



## MEMORANDUM

Amended  
Agenda Item No. 5(F)

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

DATE: February 19, 2008

FROM: Kay Sullivan, Director  
Clerk of the Board Division

SUBJECT: Public Hearing on County Manager's  
Report and Recommendations Relating  
To Temporary Moratorium for  
Properties being utilized as Mobile  
Home Parks in Unincorporated Miami-  
Dade County

  
Harvey Ruyin, Clerk  
Circuit and County Courts

R#167-08

In accordance with Section 33-319(h) of the Code of Miami-Dade County, a public hearing has been scheduled before the Board of County Commissioners to consider and review the County Manager's report and recommendations relating to the imposition of a temporary moratorium for properties being utilized as mobile home parks in unincorporated Miami-Dade County, pursuant to Resolution R-1161-07.

Attachment  
KMS:dc

APR 23 2008 10:17 AM  
MIAAMI-DADE COUNTY  
CLERK OF THE BOARD

# Memorandum



**Date:** February 19, 2008

**To:** Kay Sullivan, Division Director  
Clerk of the Board

**From:** George M. Burgess  
County Manager

**Subject:** Resolution regarding temporary moratorium for properties being utilized as mobile home parks in unincorporated Miami-Dade County and directing the implementation of the strategies recommended in the mobile home park report dated February 19, 2008 as ordered by Resolution R-1161-07 to mitigate the impact of redevelopment on properties in the study area described in Resolution R-1161-07.

Pursuant to Section 33-319(h) of the Code of Miami-Dade County, please place the attached proposed resolution on the Board of County Commissioners' agenda for February 19, 2008. Please note this item will require notice as it is a public hearing.

Should there be any concerns regarding this item, please contact Nancy Rubin, Esq. of the Department of Planning & Zoning at extension 3075.

Attachment

CLERK OF THE BOARD  
2008 FEB 11 PM 1:38  
CLERK - PLANNING & ZONING DEPARTMENT  
MIAMI-DADE COUNTY, FLORIDA

# Memorandum



**Date:** February 19, 2008

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

**From:** George M. Burgess  
County Manager 

**Subject:** Resolution regarding temporary moratorium for properties being utilized as mobile home parks in unincorporated Miami-Dade County and directing the implementation of the strategies recommended in the mobile home park report dated February 19, 2008 as ordered by Resolution R-1161-07 to mitigate the impact of redevelopment on properties in the study area described in Resolution R-1161-07

---

## Recommendation

It is recommended that the Board of County Commissioners adopt the proposed resolution dissolving the temporary moratorium and directing the implementation of the strategies recommended in Mobile Home Park Report dated February 19, 2008 (the Report) as ordered by Resolution R-1161-07, to mitigate the impact of redevelopment for properties utilized as mobile home parks in unincorporated Miami-Dade County.

## Scope

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

## Fiscal Impact

Fiscal impacts for each of the recommendations would have to be further analyzed separately as we determine the magnitude of the demands for assistance. The report identifies various possible funding sources to be used. Some of the recommendations only involve creation of ordinances and setting up procedures for reviews of plans and will not have any fiscal impact.

## 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 expires on February 22, 2008. The Report presented to this Board on February 19, 2008 and is incorporated herein. As background information, the report contains historical and present context of mobile home parks in Miami Dade County. It highlights the socio-economic characteristics of the residents and provides a land use and

legal analysis for the suggested recommendations. It summarizes similar initiatives undertaken in other communities and lists several national programs designed to provide assistance to the residents.

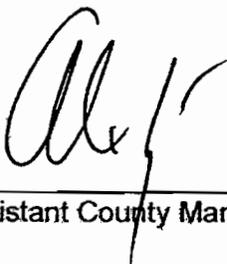
This moratorium applies to a total of 40 mobile home park sites that are located in the unincorporated Miami-Dade County. The estimated number of units in these parks is approximately 8,000. Within the last five years a total of 11 existing or former park sites were subject of land use amendments. Additionally, about 10 existing and future park sites were subjects of rezoning during the same period.

All the park sites have underlying zoning classifications and the mobile home use was granted through an unusual use permit process. The report does not recommend changes to any of the existing zoning districts or creation of a new zoning district. Pursuant to Section 33-319(h) of the Miami Dade Code, the moratorium can only be extended if the Board determines that the applicable zoning districts should be changed, or new districts created. Therefore, it is recommended that the Board dissolve the moratorium and approve the accompanying resolution to direct the Administration to implement the recommended strategies to mitigate or lessen the potential impacts on the residents living in the mobile home parks when the park sites are scheduled for redevelopment.

The report outlines various recommendations. Some require further analysis and a longer-term to implement. While we keep pursuing these strategies, it is my recommendation that the following actions are implemented immediately. If the Board wishes to accept the recommendation and approve the resolution, the staff will bring back necessary implementing ordinances or resolutions with corresponding analysis for Board action after presenting the same to the appropriate Committees.

- 1) Assure economic viability of existing parks by establishing an amnesty program to legalize certain building and zoning code violations that have been in existence and by lessening the financial burden of the park owners and residents through grants, low interest loans etc. to keep the parks open and upgrade existing conditions.
- 2) Continue and enhance the existing programs to assist in promoting asset building among the mobile home owners through Team Metro, Department of Human Services and Homeless Trust.
- 3) Prepare an ordinance requiring a detailed "exit plan" for any mobile home park site that is contemplating redevelopment.
- 4) Enter into a partnership with low income housing developers to create a pool of affordable housing to assist in relocation of displaced residents.
- 5) Include the suggested items under "Advocating Changes to State Legislation" in the County's State Legislative priorities.

