

...

SECTION 5. Article III, Section 1-3.3, Size and Dimension Criteria, is hereby amended to include a new Subsection “G”, which shall read as follows:

...

“G. Recreational vehicle park zoning district shall be to locate and establish areas within the town which are deemed to be uniquely suited for the development and maintenance of recreational vehicle activities, i.e., travel trailers, motor homes, camping tents, and trailers occupied as temporary living quarters; to designate those uses and services deemed appropriate and proper for location and development within the zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district

(1) Principal uses and structures:

- a) Travel trailers, recreational vehicles, motor homes, camping tents and other vehicles with sleeping accommodations.
 - b) Management offices and residence (a mobile home may be allowed for a manager's residence only).
- (2) Accessory uses include:
- a) Grocery store.
 - b) Bottled gas sales.
 - c) Laundry facilities.
 - d) Recreational facilities such as playgrounds, picnic areas, swimming pools, game courts, and recreation hall.
 - e) Public utility equipment and facilities.
- (3) Conditional uses:
- a) Marina and boat rental including bait, fishing, and sports accessories sales serving guests of the park and/or the general public.
- (4) Design standards for recreational vehicle parks.
- a) Minimum size: five (5) acres.
 - b) Maximum density: fifteen (15) travel trailer/R.V. sites per gross acre of land. This shall also apply to any tent camping areas.
 - c) Streets and parking:
 1. Direct access to the recreational vehicle park shall be from an arterial roadway. The administrative office of the park shall be so located as to assure that no recreational vehicles are parked in the right-of-way during the check-in process or while waiting for others to be checked in.
 2. Width of streets. Streets or driveways in a recreational vehicle park shall be private and shall have the following widths:
 - (a) A one-way street/drive shall be at least twelve (12) feet in width.
 - (b) A two-way street/drive shall be at least twenty-four (24) feet in width.
 3. Street surfacing. All roads or driveways shall be paved meeting town standards.
 4. Road curves. All road curves shall have a minimum turning radius of fifty (50) feet. All culs-de-sac shall have a maximum length of five hundred (500) feet and terminate in a turning circle having a minimum radius of fifty (50) feet.
 5. Parking. Each R.V./travel trailer site shall have off-street parking pads for both recreational vehicles and for towing vehicles. The pads shall be composed of a stabilized material meeting town standards to accommodate the size of the

vehicle and be composition of materials examples: asphalt, cement, gravel, pavers, or LID methods (pervious asphalt, pervious concrete, etc.)

- d) Buffer strips. A twenty-five (25) foot minimum yard setback shall be provided from all exterior property lines and rights-of-way for the rear and sides of the property and a minimum of fifty (50) foot for and roadway frontage of the property. The recreational vehicle park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a solid wall, wood or PVC fence, or evergreen hedge not less than six (6) feet in height. The buffer strip shall be separate from recreational areas, streets, driveways, travel trailer sites (R.V. sites) and utility sites but may be utilized for stormwater drainage and retention purposes.
- e) Recreational areas. A minimum of ten percent (10%) of the total land area of a travel trailer park shall be devoted to one (1) or more common use areas for recreational activity. In addition, for every travel trailer and tent site, there shall be allocated an additional one hundred (100) square feet of land for recreational activity.
 1. However, this requirement is not necessary when the proposed development is a density of ten (10) sites per gross acre or less. Such recreational areas shall be exclusive of recreational vehicle sites, buffer strips, street right-of-way and storage areas; however, the periphery of such areas may contain utility sites, and other nonrecreational service buildings, the area of which will be subtracted from the computed "recreational area." Recreational areas shall be easily accessible to all park users and management. Although the required space for recreational usage may be met through more than one (1) recreational site, the minimum size of any such area shall be fifteen thousand (10,000) square feet. Provision for all common open space and the construction of recreational facilities which are shown on the site plan shall proceed at an equivalent, or greater, rate as the construction of individual recreational vehicle sites.
- f) Tent camping. Areas may be set aside for tent camping in accordance with all provisions of this section, except:
 1. There shall be a stabilized pad on the site for parking of the transportation vehicle.
 2. Tent camping may be permitted on a travel trailer site.
- g) Design requirements for recreational vehicle site.
 1. Minimum size.
 - (a) Back-in parking sites shall have a minimum area of one thousand five hundred (1,500) square feet with a minimum width of thirty (30) feet and a minimum length of fifty (50) feet.
 - (b) Drive-through parking sites shall have a minimum area of one thousand two hundred (1,200) square feet with minimum width of twenty (20) feet and a minimum length of sixty (60) feet.

