

Memorandum

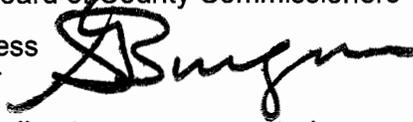
MIAMI-DADE
COUNTY

Date: October 21, 2008

Agenda Item No. 5(J)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager



Subject: Resolution regarding temporary moratorium, as ordered by Resolutions R-1161-07, R-167-08 and R-567-08 for properties being utilized as mobile home parks in unincorporated Miami-Dade County.

Recommendation

It is recommended that the Board of County Commissioners adopt the proposed resolution dissolving the temporary moratorium and directing the implementation of certain strategies outlined in below.

Scope

This item will have application within unincorporated Miami-Dade County.

Fiscal Impact

Some of the recommendations only involve creation of ordinances and setting up procedures for reviews of plans and will not have any fiscal impact. Fiscal impacts for some of the other recommended strategies are noted with the respective strategies.

Track Record/Monitor

N/A

Background

The Board of County Commissioners adopted Resolution R-1161-07, which imposed a temporary moratorium. The resolution directed the County Manager to prepare a comprehensive report to study and make a recommendation as to what zoning district is most appropriate for the particular parcel on which a mobile home park lies, taking into account the surrounding development, the availability of public facilities and resources, and the availability of alternative mobile home parks or affordable housing for the residents of the mobile home park should an application for rezoning be filed. The moratorium was effective October 26, 2007 and applies to a total of 40 mobile home park sites that are located in the unincorporated Miami-Dade County. The estimated number of units in these parks is approximately 8,000. A Report was presented to and reviewed by the Board on February 19, 2008. The Board heard testimonies from interested parties. Based on the information received and testimony heard, the Board adopted Resolution R-167-08 and ordered the extension of the moratorium for an additional period of ninety (90) days and directed the staff to analyze in greater detail the appropriateness of existing zoning districts or creation of a new zoning district for mobile home park.

Based on the February 19, 2008 directive the staff prepared and presented a number of implementation strategies at the Board meeting of May 6, 2008. The Board again heard testimonies from interested parties. Based on the information received and testimony heard,

the Board adopted Resolution R-567-08 and ordered the extension of the moratorium for an additional period of one hundred and eighty (180) days and directed the staff to analyze in greater detail the appropriateness of the existing zoning districts or creation of a new zoning district for mobile home park and other zoning regulations.

- **Zoning Analysis:**

Based on the directive from the Board, the staff conducted a zoning analysis (*Attachment A*) of all the mobile home park sites. Each of the forty (40) mobile home park properties was analyzed for suitability for development. All the properties with mobile home uses on them have legally established zoning and a Land Use Plan map designation. Currently, the Miami Dade County code allows mobile home park use through a public hearing process on a property irrespective of any zoning classification. Each of the existing parks will continue to remain as a Mobile Home Park as long as the park remains in operation. It is anticipated that of the total of forty locations, twenty-five (25) of the properties could be redeveloped without a public hearing. The remaining fifteen (15) properties, which are, zoned either wholly or partially zoned Agricultural (AU) or General Use (GU) will require public hearing to redevelop beyond one dwelling unit per five acres.

The property owners themselves, at the appropriate time, can initiate any changes in land-use and zoning classifications of their properties based on the market conditions and criteria that are relevant to the property owners. The Department believes that any recommendations by the Department to change land-use or zoning classifications of any specific park sites may spark a speculative market or initiate counter action by the park owners that may in fact hasten the closure of a park or redevelopment. Land-use or zoning classifications alone are not the sole factors in addressing the issues of park closures and displacement of the park residents. Beyond possible zoning options, the focus of the study and recommendations included strategies to maintain and assist the existing supply of the mobile homes.

Staff has prepared amendments to the Zoning Code that are intended to provide new provisions for Mobile Homes and additional notice and relocation requirements in the event of the closure or redevelopment of a Mobile Home Park. These code amendments include a new Zoning District and an Exit Plan requirement as described below:

- **New Villa/Mobile Home Zoning District:**

After analysis of the Comprehensive Development Master Plan provisions, Land Use Plan map designations and the zoning classifications of each of the properties, the staff recommends the creation of a Villa Zoning District option. The purpose of this district is to allow for a mix of variety of affordable housing types including: detached single-family residences, mobile homes, or modular homes that would be developed and maintained within a high quality park-like setting. It is intended that a rezoning of a property to the new Villa zoning district will be by application from the property owner(s).

This new zoning district will allow properties to be rezoned to the newly created district and allow any future mobile home park use as a matter of right. In the event that an existing mobile home park is destroyed due to fire or natural disaster, irrespective of the amount of the damage, this district will allow existing mobile home parks to rebuild with the same number of units as previously approved and in accordance with the new standards. Any rezoning would have to be consistent with the existing Master Plan provisions and Land Use

Plan map designations. A draft, proposed zoning ordinance (*Attachment B*) has been prepared for the Board's consideration.

- **Exit Plan Zoning Ordinance:**

A zoning ordinance has been prepared that codifies the statutory requirements for development applications on properties utilized as existing mobile home parks. The ordinance sets forth standards to ensure compliance with the statutory requirements regarding availability of alternative housing for mobile home unit owners and expands notice requirements for any development that would result in the removal or relocation of mobile home owners to also include park residents. Additionally, the proposed ordinance includes a provision that requires the park owner of any existing mobile home property that reaches a vacancy rate in excess of 20% of the approved capacity to notify the Department of Planning and Zoning of such vacancy and inform the department of any possible redevelopment plans being considered for the property. A proposed ordinance (*Attachment C*) has been prepared for the Board's consideration.