As mentioned earlier, the report contains additional strategies to address the concerns of the residents of mobile home parks. Upon the Board's review and consideration of all the strategies, the staff will provide a status report within 90 days.



Assistant County Manager

4

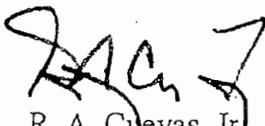


# MEMORANDUM

(Revised)

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

DATE: February 19, 2008

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

SUBJECT: Amended  
Agenda Item No. 5(F)

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

5

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 5(F)  
2-19-08

**RESOLUTION NO.           R-167-08**

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 REPORT DATED FEBRUARY 19, 2008 AS ORDERED BY RESOLUTION R-1161-07 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" (the "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 County Manager to immediately implement the recommendations contained in the Report, including, without limitation, the recommendation for an "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. This Board hereby orders 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 directs the County Manager to analyze in greater detail the appropriateness of existing zoning districts or the creation of new zoning districts for mobile home parks in unincorporated Miami-Dade County and to report to the Board within 90 days. The County Manager is further directed to submit within 90 days for this 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. Finally, the County Manager is 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.

The foregoing resolution was offered by Commissioner Barbara J. Jordan, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 19<sup>th</sup> day of February, 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

**KAY SULLIVAN**

Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JM

John McInnis

CLERK OF THE BOARD  
2008 FEB 11 PM 1:55  
CLERK OF THE BOARD  
MIAMI DADE COUNTY COURTS  
MIAMI DADE COUNTY, FLORIDA

## Mobile Home Park Report on Building Permit Moratorium

Prepared by:  
Department of Planning and Zoning  
Miami Dade County, Florida  
February 19, 2008

## **Background**

On September 26, 2007 a temporary administrative order was imposed prohibiting the issuance of building permits for structures and/or uses on any property in unincorporated Miami-Dade County being utilized as a mobile home park, as said term is defined in Chapter 33 of the Code of Miami-Dade County. In accordance with the procedure specified in Section 33-319 of the Code of Miami-Dade County, the administrative order was scheduled for consideration of the Board of County Commissioners (Board). On October 16, 2007 the Board adopted Resolution No R-1161-07 as follows:

*Resolution ordering a building moratorium for properties utilized as mobile home parks in the unincorporated area of Miami-Dade County, directing the County Manager to submit a report on the appropriateness of existing zoning districts and regulations applicable to said properties and to recommend strategies to mitigate the impacts of redevelopment*

The adopted Resolution (Appendix A) ordered that a temporary moratorium on the issuance of building permits for structures and/or uses on any property in unincorporated Miami-Dade County currently being utilized as a mobile home park be imposed for one hundred and twenty (120) days from the effective date of the Resolution (October 26, 2007). The Resolution also directed the County Manager to submit a report within 120 days on the appropriateness of existing zoning districts and regulations applicable to said properties and to recommend strategies to mitigate the impacts of redevelopment. Pursuant to that directive, this report provides the results of the study conducted by the Department of Planning and Zoning and recommendations for the Board's consideration. Pursuant to Miami Dade Code Sec 33-319 (h) should the Board determine that the applicable zoning districts should be changed, or that new districts be created, it shall issue its order continuing the building moratorium and shall immediately take appropriate actions required for such changes. If the Board determines that the zoning districts should remain the same, it shall immediately issue its order to terminate the building moratorium.

## **Historical Context for mobile home parks in Miami Dade County**

The origins of mobile home parks in Miami can be traced to earlier "motor courts." Motor courts were basically a 1920s version of motels for visitors that came down by car. Motor courts were not for year-round residency. During the depression years and after WW II, many motor courts transitioned into mobile home parks for year-round occupancy because they provided affordable shelters and also helped address the housing shortage. The number of mobile home parks steadily rose during the 50s and 60s. In 1947 the average unit was 8 ft. wide and 27 ft. long and cost about \$2,400. In the mid-fifties a new series of

trailers, or mobile homes, were introduced which were 10 ft. wide and 50 ft. in length. By this time the cost of a mobile home had climbed to \$5,000.

Mobile home parks were economical alternatives to single-family home residency. They were generally well maintained and landscaped. Residents enjoyed small town, community-type living in mobile home parks. They could enjoy various social and sport activities that bonded park residents together. During the latter 1960s and 1970s, many new mobile home parks were designed imitating suburban subdivisions with ever-larger units. Some of these complexes were distributed along watercourses or park-like areas. These later mobile home parks were quite attractive and served to further blur the distinctions between 'real subdivisions' and more economical mobile home villages. Our records indicate that nearly 70% of the existing mobile home parks were built prior to 1960.

Since its inception in 1938 the zoning code made reference to Mobile Home Parks as an "unusual use" which was defined as any use of the premises which conflicted with a normal and expected use in the zone where a property was located. Approval subject to conditions could be obtained administratively from the Zoning Director upon written approval of property owners within a specified radius, which ranged from 500 to 1,000 ft. Approval could also be obtained for the use at a public hearing. The oldest existing park was established in 1936 and predates the establishment of the zoning code.

As the zoning code was expanded to address a growing community, the code was amended in 1957 to include a Section on "Trailer Camps". The nomenclature was amended at a later date. As of 1957, Mobile Home Parks (as they are currently described in the code) were not allowed on any parcel of land without a public hearing. The zoning code did not allow and still does not allow these uses as a matter of right in any zoning district. The standards for approval were that the use could be approved upon a determination by the Zoning Appeals Board (ZAB) that the use did not conflict with the existing neighborhood, would not depreciate the value of the surrounding community, and would not affect the general welfare.