2. Access. Each R.V./ site shall abut on at least one (1) street or driveway within the boundaries of the travel trailer park and access to the site shall be only from such an internal street or driveway.
 3. Setback requirements. No part of a travel trailer placed on a travel trailer site shall be closer than five (5) feet to any site line and ten (10) feet to any street or driveway.
 4. Appurtenances. Temporary appurtenances, such as cabanas and awnings, may be erected on a travel trailer site as long as such appurtenances do not violate the setback requirements as set forth in this section and as long as such appurtenances are capable of being dismantled and stored within four (4) hours.
- h) Provisions of service in recreational vehicle parks.
1. Service buildings. All service buildings shall comply with the building code and regulations concerning buildings, electrical installations, plumbing and sanitation systems.
 2. Water supply. An adequate supply of water shall be provided in accordance with the regulatory agencies, Department of Environmental Protection and/or the Department of Health.
 3. Sewage disposal.
 - (a) All sewage disposal facilities shall be provided in accordance with the regulatory agencies, Department of Environmental Protection and/or the Department of Health.
 - (b) At least one (1) sanitary dumping station shall be provided in every travel trailer park. Such station shall be readily accessible and well- lighted. The following schedule shall be used in determining additional dumping stations based on the number of sites which are not connected individually to sewer lines: for every fifty (50) sites or fractional part thereof, beyond the first (50) sites, one (1) sanitary dumping station shall be provided.
 - (c) At least one (1) central bathhouse-restroom facility shall be located within three hundred (300) feet of all camping units which are either not supplied with sewer connections or not capable of utilizing such connections (e.g., tents, camper trailers). Any dispersed bathhouse-restroom facility provided to meet the distance requirement of three hundred (300) feet shall have at least two (2) of each of the following fixtures for men and women: Toilets, urinals, lavatories and showers. Recreational areas shall be located within three hundred (300) feet of a bathhouse-restroom facility.
 - (d) The minimum number of bath and toilet facilities shall be determined by the latest adopted Florida Building Code.
 4. Lighting. All entrances, exits, streets, and service buildings shall be well lighted during the hours of darkness. Site Lighting shall conform to the Town's adopted Land Development Code, Article V. – General Provisions, Section 1-5.28 entitles Site Lighting. All recreational facilities which are to be utilized

during the hours of darkness shall be adequately lighted to ensure the safety of all users of such facilities.

5. Electricity. All requirements of the National Electrical Code as contained in §§II.6.1 (PART II - CODE OF ORDINANCES, Chapter 6 - BUILDINGS AND BUILDING REGULATIONS) et seq. of this code of ordinances must be met.
 6. Service and utility lines. All service utility lines in a travel trailer park shall be installed underground and at a minimum depth of eighteen (18) inches.
 7. Fire protection. The park shall be subject to the rules and regulations of adopted codes and/or of the Fire Department.
 8. Fuel supply and storage. All installations and tanks furnishing and/or storing any type of gaseous fuels to be used by the occupants of the park shall comply with the Fire Prevention Code of the National Fire Prevention Association, as adopted.
 9. Storage. Outdoor storage of travel trailers is permitted that such storage takes place within an area especially set aside for such use.
 10. Signs. Those signs necessary for directional or safety purposes are permitted. All other signs as per the sign regulations set forth in Article XIX of this code of ordinances.
- i) Development site plan review. As part of the supplementary data required to complete an application for a public hearing for a recreational vehicle park development, a scaled and dimensioned plot or site plan of the development shall be submitted as part of such application (if the site plan is greater than eleven (11) inches by seventeen (17) inches, two (2) copies are needed, as well as a digital copy); and if the application is approved, the recreational vehicle shall be built in accordance with such a plan. The site plan shall include, but not be limited to, location of all R.V./travel trailer sites, service areas, drives, streets, signs, buildings, parking, recreational space, setbacks, public utility locations and any other pertinent information. Site plan approval is limited to one (1) year by the Town Council."