In addition to the proposed new Zoning District and Exit Plan ordinance, the following is an update on other related programs and initiatives that are currently underway by staff as directed by the Board since the May 6, 2008 Board of County Commission meeting:

- **State Legislative package:**

Department of Planning and Zoning has submitted a legislative package requesting reforms in State legislation that would increase the level of State mandated compensation, and other requirements to further assist with the notification relocation of mobile home residents (*Attachment D*).

- **Purchase of Mobile Home Parks by Miami-Dade County:**

On May 6, 2008, the Board expressed interest in the voluntary sale/purchase and ownership of mobile home parks to make sure that an adequate supply of mobile homes is maintained on the County. Attached list (*Attachment E*) provides the respective market and taxable values of all the mobile home parks affected by the moratorium. If there is a desire by the Board to purchase any of the mobile home parks, the administration will prepare a logistics plan to fund, operate and maintain the selected site or sites.

- **Voluntary Restriction to Limit Use for Assessed Valuation:**

The option to impose a voluntary restriction to limit the use of the property is available with a covenant restricting the use of the property to Mobile Home Park use for a period of 20 years in return for property tax assessment based primarily on restricted current use. This can stabilize assessment and limit value fluctuation of the property during the restricted term of the covenant.

- **Development of off-site alternatives:**

General Services Administration has initiated a pilot project to use several county owned vacant single-family infill lots to be used to construct affordable housing using prefabricated homes. The purpose of this pilot project is to establish the actual final costs for these prefabricated units, acceptability of these housing products and analyze the feasibility of using them as substitute for mobile homes. The bids were due on Sept 24, 2008 for developers to construct prefabricated homes on these infill sites. An update will be available at the Oct 21, 2008 BCC meeting.

All the details are available at http://www.miamidade.gov/gsa/real_estate_forsale.asp

Additionally, the County owns the former Royal Colonial Mobile Home Park Site in South Miami Dade. The property is being developed with a neighborhood recreational park, a library and the new Animal Shelter for the County. Approximately ten acres of the site has been dedicated to affordable housing. Based on the results of the pilot project discussed above, consideration should be given for alternative affordable housing to be located on this site.

- **Resident Owned Communities:**

An effective way of preserving mobile home supply is through transferring ownership to the mobile home residents or to a not for profit entity who will be committed to preserving the affordability of the park for the residents. ROC USA is one organization that provides loans and technical assistance to help homeowners buy and manage their parks as cooperatives, provide home loans for individuals in cooperative parks and help create new cooperatives. The department has been in contact with this organization and has been discussing ways for them to engage locally. The department is working on arranging a visit by this organization during the month of November.

- **Housing Assistance Grant and Amnesty Program Funding:**

This program is intended to provide necessary assistance with capital improvements to park owners and residents in order for them to be able to upgrade existing conditions and to allow the park owners to continue to operate the parks in a profitable manner. This will assist the residents in correcting Code violations, and provide necessary resources to do capital improvements such as paving and drainage, providing utilities etc. The Office of Community and Economic Development (OCED) is recommended to be the lead agency. Funding could be made available through Affordable Housing Trust Fund, created by the Board under Article VII of Chapter 17 of Miami Dade County Code of Ordinances. Currently there is no fund available in the Trust fund.

In order to make this service more accessible to a greater number of mobile home owners and to provide some initial technical assistance, it is recommended that the County through the Development Coordinator's office set up a Technical Assistance Program (TAP). The purpose of TAP will be to assist the mobile home owners with assessing the violation, developing a course of corrective actions and a range of cost estimates for the corrective work. This initial assistance will provide the necessary guidance and direction to a mobile home owner to take the necessary steps to take corrective action in a systematic and effective manner. The County can retain several teams of architects and engineers pre-selected through the Equitable Distribution Program (EDP), a program managed by the Office of Capital Improvements. These teams could be assigned by rotation to provide this initial technical assistance valued up to a maximum of \$2,500 per mobile homeowner.

Additionally, the Comprehensive Development Master Plan recognizes the importance of Mobile Home Park as a critical piece of the overall affordable housing puzzle. The Plan contains important policies to support affordable housing; however, the department commits to a thorough review of the policies during the next available CDMP cycle (April '09), and

Honorable Chairman Bruno A. Barreiro and Members
Board of County Commissioners
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bring forward policy recommendations to the Board for its consideration to enhance the preservation of mobile home parks.

Attachments



Assistant County Manager

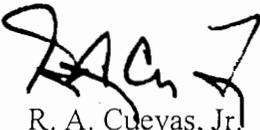


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 21, 2008

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(J)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5 (J)
10-21-08

RESOLUTION NO. _____

RESOLUTION PERTAINING TO TEMPORARY MORATORIUM FOR PROPERTIES BEING UTILIZED AS MOBILE HOME PARKS IN UNINCORPORATED MIAMI-DADE COUNTY; DETERMINING WHETHER OR NOT THE MORATORIUM SHOULD BE TERMINATED; DIRECTING THE IMPLEMENTATION OF THE STRATEGIES RECOMMENDED IN THE MOBILE HOME PARK REPORTS DATED FEBRUARY 19, 2008 AS ORDERED BY RESOLUTION R-1161-07 AND MAY 6, 2008 AS ORDERED BY RESOLUTION R-167-08 AND OCTOBER 21, 2008 AS ORDERED BY RESOLUTION R-567-08, TO MITIGATE THE IMPACT OF REDEVELOPMENT ON PROPERTIES IN THE STUDY AREA DESCRIBED IN RESOLUTION R-1161-07

WHEREAS, on October 16, 2007, this Board adopted Resolution R-1161-07 ordering a temporary moratorium on the issuance of building permits for properties being utilized as mobile home parks in Miami-Dade County for the study area described in that Resolution, finding that a detailed comprehensive zoning analysis of the study area was reasonably necessary to study and make a recommendation as to what zoning district is most appropriate for the particular parcel on which a mobile home park lies, taking into account the surrounding development, the availability of public facilities and resources, and the availability of alternative mobile home parks or affordable housing for the residents of the mobile home park should an application for rezoning be filed, and directing the County Manager to prepare a comprehensive report and recommendation relating to appropriate zoning districts for the study area as soon as reasonably possible within a one hundred twenty (120) day period; and