In addition, the 1957 legislation required these parks to be located on sites with a minimum of 10 acres and a lot frontage of 330 ft. Individual trailers were required to be located on sites with a minimum size of 35 x 40 ft. The number of occupants was limited to the sleeping capacity of the trailer home design and the parks were required to obtain an annual use permit. The code also included provisions to require landscaping along the perimeters of the parks.

In early 1970, the demand for these uses intensified, the Board requested that the Directors of both the Planning, and the Building and Zoning Departments, submit a report on Mobile Homes in Dade County. The report was prepared and

submitted to the Board on May 11, 1970 (Appendix B). The report outlined the status of mobile home activity and outlined recommendations in order to assure "quality residential development". At that said time, just as today, the report recognized that this housing-type was the only one "within the reach of many county citizens who were being priced out of the housing market by the costs of regular construction", and also recognized that some people preferred to live in these housing types as opposed to conventional housing. The zoning regulations had remained the same since the late '50s but, upon review of the 1970 Report, the Board decided to amend the zoning code in order to implement the recommendations contained in the Report.

In 1971, Ordinance # 71-54 expanded the requirements of Mobile Home Parks in order to exert greater control over their development and "to ensure the preservation of the safety, health and welfare of the mobile home community."

The changes to the zoning code resulting from this Ordinance increased the minimum campsite area from 10 acres to 30 acres, and the required frontage was increased from 330 ft. to 660 ft. The perimeter landscape buffering was also expanded and was required to be maintained to provide after two years a specific percentage of visual barriers from the rights-of-way and abutting properties under separate ownership. The 1971 Ordinance also required that 80 percent of the individual mobile home sites would have to be a minimum of 45 x 90 ft. in size, and only 10 percent of the sites were permitted to have an area of 3,200 sq. Ft. Each individual mobile home was to be occupied only by one (1) family. Compliance with the code was made the responsibility of the park owner, operator and tenant.

With the passage of this Ordinance the requirements for setbacks for each individual home were introduced into the code, as well as lighting requirements and allowances for garbage and waste pick-up. Allowances were also made to allow for the provision of certain commercial uses needed by the residents and deemed to be "servicing uses", such as, laundrettes and nurseries.

Mobile home parks were required to be platted and, although streets could remain private, they were required to be 25 ft. wide for two-way roads and 12 ft. wide for one-way drives and were to be designed with varied street patterns, which would result in a variation of block sizes and shapes. A minimum of 500 sq. ft. of common open space was required per mobile home unit. This was intended to provide a recreational amenity, which would benefit the mobile home residents.

Once approval was granted at public hearing, the mobile home park had a total of one and one-half years to obtain building permit approval. If no permits had been applied for after the specified time, the approval was deemed null and void and the establishment of the park would require public hearing action. No further

amendments have been made to Article XII "Mobile Homes and Mobile Home Parks" since the passage of the 1971 Ordinance.

### **Present Context**

As the population of Miami Dade County continues to grow at a steady pace of approximately 30,000 a year and the availability of developable land is depleted, housing affordability becomes a major challenge. With sharp increases in land value, there are increasing pressures to redevelop mobile home park sites, especially the older ones, for infill and higher density developments. Mobile home parks serve a critical role in providing much needed affordable and workforce housing. The challenge we are facing is the elimination of these housing units that are the only shelter many of the County residents can afford. Mobile homes provide an opportunity for low-cost "single family" styled living. Existing supply of affordable and workforce units are not adequate to meet the needs of the county residents and the loss of these mobile home units has a detrimental effect on the lives and welfare of these residents. Depleting this limited short supply of housing affordable to them would only exacerbate our existing affordable housing crisis.

This moratorium 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. Within the last five years a total of ten existing or former park sites were the subject of land use amendments. Additionally, about ten existing and future park sites were also the subjects of rezoning during the same period.

Mobile home residents in 2005 numbered 34,883 or 1.5 percent of the total population for Miami-Dade. There was a great variation in the population at individual mobile home parks. Data specific to individual mobile home parks in 2000, showed population ranging from 52 to 3,228.

Since 2000, mobile home residents have decreased by 3,212. This is primarily a result of a decrease in the number of units by 664. It is in sharp contrast to total housing units in Miami-Dade that rose significantly from 2000 to 2006, increasing by over 100,000. Mobile homes numbered 13,478 in 2000, this figure declined to 12,647 in 2006. (See Table 1 that shows various characteristics for mobile home residents overall in 2000 and 2006). In 2000, mobile home owners represented just 2.2 percent of all owner-occupied units in the County. Since then, the percentage has declined to 1.8 percent.