...

SECTION 6. Severability. If any provisions of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional, such invalid or unconstitutional portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the other portions of this ordinance, provided the remaining portions effectuate the purpose and intent of this ordinance.

SECTION 7. Conflicting Provisions. In the case of a direct conflict between any provisions of this ordinance and a portion or provision of any other appropriate federal, state, or town law, rule, code or regulations, the more restrictive shall apply.

SECTION 8. Inclusion in Code. It is intention of the Town Council that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the Town of Malabar.

SECTION 9. Effective Date. This Ordinance shall take effect immediately after the adoption of this Ordinance.

The foregoing Ordinance was moved for adoption by Council Member _____. The motion was seconded by Council Member _____ and, upon being put to a vote, the vote was as follows:

Council Member Marisa Acquaviva	_____
Council Member Brian Vail	_____
Council Member Steve Rivet	_____
Council Member David Scardino	_____
Council Member Danny White	_____

This ordinance was then declared duly passed and adopted this ___ day of _____, 2021.

TOWN OF MALABAR

Mayor Patrick T. Reilly, Council Chair

ATTEST:

Debby K. Franklin, C.M.C., Town Clerk/Treasurer

(seal)

Approved for Legal Sufficiency:

Karl Bohne, Jr, Town Attorney

First Reading: _____

Vote: to .

Second Reading: _____

Vote: to .

The 2020 Florida Statutes

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

Chapter 513
MOBILE HOME AND RECREATIONAL
VEHICLE PARKS

[View Entire
Chapter](#)

CHAPTER 513 MOBILE HOME AND RECREATIONAL VEHICLE PARKS

- 513.01 Definitions.
- 513.012 Public health laws; enforcement.
- 513.014 Applicability of recreational vehicle park provisions to mobile home parks.
- 513.02 Permit.
- 513.03 Application for and issuance of permit.
- 513.045 Permit fees.
- 513.05 Rules.
- 513.051 Preemption.
- 513.052 Inspection of premises.
- 513.053 Prosecution for violation; duty of state attorney.
- 513.054 Penalties for specified offenses by operator.
- 513.055 Revocation or suspension of permit; fines; procedure.
- 513.065 Enforcement; citations.
- 513.08 Disposal of sewage.
- 513.10 Operating without permit; enforcement of chapter; penalties.
- 513.1115 Placement of recreational vehicles on lots in permitted parks.
- 513.112 Maintenance of guest register and copy of laws.
- 513.114 Liability for property of guests.
- 513.115 Unclaimed property.
- 513.117 Park rules and regulations.
- 513.118 Conduct on premises; refusal of service.
- 513.121 Obtaining accommodations in a recreational vehicle park with intent to defraud; penalty; rules of evidence.
- 513.122 Theft of personal property; detention and arrest of violator; theft by employee.
- 513.13 Recreational vehicle parks; ejection; grounds; proceedings.
- 513.151 Recreational vehicle parks; guests in transient occupancy; operator's rights and remedies; writ of distress.

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.

¹(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.

¹*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

64E-15.001	Definitions
64E-15.002	Sites – Mobile Home, Lodging, and Recreational Vehicle Parks
64E-15.003	Water Supply
64E-15.004	Sewage Disposal
64E-15.005	Sanitary Facilities
64E-15.006	Plumbing
64E-15.007	Garbage and Refuse Disposal
64E-15.008	Insect and Rodent Control
64E-15.009	Recreational Camp Standards
64E-15.010	Permits and Fees
64E-15.011	Owner’s and Operator’s Responsibility

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.

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.

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/.

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.