WHEREAS, the County Manager's report titled "Mobile Home Report dated February 19, 2008 as ordered by Resolution R-1161-07" was presented to and reviewed by this Board; and

WHEREAS, on February 19, 2008 the Board directed the County Manager to immediately implement the recommendations contained in the Report, including, without limitation, the recommendation for an appropriate "exit plan" applicable to all properties in unincorporated Miami-Dade County being utilized as mobile home parks and to submit for this Board's approval such ordinances or resolutions as necessary to implement the recommendations; and the continuation of the temporary moratorium on the issuance of building permits for properties being utilized as mobile home parks in unincorporated Miami-Dade County for the study area described in Resolution R-1161-07 for a period not to exceed 90 days, and directed the County Manager to analyze in greater detail the appropriateness of existing zoning districts of the creation of new zoning districts for mobile home parks in unincorporated Miami-Dade County and to report to the Board within 90 days; and

WHEREAS, the County Manager was further directed by the Board to submit within 90 days for the Board's consideration a report on the feasibility of acquisition of mobile home parks by Miami-Dade County, such report to address all funding sources available for this purpose, and the County Manager was directed to invite the Secretary of the Department of Community Affairs or his representative to come to Miami-Dade County for a public meeting to discuss the housing crisis in Miami-Dade County, particularly as it pertains to persons residing in mobile home parks; and

WHEREAS, the County Manager's report titled "Report regarding temporary moratorium, as ordered by Resolutions R-1161-07 and R-167-08 for properties being utilized as mobile home parks in unincorporated Miami-Dade County" dated May 6, 2008 as ordered by Resolution R-167-08 (the "May 6 Report") has been presented to and reviewed by this Board; and

WHEREAS, the County Manager was further directed by the Board to submit within 180 days for the Board's consideration a report on the appropriateness of the existing zoning districts in greater detail or the creation of a new zoning district for mobile home parks and other zoning regulations; and

WHEREAS, the County Manager's report titled "Resolution regarding temporary moratorium, as ordered by Resolutions R-1161-07, R-167-08 and R-567-08 for properties being utilized as mobile home parks in unincorporated Miami-Dade County" dated October 21, 2008 as ordered by Resolution R-567-08 (the "October 21 Report") has been presented to and reviewed by this Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the Mayor or his designee to implement the recommendations contained in the October 21 Report and further orders the _____ of the temporary moratorium on the issuance of building permits for properties being utilized as mobile home parks in Miami-Dade County for the study area described in Resolution R-1161-07.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of October, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

TRAILER PARK REZONING CHART		Can Redevelop Without Public Hearing	AU and/or GU Zoned Properties (Public Hearing required if seeking more than 1 dua / 5 acres)	Can Rezone to a More Intense Use Without a CDMP Amendment	
				YES	NO
ID	TRAILER PARK			YES	NO
1	HONEY HILL MOBILE HOME PARK		X	X	
2	ROYAL COUNTRY MOBILE HOME PARK		X	X	
3	LANDMARK PLAZA & TRAILER	X			X
4	DIXIE MOBILE COURT	X			X
5	COE'S TRAILER COURT	X			X
6	SHADY OAK TRAILER PARK	X			X
7	BOB'S TRAILERVILLE	X		X	
8	PALM TRAILER PARK	X			X
9	JONES FISHING CAMP TRAILER		X	X	
10	COLONIAL ACRES MOBILE HOME PARK		X	X	
11	J BAR J	X			X
12	MIAMI HEIGHTS TRAILER PARK	X			X
13	PALM LAKE TRAILER PARK	X			X
14	TRADEWINDS TRAILER PARK	X		X	
15	SUNNY SOUTH TRAILER PARK	X		X	
16	AVOCADO TRAILER PARK	X		X	
17	ROVELL TRAILER PARK	X		X	
18	TROPICAL VILLAGE	X		X	
19	TRINIDAD COURT	X		X	
20	SUNNYLAND TRAILER PARK	X		X	
21	LANDMARK MOBILE HOME PARK	X		X	
22	CARLEY'S	X			X
23	BLUE BELLE TRAILER PARK	X			X
24	FRONTON TRAILER PARK	X			X
25	ROYAL DUKE		X	X	
26	ALL STAR 36 STREET	X		X	
27	RIVER PARK APTS & TRAILER PARK	X		X	
28	LIL ABNER MOBILE HOME PARK		X	X	
29	MIAMI TERRACE MOBILE HOME PARK	X			X
30	GABLES TRAILER PARK INC	X		X	
31	HOMETOWN AMERICA MANAGEMENT LP - (Univ. Lakes)		X	X	
32	AMERICANA VILLAGE CONDOMINIUM		X		X
33	SILVER PALM MOBILE HOME PARK		X		X
34	REDLAND MOBILE HOME PARK		X		X
35	GATEWAY ESTATES CONDOMINIUM		X	X	
36	GATEWAY WEST CONDOMINIUM		X	X	
37	GOLD COASTER TRAILER PARK		X	X	
38	PINE ISLE MOBILE HOME PARK	X		X	
39	LEISURE EAST (PALM GARDEN RV PARK)		X	X	
40	LEISURE MOBILE HOME PARK/PALM GARDEN MH		X	X	
TOTAL		25	15	25	15

Approved _____ Mayor
Veto _____
Override _____

ORDINANCE NO. _____

ORDINANCE PERTAINING TO ZONING; CREATING ARTICLE XIA VILLA DEVELOPMENT DISTRICT; CREATING SECTIONS 33-163 THROUGH 33-163.13 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the Comprehensive Development Master Plan encourages the establishment of all varieties of affordable products to meet the housing requirements of all current and future residents regardless of household type or income; and

WHEREAS, the creation of a villa development zoning district may advance the Comprehensive Development Master Plan intentions.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Article XIA and Sections 33-163 through 33-163.13 of the Code of Miami-Dade County are hereby created as follows:¹

ARTICLE XIA. VILLA DEVELOPMENT DISTRICT

Section 33-163. Purpose and intent.