**Table 1: Mobile Homes Characteristics Compared to All Housing Units  
 Miami-Dade County, 2000 and 2006**

**Median Value of Homeowner Occupied Unit**

Mobile Homes As		
<u>Mobile Homes</u>	<u>All Homes</u>	<u>Percent of Total</u>
2000 \$21,000	\$113,200	18.6%
2006 \$35,700	\$308,500	11.6%

**Average Household Income 2000**

<u>Mobile Homes</u>	<u>All Homes</u>	<u>Percent of Total</u>
Renters \$27,682	\$32,184	86.0%
Owners \$35,307	\$67,163	52.6%

**Monthly Average Owners Cost 2000**

<u>Mobile Homes</u>	<u>All Homes</u>	<u>Percent of Total</u>
\$599	\$893	67.0%

**Monthly Average Gross Rent**

Mobile Homes As		
<u>Mobile Homes</u>	<u>All Homes</u>	<u>Percent of Total</u>
2000 \$465	\$660	70.5%
2006 \$636	\$909	70.0%

**Housing Unit Count 2000 and 2006**

2000					
	<u>Mobile Homes</u>	<u>%</u>	<u>All Homes</u>	<u>%</u>	
Renters	3,744	24.4	327,441	38.4	
Owners	9,734	63.5	449,333	52.7	
Vacant	1,860	12.1	75,504	8.9	
2006					
	<u>Mobile Homes</u>	<u>%</u>	<u>All Homes</u>	<u>%</u>	
Renters	3,615	24.6	333,061	34.9	
Owners	9,032	61.6	495,733	52.0	
Vacant	2,027	13.8	124,237	13.0	

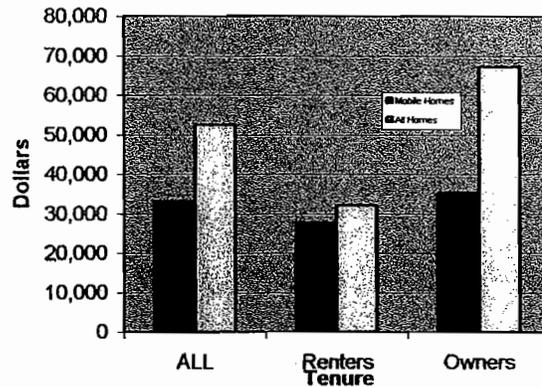
Source: U.S. Census Bureau. 2000 Census, 2005 and 2006 American Community Survey.

Note: Data are estimates based on a sample and are subject to sampling variability.

In terms of income, mobile home households were considerably below that for all households. In 2000, average household income was \$31,840 compared to \$52,753 for all households. When we look at this income measure by tenure the difference between renters and owners is made clear. Mobile home renters had an average income of \$27,682. This was \$4,500 lower than the comparable figure for all renters. However for mobile home owners, average household income at \$35,307 was just over half of the figure of \$67,163 for all homeowners. Based on 2000 data specific to mobile home parks for both renters and owners,

there was a considerable variation in average household income. It ranged from \$15,316 to \$36,594. In general, a higher rate of ownership was associated with higher average income. Chart 1 below graphically depicts average household income by tenure for all mobile park households and countywide.

Chart 1  
Average Household Income for Mobile Home  
Versus All Households  
Miami-Dade 2000

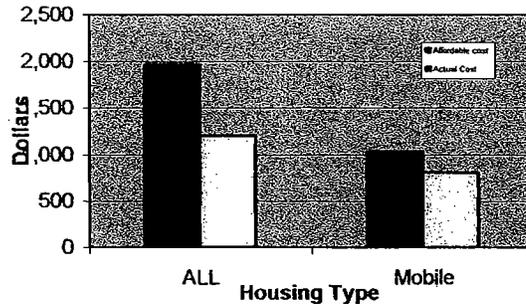


Source: U.S. Census Bureau, Decennial Census 2000. Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

Another important characteristic of mobile home households, is the average monthly housing costs for both renters and owners. In both cases, the percent of income devoted to monthly housing costs was quite similar. In 2000, mobile home renters paid \$465 in monthly average gross rent. This figure was approximately 30 percent lower than that for all renters in Miami-Dade. While gross rent for mobile home renters increased to \$636 in 2006, the comparable figure for all renters was \$909. Gross rent in 2000 showed great variation in the mobile home park specific data, from a low of \$114 to a high of \$600. The 2000 data also indicated that the average monthly cost for mobile home owners was \$599 or almost \$300 less than the figure for all homeowners.

Average monthly housing costs were a considerably higher burden as a percent of income for mobile home owners versus all homeowners. Average monthly cost for the mobile homeowners was 20.3 percent compared to 16 percent for all homeowners. Chart 2 shows that in 2006, monthly owner costs for mobile homes were, on average, affordable. Affordable in this context means that actual monthly owner costs were 30 percent or less of gross monthly income. The chart also indicates that for mobile home owners actual costs were a higher percentage of affordable costs than for all homeowners.

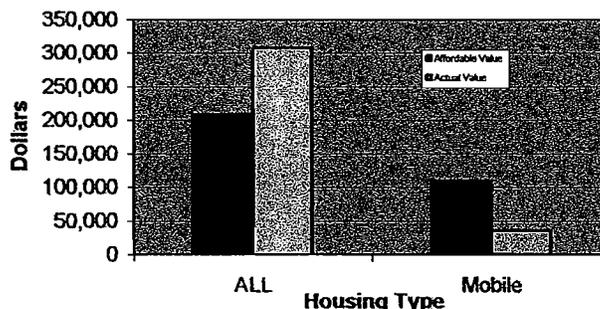
**Chart 2**  
**Current Monthly Owner Cost Compared to**  
**Affordable Cost for Mobile Home and All**  
**Units**  
**Miami-Dade County 2006**



\* Affordable defined as 30% of monthly income of the population that are current owners of the referenced type of unit.  
 Source: U.S. Census Bureau, Decennial Census 2000 and American Community Survey 2006. Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

One critical difference between mobile home owners and all homeowners is seen in the median value of all owner-occupied housing units. In 2000, the median value of owner-occupied mobile homes was \$21,000. The comparable figure for all owner-occupied housing units was \$113,200 or 5.4 times higher than that for mobile home owners. From 2000 to 2006, median-housing values rose rapidly. Median housing values for all housing types rose two and one half times more rapidly than for mobile homes. In 2000, the median value of mobile home owners was just 18.6 percent of the comparable number for all homeowners. The very rapid escalation in the median value for all ownership units over the past six years resulted in the figure of 18.6 percent declining to 11.6 percent. Thus, by 2006 mobile homes were the only significant housing type that remained affordable for home ownership for low-income households. Chart 3 depicts the affordability of mobile home ownership by comparing the affordable cost based on income to actual housing value.