**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR MOBILE HOME PARK, MOBILE HOME PARK HOUSING MIGRANT FARMWORKERS,
LODGING PARK, RECREATIONAL VEHICLE PARK AND RECREATIONAL CAMP**

Authority: Chapter 513 & 381, FS, Chapter 64E-15, FAC

DATE _____ Current Permit Number _____

Check type of permit for which application is made. Application is hereby made to the Department of Health for a () mobile home park, () *mobile home park with farmworkers, () recreational vehicle park, () lodging park, or () recreational camp permit.
*A mobile home park which houses 5 or more migrant farmworkers.

PERMIT IS REQUIRED AS FOLLOWS:	
<input type="checkbox"/> Annual Renewal	<input type="checkbox"/> Ownership change: From _____ to below
<input type="checkbox"/> Capacity Change: From _____ to _____ spaces	<input type="checkbox"/> Park or Camp Name Change: From _____ to below
	<input type="checkbox"/> New or Modified Park or Camp

Name of Park or Camp _____ () Telephone _____
 Location of Park or Camp _____
 Owner's Name & Address _____ () Telephone _____
 Manager's Name & Address _____

NUMBER OF SPACES									
<u>MOBILE HOME</u>	<u>Migrant Spaces</u>	<u>LODGING</u>	<u>RECREATIONAL VEHICLE</u>		<u>RECREATIONAL CAMPS</u>				
			<u>RV</u>	<u>Tent</u>	<u>Barracks</u>	<u>Cabins</u>	<u>Tents</u>	<u>Total Occupants</u>	

SANITARY FACILITIES AT RECREATIONAL VEHICLE PARK OR RECREATIONAL CAMP						
<u>TOILETS</u>	<u>LAVATORIES</u>	<u>SHOWERS</u>	<u>URINALS</u>	<u>WATER SUPPLY STATIONS</u>	<u>SEWAGE DUMP STATIONS</u>	
MALE _____	_____	_____	_____	_____	_____	
FEMALE _____	_____	_____	_____	_____	_____	

It is hereby certified that the water supply system and the sewage system have been installed in accordance with the plans and specifications approved by the Department of Environmental Protection and/or the Department of Health. It is agreed that the undersigned owner and manager is familiar with and will adhere to the provisions of Chapter 513, Florida Statutes, as well as Chapter 64E-15, Florida Administrative Code.

Signature of Owner, Manager or Agent

FOR COMPLETION BY HEALTH DEPARTMENT STAFF

INSTRUCTIONS: Circle the appropriate number that applies to the water system and sewage system being used.

<u>WATER SUPPLY</u>	<u>SEWAGE DISPOSAL</u>
<input type="checkbox"/> [1] Community Offsite	<input type="checkbox"/> [1] Municipal
<input type="checkbox"/> [2] Community/Public Drinking Water System Onsite	<input type="checkbox"/> [2] Central System Serving Only Park or Camp
<input type="checkbox"/> [3] Non-Community Public Drinking Water System	<input type="checkbox"/> [3] Septic Tanks or (Other Individual System)
<input type="checkbox"/> [4] Non-Transient Non-Community	<input type="checkbox"/> [4] Combination of Central System & Septic Tank
<input type="checkbox"/> [5] Other Public Drinking Water Systems (10D-4)	<input type="checkbox"/> [5] Combination of Municipal and Septic Tank

RECOMMENDATION: Approval
 Disapproval

Signature of Health Official

Alachua

Department of Health in Alachua,
Environmental Health Section
224 SE 24th Street, Gainesville,
FL 32601
(352) 334-7930

Baker

See Duval

Bay

Department of Health in Bay
County, Environmental Health
Section
597 West 11th Street, Panama
City, FL 32401
(850) 872-4660

Bradford

See Alachua

Brevard

Department of Health in Brevard
County, Environmental Health
Section
Government Center
2725 Judge Fran Jamison Way,
Building A 116, Viera, FL 32940
(321) 633-2100

Broward

Department of Health in Broward
County, Environmental Health
Section
2421 SW 6th Avenue, Fort
Lauderdale, FL 33315
(954) 467-4700

Calhoun

Department of Health in Calhoun
County, Environmental Health
Section
19611 State Road 20 West,
Blountstown, FL 32424
(850) 674-5645