It is the purpose and intent of this article to provide a villa development zoning district, and to establish regulations and standards for villa developments in an economically and aesthetically pleasing manner, with park-like common open space and other amenities restricted that the same will be continually maintained by the property owner(s).

Notwithstanding the district boundary change to Villa Development District, the provisions of the Comprehensive Development Master Plan and the Land Use Plan Map designation to the contrary, property owners of mobile home parks existing prior to the adoption of this ordinance shall be permitted upon approval after public hearing for a district boundary change to Villa Development District up to their existing approved number of units, subject to the regulations contained in this article.

^{1.} Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Section 33-163.1. Dwelling unit type, minimum size of dwelling unit lot, and limitation of occupancy.

As used herein a “dwelling unit” shall mean a detached single family residence, a mobile home, or a modular home. A mix of these housing types shall be permitted in the Villa Development District.

Only one dwelling unit, occupied by only one family, shall be placed on any one villa lot within the development. The minimum villa lot shall not be less than 3,600 square feet in net lot area, with a minimum frontage of 30 feet.

Section 33-163.2. Minimum size for villa development.

The minimum lot size for villa development shall be 5 acres gross.

Section 33-163.3. Setbacks.

Principal Building		Accessory Building	
Front	15 feet	Rear	5 feet
Rear	15 feet	Interior side	5 feet
Interior side	5 feet	Side street	15 feet
Side street	15 feet		5 foot spacing from house

Section 33-163.4. Maximum height.

A dwelling unit shall be limited to two stories not to exceed 35 feet in overall height.

Section 33-163.5. Maximum lot coverage.

The maximum lot coverage shall not exceed 50% of the gross villa lot area. The principal building and any accessory building(s) shall be computed into the maximum lot coverage.

Section 33-163.6. Common open space and amenities.

A minimum of 500 net square feet shall be devoted to common open space for each proposed dwelling unit in the development. Such open space shall be comprised of playgrounds, recreation areas, landscaped parks or greenways as included in the site plan approval, but shall not include the required landscaped perimeter buffer areas, parking courts, streets, utility, service or accessory business areas, or lake, lagoon or canal areas. Such common open space is to be so located that the different areas of the villa development will be logically and conveniently served and benefited by such open space.

Section 33-163.7. Tree requirements.

Each villa lot shall require a minimum of 3 trees in accordance with the standards for RU-1(M)(a) in Chapter 18A. The common open space area shall contain a minimum of 28 trees per net acre of such common open space.

Section 33-163.8. Perimeter greenbelt and maintenance.

A minimum 15-foot landscaped buffer area shall be provided and maintained along and extending inward from the property lines of the villa development which are adjacent to other private property and 20 feet along property lines adjacent to rights-of-way. The buffer area shall be completely landscaped with a balanced arrangement of ground cover, shrubs, vines, hedges and trees or other landscape features such as walls, fences and berms, or a combination of any of the above items.

Those buffer areas adjacent to other private properties shall be designed to provide at least 75 percent visual barrier, after 2 years growth along the entire such property line. Buffer areas adjacent to public rights-of-way shall be designed to provide at least 50 percent visual barrier, after 2 years growth along the entire such property line. Plant material and other such landscape features shall be arranged in such a way so as to prevent vehicular access through, or parking in such buffer areas.

Landscaping and trees shall be provided in accordance with Chapter 18A of this Code. Plant materials used shall conform in definition, quality, and size when planted, to the provisions of Chapter 18A of this Code for each type of plant except that trees shall be a minimum of 7 feet tall by three and one-half-foot spread when planted. This minimum size tree shall be required for those trees placed 75 feet on center, but additional smaller trees can be planted as part of the required landscaping.

Plants shall be spaced to provide the required visual screen within a two-year growing period.

Planting at street intersections of any vehicular or pedestrian exits shall be done in accordance with the safety standards of this Code to prevent visual obstructions along street rights-of-way.

All plant material shall be installed in accordance with good planting practices to insure the survival and healthy growth of the plants. The buffer area shall be maintained in accordance with good landscape maintenance practices, including installation and use of sprinklers, or other acceptable water deliver system, to insure the good health and appearance of all planted material.

Section 33-163.9. Utilities and services.

Each dwelling unit shall be independently served by separate heating, air conditioning, sewer, water, electric power, gas, and other facility and utility services, wherever such utilities and services are provided, and no dwelling unit shall be in any way dependent upon such services or utility lines located within another unit, except as may be installed in public easements. All dwelling units shall be connected to water and sewer lines and all electrical and telephone lines in the development site shall be placed underground. Proper and adequate

access for firefighting purposes, and access to service areas to provide garbage and waste collection, and for other necessary services shall be provided.

Section 33-163.10. Street right-of-way width and improvements.

The right-of-way width of public streets and private streets shall conform to all applicable minimum Miami-Dade County standards and requirements for such streets.

Section 33-163.11. Off-street parking.

Each dwelling unit shall be provided a minimum of 2 off-street parking spaces. Such parking spaces may be provided on the lot of the dwelling unit, or in a commonly owned and maintained off-street parking bay or facility; provided, that no parking space shall be more than 150 feet, by the most direct pedestrian route, from the door of the dwelling unit to the parking space it is intended to serve.

Common parking courts shall be screened by properly maintained hedges or decorative walls of a minimum height of 4 feet except for necessary entrances and exits.

Section 33-163.12. Maintenance provisions.