**Chart 3**  
**Affordable Versus Actual Value for Mobile Home**  
**and All Housing Units**  
**Miami-Dade County 2006**



\* Affordable defined as 2.65 times the annual income of the population that are current owners of the referenced type of unit.  
 Source: U.S. Census Bureau, Decennial Census 2000 and American Community Survey 2006. Prepared by Miami-Dade County, Department of Planning and Zoning, Research Section 2007.

15

In sum, while the County population rose by almost 150,000 persons from 2000 to 2006, fewer units of this type of truly affordable housing were available to low income households, thwarting one of the few remaining avenues to home ownership for low-income households.

## **Analysis**

### *Land Use and Zoning:*

Attached Existing Mobile Home Park Inventory: December 2007 (Appendix C) summarizes all the land use and zoning information of all the Parks impacted by the moratorium that are located within un-incorporated Miami Dade County. Each of the forty sites was analyzed for the appropriateness of current zoning and land use designations. Over two thirds of the park sites already have zoning for the property to be developed as either residential or commercial or industrial developments. Less than a third of the parks either have Agricultural or General Use zoning, which will require rezoning to develop those properties at a higher density than one dwelling unit per five acres. Approximately half of the sites have residential zoning while the rest of the sites have a combination of commercial and industrial zoning. While these park sites are scattered throughout the unincorporated area, there is a concentration of a significant number of the park sites in the central part of the county with about four of them located outside the Urban Development Boundary. Each of the park sites has appropriately designated land-use and zoning classifications. The mobile home parks have been approved and permitted through appropriate permits and public hearings.

The conditions of the mobile homes as well as the upkeep of the parks vary greatly from one location to the other. Some of the parks have home sites that are as large as 4,500 sqft with manicured waterfront properties while there are a great number that are of substandard conditions. Adequate incentives should be made available for the park owners of suitable parks, parks that contribute to the viability of the surrounding community, to continue to operate as mobile home park in order to maintain the supply of this type of housing and to avoid displacement of these residents.

The Department of Planning and Zoning (Department) believes that any suggested recommendations by the Department to change land-use or zoning classifications of these park sites may spark a speculative market and in fact may hasten the redevelopment of these properties. The analysis suggests that the property owners themselves, at the appropriate time, should 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. Land-use or zoning classifications in themselves are not the determining factors in addressing the issues of park closures and displacement of the park residents. The focus of the study and recommendations should be around strategies to maintain the

existing supply of the mobile homes, but primarily around policies that will address the loss of these units and assist with the relocation of the residents to help make the transition easier and to create housing opportunities for park residents or for that matter anyone in a similar situation to find adequate and affordable shelter.

*Legal:*

*Section 723.083 F.S.* regulates Governmental actions affecting removal of mobile home owners, which requires that no local government shall approve any rezoning or take any other official actions that results in the removal or relocation of mobile home owners residing in mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the residents.

The State of Florida has preempted local regulation of the landlord-tenant relationship between mobile home park owners and the owners of mobile homes occupying the parks. The Legislature has provided the exclusive remedies available when mobile home park residents are displaced. For the purposes of this discussion, mobile home park residents may be grouped into two categories: 1) those who own the mobile homes, but rent the lots, and 2) residents who rent both the mobile home and the lot.

Residents who own the mobile home, but rent the lot have limited protection. A mobile home park owner is permitted to seek a change in the use of land comprising a mobile home park and proceed with eviction of tenants/mobile home owners provided all tenants are given at least 6 months notice of the proposed change of land use. *Section 723.061 F.S.*

If an eviction occurs because of change of land use, the mobile home owner/resident is entitled to compensation as follows: the lesser of (a) the amount of actual moving expenses or (b) \$3000 for single-section or \$6000 for multi-section mobile home. Moving expenses include cost of taking down, moving, and setting up the mobile home in a new location. *Section 723.0612 F.S.* No payment is required if the mobile home park owner moves the mobile home owner to another mobile home or location in the same mobile home park or pays to move the mobile home owner to another mobile home park. *Section 723.06116 F.S.*

As an alternative to moving the mobile home, an evicted mobile home owner may abandon the mobile home in the park and collect \$1375 for a single-section or \$2750 for multi-section home, but must deliver title and release of liens to the mobile home park owner; no payment if eviction notice filed prior to mailing date of notice of change in use. *Section 723.0612 F.S.*

Residents who own neither the mobile home nor the lot, but rent both, have even fewer protections. These landlord-tenant relationships are governed by the Florida Residential Landlord and Tenant Act (Chapter 83, Part II). Under that Act, tenancy may be terminated by either party upon written notice. If the tenancy is from year-to-year, notice must be given not less than 60 days prior to the end of the annual period. If the tenancy is from quarter-to-quarter, notice must be given not less than 30 days prior to the end of a quarterly period. If the tenancy is from month-to-month, only 15 days notice is required prior to the end of the monthly period. *Section 83.57, Fla. Stat. (2007)*. There is no provision for displacement allowance or other compensation for a displaced homeowner.