Charlotte

Department of Health in Charlotte
County, Environmental Health
Section
1100 Loveland Boulevard,
Port Charlotte, FL 33980
(941) 624-7200

Citrus

Department of Health in Citrus County,
Environmental Health Section
3600 W. Sovereign Path
Lecanto, FL 34461
(352) 527-0068

Clay

Department of Health in Clay
County, Environmental Health
Section
P.O. Box 578, Green Cove
Springs, FL 32043
(904) 278-3782

Collier

Department of Health in Collier
County, Environmental Health
Section
3339 E. Tamiami Trail, Suite 145,
Naples, FL 34112
(239) 252-8200

Columbia

See Alachua

Dade (Miami-Dade)

Department of Health in Miami-
Dade County, Environmental
Health Section
1725 NW 167th Street, Miami
Gardens, FL 33056
(305) 623-3500

DeSoto

Department of Health in DeSoto
County, Environmental Health
Section
34 S. Baldwin Avenue, Arcadia, FL
34266
(863) 993-4601

Dixie

See Alachua

Duval

Duval provides service for: Baker
& St. Johns County
Department of Health in Duval
County, Environmental Health
Section
900 University Boulevard N., Suite
300, Jacksonville, FL 32211
(904) 253-1785

Escambia

Escambia provides service for:
Okaloosa, Santa Rosa, and
Walton County
Department of Health in Escambia
County, Environmental Health
Section
1300 West Gregory, Pensacola,
FL 32501
(850) 595-6700, ext. 2052

Flagler

Department of Health in Flagler
County, Environmental Health
Section
P.O. Box 847, Bunnell, FL 32110
(386) 437-7358

Franklin

Department of Health in Franklin
County, Environmental Health
Section
137 12th Street, Apalachicola, FL
32329
(850) 653-2113

Gadsden

Department of Health in Gadsden
County, Environmental Health
Section
Physical Address: 278 LaSalle
Lefall Drive, Quincy, FL 32353
Mailing Address: P.O. Box 1000,
Quincy, FL 32353
(850) 875-7200

Gilchrist

See Alachua

Glades

Department of Health in Glades
County, Environmental Health
Section
1021 Health Park Drive, Moore
Haven, FL 33471
(863) 946-0707, ext. 203

Gulf

Department of Health in Gulf
County, Environmental Health
Section
2475 Garrison Avenue, Port St.
Joe, FL 32456
(850) 227-1276, ext. 125

Hamilton

See Alachua

Hardee

See Polk

Hendry

Department of Health in Hendry
County, Environmental Health
Section
1140 Pratt Boulevard, LaBelle, FL
33975
(863) 674-4047

Hernando

Department of Health in Hernando
County, Environmental Health
Section
7551 Forests Oaks Boulevard,
Spring Hill, FL 34606
(352) 540-6800

Highlands

Department of Health in Highlands
County, Environmental Health
Section
Mailing Address: 7205 South
George Boulevard, Sebring, FL
33875
Physical Address: 501 South
Commerce Avenue, Sebring, FL
33870
(863) 402-6550

Hillsborough

Department of Health in
Hillsborough County,
Environmental Health Section
P.O. Box 5135, Tampa, FL 33675-
5135
(813) 307-8015

Holmes

See Washington

Indian River

Department of Health in Indian
River County, Environmental
Health Section
1900 27th Street, Vero Beach, FL
32960-3383
(772) 794-7440

Jackson

Department of Health in Jackson
County, Environmental Health
Section
4487 Lafayette Street; P.O. Box
310, Marianna, FL 32448
(850) 482-9227

Jefferson

Department of Health in Jefferson
County, Environmental Health
Section
1255 West Washington,
Monticello, FL 32344
(850) 342-0170

Lafayette

See Alachua

Lake

Department of Health in Lake
County, Environmental Health
Section
Physical Address: 315 W. Main
Street, Tavares, FL 32778
Mailing Address: P.O. Box 1305,
Tavares, FL 32778
(352) 253-6130