Provisions satisfactory to the Board of County Commissioners shall be made to assure that areas and facilities for the common use of occupants of the villa development shall be maintained in a satisfactory manner, without expense to the general taxpayer of Miami-Dade County. Such provision shall provide for the proper and continuous payment of taxes and maintenance and shall be governed by an instrument incorporating such provisions as approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County prior to the earlier of plat approval or building permit issuance.

The instrument shall specify that the common use elements shall be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of dwelling units located in the Villa Development District; (ii) a homeowners association composed of the dwelling unit owners of the villa development; or (iii) such other funding mechanism as may be approved by the Miami-Dade Board of County Commissioners, or its successor entity. Such special taxing district, homeowners association, or funding mechanism shall be created prior to the earlier of plat approval or building permit issuance.

Section 33-163.13. Site plan review.

The Department shall review plans for compliance with zoning regulations, including the site plan review exhibits and criteria hereinafter provided. The recommendation of the Department shall be transmitted to the Community Zoning Appeals Board for their consideration simultaneously with the application for district boundary change to Villa Development District.

Procedure. Exhibits prepared by design professionals such as architects and landscape architects shall be submitted to the Department of Planning and Zoning and shall include, but not be limited to the following:

1. Site plan including the following information:
 - a. Lot lines, dimensions and setbacks.
 - b. Location, shape, size and height of existing and proposed buildings, vehicular and pedestrian circulation systems, entrance features, bike paths, recreational facilities, accessory business uses and any other physical features that are proposed for the site that can be shown in plan form.
 - c. Landscaping in accordance with this article and Chapter 18A of this Code.
 - d. Location of all parking spaces and waste collection area(s).
 - e. Indication of exterior graphics, as required.
 - f. Indication of any site design methods used to conserve energy.
2. Floor plans and elevations for typical and floor plans and elevation of any recreation buildings, community buildings and other similar structures.
3. Figures indicating the following:
 - a. Gross and net acreage.
 - b. Amount of common open space in square feet and percentage required and provided.
 - d. Total trees as herein provided, subject to the standards provided in Chapter 18A of this Code.
 - e. Parking required and provided.
 - f. Such other design data as may be needed to evaluate the project.

Site plan review criteria. The following criteria shall be utilized in the plan review process:

1. Purpose and intent: The proposed development fulfills the objectives of this article.
2. Planning studies: Design, planning studies or neighborhood area studies accepted or approved by the Board of County Commissioners that include development patterns or environmental design criteria which would apply to the development proposal under review shall be utilized in the plan review process.
3. Landscape: Landscape shall be reserved in its natural state insofar as is practicable by minimizing tree removal. Landscape shall be used to shade and cool, direct wind movements, enhance architectural features, relate structure design to site, visually screen noncompatible uses and block noise generated by the major roadways and intense use areas.

4. Buffers: Buffering elements in the form of architectural design and landscape design that provide a logical transition to adjoining existing or permitted uses shall be provided.
5. Scale: Scale of proposed structures shall be compatible with surrounding proposed or existing uses or shall be made compatible by the use of buffering elements.
6. Street system: A well-defined system shall be designed to allow free movement throughout the development while discouraging excessive speeds. All dwelling units should be located on residential service streets or courts designed to discourage all traffic except that of the owner/occupants, their guests, and their services. Pedestrian and auto circulation shall be separated insofar as is practicable.
7. Visibility: No obstruction to visibility at street intersections shall be permitted, and such visibility clearances shall be as required by the Department of Public Works.
8. Energy consideration: Site design methods to reduce energy consumption shall be encouraged. Energy site conservation methods may include siting of structures in relation to prevailing breezes and sun angles and use of landscape materials for shade and transpiration.
9. Parking: Where parking is provided in a group arrangement, planting, berms or other innovative methods shall be used as a means of minimizing the adverse effect of the visual impact of parked cars. This requirement is in addition to the requirements of the landscape regulations of Chapter 18A of the Code of Miami-Dade County.
10. Open spaces: Open spaces shall relate to any natural characteristics in such a way as to preserve and enhance their scenic and functional qualities to the fullest extent possible.
11. Privacy: Due consideration of aural and visual privacy shall be evidenced in the design of the overall development and in the design of the individual units.
12. Graphics: Graphics, as required, shall be designated as an integral part of the overall design of the project.
13. Art display: Permanent interior and exterior art displays and water features should be encouraged in the overall design of the project.
14. Emergency access: Access to emergency equipment shall be provided.
15. Visual screening for decorative walls: In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - a. *Wall with landscaping.* The wall shall be setback 2½ feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association.

The landscape buffer shall contain one or more of the following planting materials:

1. *Shrubs.* Shrubs shall be a minimum of 3 feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one year after time of planting.
 2. *Hedges.* Hedges shall be a minimum of 3 feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one year after time of planting.
 3. *Vines.* Climbing vines shall be a minimum of 36 inches in height immediately after planting.
- b. *Metal picket fence.* Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency: _____

Prepared by: _____

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.

ORDINANCE NO. _____

ORDINANCE PERTAINING TO ZONING; CREATING SECTION 33-169.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA (CODE); ESTABLISHING ADDITIONAL STANDARDS FOR APPLICATIONS FOR A DEVELOPMENT ACTION OR ORDER FOR PROPERTY UTILIZED AS AN EXISTING MOBILE HOME PARK; PROVIDING LEGISLATIVE INTENT, FINDINGS, PURPOSE, APPLICABILITY, CREATING SECTION 33-310.2 OF THE CODE ESTABLISHING ADMINISTRATIVE PROCEDURES FOR NOTICE AND APPEALS OF SECTION 33-169.1 DETERMINATIONS AND NOTICE REQUIREMENT WHEN MOBILE HOME PARK VACANCY REACHES 20%; AMENDING SECTION 33-311 PERTAINING TO COMMUNITY ZONING APPEALS BOARDS; AMENDING SECTION 33-314 PERTAINING TO DIRECT APPLICATIONS AND APPEALS TO THE COUNTY COMMISSION, CREATING CHAPTER 19B PERTAINING TO MOBILE HOME PARKS NOTICE; AMENDING SECTION 8CC-10 SCHEDULE OF CIVIL PENALTIES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-169.1 of the Code of Miami-Dade County is hereby created as follows:¹

Sec. 33-169.1. Applications for a development action or order for property utilized as an existing mobile home park.