<b>Chapter 723</b>	<b>Mobile home park lot tenancies</b>
723.002	When both mobile home and lot are rented or when fewer than 10 lots are available for rent the tenancy shall be governed by Florida Residential Landlord and Tenant Act (Chapter 83, Part II)
723.003 Definitions	(8) Mobile home park subdivision: subdivision of mobile homes where individual lots are owned by owners and a portion of subdivision or amenities exclusively serving subdivision are retained by subdivision developer
723.0381 Civil actions	Dispute resolution process for disputes over changes in rental, rules & regulations, etc.
723.061 Evictions; grounds; proceedings	(1) Grounds for eviction (d) change in use of land comprising mobile home park, provided all tenants are given at least 6 months notice of proposed change of use; no rent increase within 90 days of notice of change of use of land (2) In event of eviction for change of use, homeowners must object by petitioning for administrative or judicial remedies within 90 days of notice. Any homeowner may object to a zone change at any time
723.06116 Mobile Home Relocation Trust Fund	(1) If mobile home owner is required to move due to a change in use of land, the park owner shall pay to the Mobile Home Relocation Trust Fund \$2750 for each single section mobile home and \$3750 for each multi-section mobile home for which the home owner has requested moving expenses [the mobile home owner is paid from the Trust Fund] (2) No payment required of park owner moves home owner to another mobile home (same park) or another mobile home park at his expense
723.0612 Change in use; relocation expenses; payments by park owner	(1) Payment is the lesser of (a) amount of actual moving expenses or \$3000 for single-section or \$6000 for multi-section mobile home Moving expenses include cost of taking down, moving, and setting up the mobile home in new location (3) Mobile home owner must apply to Mobile Home Relocation Corporation by filing (a) copy of eviction notice or notice of change of use, and (b) contract with moving or

towing company for moving expenses;

**(4)** Payment approved by Corporation within 45 days or deemed approved; **(5)** Actions of Corporation can only be challenged by cert in the county where the claimant resides within the time allowed under Florida Rules and Appellate Procedures.

**(7)** Mobile home owner may abandon the mobile home in the park and collect \$1375 for single-section or \$2750 for multi-section home, but must deliver title and release of liens to mobile home park owner; no payment if eviction notice filed prior to mailing date of notice of change in use

---

723.071 Sale of mobile home parks	<p><b>(1)(a)</b> Owner required to give notice to homeowners association of offer for sale, price, terms and conditions of sale</p> <p><b>(b)</b> Homeowners, thru homeowners association, shall have right to purchase park as long as they meet the price, terms, and conditions of park owner – contract required w/in 45 days of notice</p> <p><b>(2)</b> park owner is under no obligation to sell to homeowner's association or to interrupt or delay negotiations; free at any time to sell to anyone else</p>
--------------------------------------	---

---

723.083	Governmental action
---------	---------------------

*Currently available County services:*

The County has an Outreach Task Force with a team of multilingual workers, led by Team Metro and the Department of Human Services, including representatives of State, County, and local agencies who attempt to provide the residents of the Mobile Home Parks with information about housing and relocation assistance. These resources include recommendations and services in an attempt to make a smooth transition during the closure of a mobile home park, or just as an attempt to improve the quality of life for the park or the adjacent neighboring communities. Some of the major programs available to the residents are as follows:

- **Outreach Meetings and Communication with Park Residents:**  
The Task Force, if necessary, will coordinate all public meetings at the park to encourage and assist residents to develop a relocation plan. The team will conduct a comprehensive needs assessment with the affected individual/family, and make referrals and placement to available shelter(s) or support services such as medical care, mental health services, medical detoxification, educational and vocational programs, employment, or other appropriate services. Throughout the closure process, the team will remain involved and in close communication with the residents, managers, park owners, and other agencies to ensure that each park is closed on time and the residents

are relocated safely. State of Florida information regarding relocation assistance will also be provided, and staff will work with the residents to complete the necessary documentation.

- **Neighborhood Service Centers:**  
The County currently has a network of ten (10) neighborhood multi-purpose service centers from Florida City to the Broward County line, two (2) emergency housing complexes and has contracts with three (3) boarding home providers. Services include: financial assistance to the medically disabled, emergency housing, boarding home placement, utility assistance and information and referral.
- **Housing Assistant Grant Program (HAG):**  
This was developed in March 2007 as a program to provide families with short-term assistance in relocating to other areas. Assistance is provided to Miami-Dade residents who want to relocate and can afford to pay the monthly rent, but could not afford to come up with the one time deposits or relocation fees attributed to moving (security deposits, first month rent, moving expenses and utility deposits).
- **Emergency Housing Assistance:**  
This provides services to eligible Miami-Dade County families or individuals 55 years or older, who are experiencing housing displacement as a result of a formal eviction (five-day summons or 24-hour notice), facing imminent eviction, foreclosure, having been the victim of a fire or a natural disaster or governmental action. Eligible clients in need of emergency housing placement are referred to one of the two Emergency Housing Centers strategically located in the North and South areas of the County. Additionally, another facility, (Jack Orr Plaza) located in the downtown area is utilized for placement of seniors age 55 and older. The clients are allowed to reside at the centers for a period of 120 days. Extensions beyond this period must be requested in writing, having documented proof of inability to secure permanent housing within the specified time frame. While in a Center, the clients are provided services to assist them with acquiring and sustaining permanent housing. Additional services include tutoring for school age children, nutritional seminars and lessons in public safety. Collateral referrals for legal assistance, health care, childcare, employment, HUD Housing and support groups are also provided as needed. Clients have access to transportation tokens to aid in their mobility to medical and social service appointments. Transportation is also offered when clients are ready to relocate to a permanent residence. Each client or primary resident is assigned to a Social Worker who performs the

functions related to case management on a daily to weekly basis depending on the need.