Lee

Lee provides service for Lee
Department of Health in Lee
County, Environmental Health
Section
2295 Victoria Avenue, Fort Myers,
FL 33901

Leon

Department of Health in Leon
County, Environmental Health
Section
435 N. Macomb Street,
Tallahassee, FL 32301
(850) 606-8350

Levy

See Alachua

Liberty

Department of Health in Liberty
County, Environmental Health
Section
12832 NW Central Avenue, Bristol,
FL 32321
(850) 643-2415

Madison

Department of Health in Madison
County, Environmental Health
Section
218 SW 3rd Avenue, Madison, FL
32340
(850) 973-5000

Manatee

Department of Health in Manatee
County, Environmental Health
Section
410 Sixth Avenue, E., Bradenton,
FL 34208
(941) 748-0747

Marion

Department of Health in Marion
County, Environmental Health
Section
1801 SE 32nd Avenue, Ocala, FL
34478
(352) 622-7744

Martin

Department of Health in Martin
County, Environmental Health
Section
3441 SE Willoughby Boulevard,
Stuart, FL 34994
(772) 221-4090

Monroe

Department of Health in Monroe
County, Environmental Health
Section
102050 Overseas Highway, Suite
202, Key Largo, FL 33037
(305) 289-2721

Nassau

Department of Health in Nassau
County, Environmental Health
Section
P.O. Box 15100, Fernandina
Beach, FL 32035
(904) 530-6800

Okaloosa

See Escambia

Okeechobee

Department of Health in
Okeechobee County,
Environmental Health Section
1728 NW 9th Avenue,
Okeechobee, FL 34972

Orange

Department of Health in Orange
County, Environmental Health
Section
1001 Executive Center Drive, Suite
200, Orlando, FL 32803
(407) 858-1497

Osceola

Department of Health in Osceola
County, Environmental Health
Section
1 Courthouse Square, Suite 1200,
Kissimmee, FL 34741
(407) 742-8600

Palm Beach

Department of Health in Palm Beach County, Environmental Health Section
Physical Address: 800 Clematis Street, West Palm Beach, FL 33401
Mailing Address: P.O. Box 29, West Palm Beach, FL 33401 (561) 837-5900

Pasco

Department of Health in Pasco County, Environmental Health Section
5640 Main Street, New Port Richey, FL 34652 (727) 841- 4425

Pinellas

Department of Health in Pinellas County, Environmental Health Section
8751 Ulmerton Road, Suite 2000, Largo, FL 33771 (727) 507-4336

Polk

Polk County provides services for: Hardee County
Department of Health in Polk County, Environmental Health Section
2090 E. Clower Street, Bartow, FL 33830 (863) 519-8330, ext. 6

Putnam

See Alachua

Santa Rosa

See Escambia

Sarasota

Department of Health in Sarasota County, Environmental Health Section
1001 Sarasota Center Boulevard, Sarasota, FL 34240 (941) 861-6133

St. Johns

See Duval

St. Lucie

Department of Health in St. Lucie County, Environmental Health Section
5150 NW Milner Drive, Port St. Lucie, FL 34983 (772) 873- 4898

Seminole

Department of Health in Seminole County, Environmental Health Section
Physical Address: 1101 E. 1st Street, Sanford, FL 32771
Mailing Address: 400 W. Airport Boulevard, Sanford, FL 32773 (407) 665-3604

Sumter

Department of Health in Sumter County, Environmental Health Section
415 East Noble Avenue, Bushnell, FL 33513 (352) 569-3131

Suwannee

See Alachua

Taylor

Department of Health in Taylor County, Environmental Health Section
1215 N. Peacock Avenue, Perry, FL 32347 (850) 584-5087, ext. 157

Union

See Alachua

Volusia

Department of Health in Volusia County, Environmental Health Section
1845 Holsonback Drive, Daytona Beach, FL 32117 (386) 822-6244

Wakulla

Department of Health in Wakulla County, Environmental Health Section
48 Oak Street, Crawfordville, FL 32327 (850) 888-6099

Walton

See Escambia

Washington

Washington provides service for: Holmes County
Department of Health in Washington County, 32428 (850) 638-6240