- (A) *Legislative intent, findings, and purpose.* Numerous mobile home parks have been approved throughout the unincorporated area of Miami-Dade County following public hearing. Mobile home parks often provide housing at costs affordable to many Miami-Dade County residents of limited means. The Comprehensive Development Master Plan encourages the establishment of all varieties of affordable products to meet the housing requirements of all current and future residents regardless of household type or income.

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Chapter 723, Florida Statutes, regulates mobile home park tenancies and intends to balance the basic property rights of park owners with the housing needs of mobile home owners renting sites within mobile home parks. Further, section 723.083, Florida Statutes, provides that “[n]o agency of government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners”.

The Department of Legal Affairs, Office of the Attorney General, has specifically found that the required finding of adequate or suitable facilities pursuant to Section 723.083, Florida Statutes, should “be appropriate to the financial and other needs of the specific population of mobile home owners.”

The term “development action or order” is defined in Section 2-114(d)(1) of this code.

- (B) Applications for a development action or order on properties utilized at the time the application is filed as an existing mobile home park shall be approved only upon determination that (1) approval of the development action or order would not result in the removal or relocation of mobile home owners residing in the mobile home park or (2) adequate mobile home parks or other suitable alternative facilities exist for the relocation of the mobile home owners.
- (C) Applications for development of properties utilized as mobile home parks at the time of filing shall include the following information, which shall be presented in a sworn statement by the applicant and the owner of the property:
 - (1) The total number of mobile homes in the park that are owned by mobile home owners; and
 - (2) The range of rents and number of mobile home spaces occupied; and a summary of all lease or rental agreements currently in place with mobile home park residents; and
 - (3) A list of the names and mailing addresses of the present mobile home tenants within the subject property. This list should identify those units that are suitable for moving and for which only vacant replacement lots will be identified in subsection (C) herein; and
 - (4) An estimate of the household profile for each mobile home within the park, including an estimate of the number of adults,

and number of children under eighteen years of age, and whether pets have been allowed in the park. Replacement units identified should be suitable for similar household profiles; and

- (5) A list of other mobile home parks or other suitable facilities with vacant units or vacant replacement lots available at the time of application, that are of a similar cost profile as that of the tenants residing in the subject property, within a 10 mile radius. This list will include, at a minimum, name and address of the park, park contact name and phone number, the number of vacant spaces available and the cost of those spaces, park guidelines on age and condition of acceptable units, number of rental units or vacant replacement lots available and the rental costs of such units or replacement lots. All parks or other suitable facilities must be located within a ten-mile radius of the subject property and serve the same general age, household, and occupancy profiles as the subject property; and
- (6) Actions the mobile home park owner will take to refer mobile home park tenants to alternative public and private subsidized housing resources; and
- (7) Other actions the owner will take to minimize the hardship mobile home park tenant households will suffer as a result of the closure or conversion of the mobile home park; and
- (8) A statement of the anticipated timing for park closure.

Section 2. Section 33-310.2 is hereby created as follows:

Section 33-310.2 An administrative application for a development action or order subject to Section 33-169.1(B) herein shall be submitted to the Department on a form required by the Director.

Within thirty (30) days of the filing of an application for a development action or order pursuant to Section 33-169.1(B) herein, the Director shall, at the cost to applicant, provide mailed written notice to all tenants indicated in 33-169.1(C)3 and to those property owners reflected on the Miami-Dade County Property Appraiser's tax roll as updated within the property subject to the application. Additionally, within fifteen (15) days after the determination, notice of the Director's decision shall be published, at the cost to applicant, in a newspaper of general circulation.

Any aggrieved person may appeal the Director's decision pursuant to Section 33-314 within thirty (30) days after the date of newspaper publication. If no timely

appeal is taken, the decision shall become final, and the necessary changes shall be made upon the zoning maps and records.

Section 3. Section 33-311 of the Code of Miami-Dade County is hereby amended as follows:

Sec. 33-311. Community Zoning Appeals Board--Authority and duties.

(A) Except as otherwise provided by this chapter, the Community Zoning Appeals Boards and Board of County Commissioners shall have the authority and duty to consider and act upon applications, as hereinafter set forth, after first considering the written recommendations thereon of the Director or Developmental Impact Committee. Provided, however, no such action shall be taken until notice of time and place of the hearing at which the Community Zoning Appeals Boards will consider the application has been first published as provided in Section 33-310. The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County. The Community Zoning Appeals Board and Board of County Commissioners or any of their members may inspect the premises and area under consideration. The Community Zoning Appeals Boards shall have authority over the following zoning applications except where the Board of County Commissioners has direct jurisdiction.

(2) *Appeal of administrative variances, administrative adjustments; and appeals of >>administrative determination regarding development action or order issued pursuant to Section 33-169.1,<< administrative site plan review substantial compliance determinations, and administrative correction of clerical or scrivener's errors.*

(a) Upon application for, hear and decide appeals where it is alleged there is an error in the granting or denial of an administrative variance, administrative adjustment, >>administrative determination regarding relocation plans pursuant to Section 33-169.1<< administrative site plan review, determination of substantial compliance, or administrative correction of a clerical or scrivener's error, pursuant to the

provisions of this Code. Such administrative decisions shall not include appeals filed pursuant to Sections 2-114.1 through 2-114.4.