- Homeless Housing and Services

The Homeless Trust provides Emergency Housing (typically up to 60 days) is provided via 1,400 beds located throughout the County. Short-term housing placement assistance, including move-in expenses (deposits and furniture, first and last month's rent and security) and short-term rental assistance is another program provided via the Homeless Trust. Transitional housing (up to 24 months) is provided as well. Permanent Supportive Housing (Housing with services) is provided to those people who are both homeless and have a qualifying disability.

*Code Enforcement:*

Mobile Home Park owners are responsible for the maintenance and safe operation of their mobile home according to Federal, State and local standards. This includes the maintenance of the exterior area around the mobile home lot. However, mobile home park operators are also responsible for notifying the occupants of the requirements of local County code. Mobile home park owners, aside from being responsible for the operation of the park, the amenities, and grounds maintenance, are also responsible under Chapter 19 and 33 for compliance with local ordinances by their tenants. Compliance with Chapter 19 (Lot Junk, Garbage and Trash Clearing) is the responsibility of the park operator in the event the tenant fails to comply. Both state law and local ordinance require that park owners make their tenants aware of their duties and responsibilities to comply with local ordinances.

*Other communities/available programs:*

Mobile home communities are a very important type of low-income housing throughout the nation. In order to maintain mobile home parks as a viable source of affordable housing for lower income individuals and families, many communities across the nation have developed programs to address the growing problems that arise from the sale of mobile home parks for alternative uses of the site. As shown before, these parks typically serve low-income individuals and seniors who have relatively few affordable housing options. In communities with very limited housing opportunities at costs affordable to mobile home residents, these residents are left with even fewer options.

Essentially, actions to address these issues fall into two categories. First some of the municipalities have enacted ordinances that place a temporary moratorium to prevent developers from moving into the building stage. Others have developed strategies to maintain a stock of mobile home housing. This includes the purchase of mobile home parks by municipal entities, in conjunction with non-profit organizations, in order to maintain the property for its residents. Secondly, there has been a growing movement towards resident-owned communities, and

some municipalities provide resources to help homeowner associations organize such efforts.

Park conversion to resident-owned communities offers one of the more promising approaches to maintain mobile home ownership for residents. This addresses the problematic situation of residents owning their homes, but renting the land underneath from the park owner. Problems arise if rents are dramatically increased, the park is not maintained or even worse, the park is shut down. The New Hampshire Community Loan Fund and the Resident Owned Community (ROC) program have been out in the forefront of assisting residents in the creation of resident owned communities.

The following is a sampling of how some of the communities are dealing with this issue.

#### Florida:

##### *Town of Davie*

Imposed a 1-year moratorium on mobile home parks conversion that expires in February 2008. A report on Affordable Housing and Mobile Home Communities was presented at a town workshop in December 2007. Recommendations including inclusionary zoning, linkage fees\*, and a housing trust fund will be crafted into ordinances and presented to the Town Council.

##### *Gainesville*

Instituted a program to supplement the funding assistance offered by the Florida Mobile Home Relocation Corporation. The maximum award, in the form of a grant will be \$3,000. Note: Recently, the City has rejected a developer's redevelopment plan based on insufficient compensation to the residents.

##### *Martin County*

County Commission approved a moratorium on June 5, 2007.

On December 11, 2007 County Commissioners voted to approve a change in the county's growth plan that would allow "site built" homes where only mobile homes are currently allowed.

Examining the possibility of creating a permanent "no net loss" policy. Developers converting a mobile home park would have to replace the same number of mobile homes in another location.

##### *Palm Beach County*

Created a Community Land Trust (CLT) with non-profit status. The County has recently approved funding that will cover the first two years of operation. It will begin operation in January 2008. The CLT will be able to purchase mobile home parks. As mobile home units become obsolete and not safe for occupancy, they will be purchased by the CLT and long-term leases will be offered to the park residents.

---

\* Linkage fees are fees collected from non-residential developments to build affordable housing

*Pembroke Park*

Requires that any proposal to convert a mobile park have to be put on the ballot and approved by at least 65 percent of the vote.

*Pinellas County*

Mobile Home Transition Ordinance: Developers must either show there is adequate affordable housing or pay into a fund for displaced residents.

Rent subsidies up to two years.

Down payment assistance, for those preferring to buy.

Other jurisdictions:

*City of Hayward, California*

Temporary moratorium of 45 days imposed to study issue. Moratorium extended to April 2008.

*San Leandro, California*

Requires relocation plan to be submitted for approval as part of the rezoning application process for mobile home park conversion. Developers must bear the relocation costs. For those mobile home units that cannot be moved to another mobile home park, 12 months of relocation assistance is required for those residents displaced from the park.

*American Canyon, California*

Mobile home park ordinance enacted in 2001 and later modified in 2006. Conversion of an existing mobile home park to any other use requires a review of the use permit by the Planning Commission. This must contain, but not limited to, a conversion impact report and a relocation plan. The park owner/developer must pay residents up to \$8,000 in relocation assistance. No mobile home parks have been converted in the past two years.