- * * *
- (F) Detriments or benefits shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, whether, and the extent to which:
- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
 - (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
 - (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida.
 - (4) The applicant has demonstrated that for mobile home park residents subject to eviction or relocation there is available affordable housing, including, without limitation, mobile home parks or other suitable facilities, as required by section 33-169.1.<<

Section 3. Chapter 33-314 of the Code of Miami-Dade County is hereby amended as follows:

Sec. 33-314. Direct applications and appeals to the County Commission.

- * * *
- (B) The County Commission shall have jurisdiction to hear appeals from decisions of the Community Zoning Appeals Boards as follows:

* * *

>> (10) All decisions involving a Section 33-169.1 determination except approvals pursuant to Chapter 24 of the Code of Miami-Dade County.<<

Section 4. Chapter 19B-1 of the Code of Miami-Dade County is hereby created as follows:

CHAPTER 19B. MOBILE HOME PARKS NOTICE

Chapter 19B-1. Mobile home parks notice when vacancy rate in excess of 20%.

The following shall apply when any mobile home park in the unincorporated Miami-Dade County has a vacancy rate in the mobile home park of 20% or greater of the total number of spaces or units approved at public hearing for that mobile home park.

- (A) Whenever 20% or more of the total number of mobile home sites or mobile homes at a mobile home park are vacant or otherwise uninhabited and such situation was not caused by physical disaster, including but not limited to fire, flood, storm, earthquake, landslide, or by another natural condition beyond the control of the owner or operator of the mobile home park, the owner or operator of the park shall file with the Director of Planning & Zoning, a written notice informing the County of the current vacancy rate at the park. For purposes of this Chapter, a mobile home site is "uninhabited" or "vacant" when it is either:
- (1) Unoccupied by a mobile home, or
 - (2) Occupied by a mobile home in which no persons reside.
 - (3) A mobile home shall not be considered vacant for purposes of this Chapter if rent is being paid pursuant to a bona fide rental or lease agreement and the mobile home is merely unoccupied.
- (B) The written notice to the Director of Planning and Zoning from the owner or operator of the mobile home park shall clearly state any known reasons for the vacancy rate to be in excess of 20% and whether or not the property owner intends in the immediate future to convert the mobile home park to another use.
- (C) If it is determined that the owner of the mobile home park intends to apply for a conversion of the mobile home park to another use, the Director of Planning & Zoning shall immediately inform the property owner of the requirements of this Chapter.

Section 4. Section 8CC-10 of the Code of Miami-Dade County is hereby amended as follows:

Sec. 8CC-10. Schedule of civil penalties.

The following table shows the sections of this Code, as they may be amended from time to time, which may be enforced pursuant to the provisions of this chapter; and the dollar amount of civil penalty for the violation of these sections as they may be amended.

	*	*	*
19-15.12(C)	Second or subsequent offense of illegal use of vehicle as business adverting display	500.00	
>>19A-1	<u>Failure to provide notice</u>	<u>1,000.00</u> <<	
21-20.18	Failure to perform criminal history records check in connection with sale of firearm	500.00	
	*	*	*

Section 5. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 6. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 7. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency: _____

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Prepared by:

Sponsored by



MIAMI-DADE COUNTY 2009 STATE LEGISLATIVE REQUEST

1. NAME OF DEPARTMENT
Department of Planning and Zoning

DEPARTMENT CONTACT PERSON, E-MAIL ADDRESS, TELEPHONE,
AND FAX NUMBER
Subrata Basu/ basus@miamidade.gov/ (305) 375-2557/ Fax (305) 372-6076

2. NAME OF LEGISLATIVE ISSUE REQUEST
Review of Mobile Home Relocation Plan requirements

3. DEPARTMENTAL RECOMMENDATION OF ACTION NEEDED (Include whether change is legislative or administrative in nature.)

Advocating changes to State legislation would include the following:
 - Reauthorize and lift the cap on Sadowski Housing Trust Fund.
 - Reassess the amount of reimbursement currently available to displaced residents for relocation from the State Relocation Trust Fund and allow for adjustments to reflect current market conditions.
 - Extend the time beyond 45 days that is currently allowed for First Right of Refusal by HOA when a park is for sale.
 - Allow for longer notice period for eviction in case of sale of the property.

4. STATEMENT OF CURRENT PROBLEM THAT THE LEGISLATIVE CHANGE IS INTENDED TO ADDRESS (Please include information that will help us advocate on the County's behalf.)
The current provision is not adequate in meeting the needs of the majority of the mobile home residents financially as well as with respect to the time needed to transition into a different location and or a different lifestyle. (See Background information below)

5. IMPACT OF CHANGES TO MIAMI-DADE COUNTY (What does the proposed legislation do and how does it address the current problem? Are there other alternatives to addressing the problem? What are the pros and cons of the legislation?)
The unincorporated County currently has about 8,000 mobile home units. These units provide a much needed supply of affordable housing types for a

section of population who can not afford any other type of housing. Due to development pressures during recent years and the escalating cost of land value, many of the mobile home park owners are converting mobile homes to other more income producing developments. This process has developed a sever shortage of mobile home inventory and creating a sense of emergency and potential to creating additional homelessness. The current legislation does not provide enough relief for the current owners of mobile homes nor does it address those renting in mobile home parks. State legislation could assist tenants and owners in different ways, i.e., it could provide tax incentives for park owners to convert to owner occupied parks, to mobile home owners and tenants and for alternative types of housing in the parks.

6. INTERDEPARTMENTAL IMPACTS (Describe potential impacts to other departments.)

Any improvements in the relocation legislations will make it a lot easier to assist Mobile Home residents in their relocation efforts. Departments of Team Metro and Human Services are directly impacted since they provide the actual assistance to the residents with necessary assistance. Additionally the Building Department would not be faced with numerous violations and enforcement issues and the residents would live in a safer environment.

BACKGROUND

A growing issue within the State of Florida and parts of the County is the lack of affordable housing. Mobile home parks provide such housing however, parks are being lost to different factors such as redevelopment and code violations and enforcement. In order to have time to look into this matter, effective Oct 26, 2007, the Board of County Commissioners imposed a zoning moratorium on the majority of the existing mobile home sites within the unincorporated Miami Dade County. The issues surrounding mobile homes are complex for a variety of factors. First, the mobile home parks are almost all privately owned and therefore any legislative response must be mindful of constitutional issues regarding de-facto "taking" of private property; second, in many instances, the owners of the mobile homes have placed their structures on land under lease from the owners of the parks; third, the regulation of the mobile home parks are generally governed under State statutes which arguably tend to be more protective of the rights of the property owners than of the leasehold interests of those occupying the homes; fourth, in many instances the physical conditions of the homes and of the parks themselves are such that code violations, if strictly enforced, could force their closure, and fifth, the residents of the parks are generally poor, elderly and lack economically feasible options or choices to pursue without forms of subsidy being provided directly to them. Even if economic subsidy is available and provided, it only can provide limited time economci assistance. These constitutional, jurisdictional, economic, and regulatory and enforcement factors make a government response exceedingly difficult to construct and implement. Current legislative intent clearly requires local governments to ensure that adequate mobile homes or other suitable facilities exist before allowing redevelopment on an existing mobile home park site. It also recognizes that there is a need for additional financial assistance to help the

most economically disadvantaged of the displaced mobile home residents. There is a need for state legislation to be implemented to strengthen local government's ability to assist impacted homeowners in securing safe and affordable housing. Additionally, state and local policies are needed in support of preservation of economically viable mobile home parks and where appropriate, to encourage resident ownership opportunities. The requested proposed changes will allow for a reevaluation of the existing legislation and provide for a basis for any modifications to the current legislation, if appropriate.

- 7.
8. PROPOSED LANGUAGE (Attach or insert a draft of the proposed changes to Florida Statutes.)
Insert Text Here.
9. LIST ANY KNOWN ORGANIZATION OR GOVERNMENT ENTITY THAT WOULD SUPPORT THIS PROPOSED CHANGE
Insert Text Here.
10. LIST ANY KNOWN ORGANIZATION OR GOVERNMENT ENTITY THAT WOULD OPPOSE THIS PROPOSED CHANGE
Insert Text Here.
11. ARE GRANT, FORMULA, OR OTHER FUNDS NEEDED TO ACCOMPLISH THIS CHANGE? (If so, what are the sources of these funds.)
Insert Text Here.
12. PRIORITIZE YOUR REQUEST NUMERICALLY (If you submit more than one state legislative request, rank them in numerical order.)
Insert Text Here.

Attachment E
**Values are from the 2007 Preliminary
 Assessment Roll**

ID	TRAILER PARK	PROPERTY APPRAISAL MARKET VALUE	TAXES 2007
1	HONEY HILL MOBILE HOME PARK	7,381,800	131,879
2	ROYAL COUNTRY MOBILE HOME PARK	16,225,000	289,745
3	LANDMARK PLAZA & TRAILER	4,132,300	75,194
4	DIXIE MOBILE COURT	620,991	11,069
5	COE'S TRAILER COURT	3,737,328	68,226
6	SHADY OAK TRAILER PARK	1,357,325	24,195
7	BOB'S TRAILERVILLE	865,080	15,421
8	PALM TRAILER PARK	2,213,028	39,645
9	JONES FISHING CAMP TRAILER	226,154	4,635
10	COLONIAL ACRESS MOBILE HOME PARK	6,214,503	118,863
11	J BAR J	1,851,036	33,200
12	MIAMI HEIGHTS TRAILER PARK	1,712,617	30,647
13	PALM LAKE TRAILER PARK	1,512,000	27,239
14	TRADEWINDS TRAILER PARK	971,453	20,072
15	SUNNY SOUTH TRAILER PARK	2,703,500	50,513
16	AVOCADO TRAILER PARK	429,049	8,252
17	ROVELL TRAILER PARK	1,679,499	30,358
18	TROPICAL VILLAGE	2,965,803	53,447
19	TRINIDAD COURT	1,648,735	31,663
20	SUNNYLAND TRAILER PARK	861,840	16,098
21	LANDMARK MOBILE HOME PARK	426,816	7,655
22	CARLEY'S	3,071,802	55,760
23	BLUE BELLE TRAILER PARK	2,316,780	42,077
24	FRONTON TRAILER PARK	735,064	14,989
25	ROYAL DUKE	1,918,990	34,206
26	ALL STAR 36 STREET	1,614,436	30,194
27	RIVER PARK APTS & TRAILER PARK	5,182,980	100,853
28	LIL ABNER MOBILE HOME PARK	5,310,891	94,665
29	MIAMI TERRACE MOBILE HOME PARK	3,002,111	53,512
30	GABLES TRAILER PARK INC	1,267,305	22,930
31	HOMETOWN AMERICA MANAGEMENT LP - (Univ. Lakes)	26,313,099	469,035
32	AMERICAN VILLAGE CONDOMINIUM		
33	SILVER PALM MOBILE HOME PARK	648,000	11,550
34	REDLAND MOBILE HOME PARK	400,000	7,130
35	GATEWAY ESTATES CONDOMINIUM		
36	GATEWAY WEST CONDOMINIUM		
37	GOLD COASTER TRAILER PARK	4,039,200	71,999
38	PINE ISLE MOBILE HOME PARK	2,526,698	45,038
39	LEISURE EAST (PALM GARDEN RV PARK)	895,242	15,957
40	LEISURE MOBILE HOME PARK/PALM GARDEN MH	1,588,764	28,615
		73,386,646	2,186,526

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