Programs:

*Park Saver Loans*

Provide down payment assistance. The Park Saver is a 0% interest second mortgage loan that is secured by the unit and leasehold. A resident can borrow up to \$10,000; repayment begins 10 years after loan is made.

*CFED, Washington, D.C.*

With assistance from the Ford Foundation initiated the "I'm Home" program (Innovations in Manufactured Homes). It invests in affordable communities where manufactured home buyers have control of the land and access to conventional mortgages.

*New Hampshire Community Loan Fund*

Created a comprehensive strategy of resident owned communities (A cooperative model). Today, New Hampshire has 85 resident-owned communities known as (ROCs). Helps facilitate the financing, advises the residents on running the cooperative and continues to offer assistance and new products that are not available through traditional financing channels.

*ROC USA*

Manufactured Housing Park Program. Provides loans and technical assistance to help homeowners buy and manage their manufactured housing parks as cooperatives; provide home loans for individuals in cooperative parks, and create new cooperatives. ROC USA provides this kind of assistance for resident owned communities throughout the country.

## Recommendations

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 options or choices that are economically feasible for them to pursue without forms of subsidy being provided directly to them. These constitutional, jurisdictional, economic, and regulatory and enforcement factors make a government response exceedingly difficult to construct and implement. Any solution would require a multidisciplinary approach. To provide the necessary support to the Department of Planning and Zoning, a multi-agency staff-working group was created that included representatives from the Office of Community and Economic Development (OCED), the Department of Human Services (DHS), Team Metro, the Building Department and the County Attorney's Office.

Given the short amount of time available to develop a set of strategies, the Department conducted three focus group meetings with various stakeholders: the residents, property owners/developers/builders, and developers of affordable housing.

In developing the recommendations, considerations were given to the legislative intent of the F.S. Section 723.083 and the clear policy directives outlined in the Florida Senate Mobile Home Relocation Interim project report dated October 2006 (Appendix D). The 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. The report highlights the need to strengthen local government's ability to assist impacted homeowners in securing safe and affordable housing, while advocating for state and local policies to be supportive of preservation of economically viable mobile home parks and where appropriate, to encourage resident ownership opportunities.

The attached matrix summarizes all the recommendations and suggestions that were generated based on the input received from the focus groups, staff working group and additional staff research. Some of the recommendations are more in

the form of concepts and will need additional analysis to be formulated as specific recommendations. The recommendations and the concepts are presented in five broad categories:

- Assistance for economic viability of existing parks
- Promoting asset building among the mobile home owners
- Assistance to the displaced residents to prevent homelessness and to assure affordable shelter
- Incentives to generate Housing affordable to different income groups
- Advocating changes to State legislation

The Administration recommends the following short term and longer term actions:

- Assistance for economic viability of existing parks

*Short term:*

- 1) Modify existing Code Relief Ordinance 02-44 allowing for a process to legalize illegal structures to meet building code requirements that were in place when they were built, if necessary, to establish an amnesty program to legalize structures/additions to mobile homes built without permit.
- 2) Provide funding for the Affordable Housing Trust Fund created through Ordinance 07-15 to provide necessary assistance, such as low interest loans, park owners and residents in order for them to be able to keep Mobile Home Parks open and to upgrade existing conditions in exchange for maintaining the affordable units.

*Longer term:*

- 1) Evaluate the feasibility of utilizing property tax assessment and limiting taxable assessment through voluntary restrictive covenant to maintain lower tax burden for mobile home parks.

- Promoting asset building among the mobile home owners

*Short term:*

- 1) Assist residents in creating Home Owners Association (HOA) and provide technical assistance and training to own parks. HOA provides the residents better leverage and legal basis for negotiating any possible purchase agreements of the park or other relocation offers.

*Longer term:*

- 1) Coordinate effort with other non-profit organizations to assist residents to become owners of the land through cooperative purchase.

- Assistance to the displaced residents to prevent homelessness and to assure affordable shelter

*Short term:*

- 1) Prepare ordinance requiring developer of a mobile home park, a detailed "Exit Plan" to accommodate the shelter needs of the displaced residents in a compatible, sustainable housing affordable to them when a redevelopment of the park is initiated.
- 2) Strengthen current Department of Planning and Zoning review process to enforce the legislative intent of "no net loss" of affordable units prior to any rezoning or other official actions for properties that have residents living in existing mobile homes.
- 3) Enlist local affordable housing providers to create a pool of providers to assist in temporary or permanent relocation of displaced residents.

*Longer term:*

- 1) Modify existing Affordable Housing Trust Fund ordinance to adequately include the needs of mobile home park residents.

- Incentives to generate Housing affordable to different income groups

*Short term:*

- 1) Adopt a mandatory inclusionary zoning ordinance.
- 2) Change Community Redevelopment Agency guidelines to require a portion of TIF funding for the purpose of providing affordable housing.
- 3) Initiate necessary modifications to set standards in the CDMP and the Zoning Code to allow mobile homes to be replaced with permanent structures.

*Longer term:*

- 1) Create additional mixed income housing opportunities within the premium transit corridor by adopting Master Plan language to allow for greater density and reduce zoning requirements such as parking, setbacks etc. for affordable housing.
- 2) Develop incentives for employer assisted housing.
- 3) Explore feasibility of creating a Community Land Trust.

- Advocating changes to State legislation

Include the following in the State Legislative request:

- 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.

# Recommendations/DRAFT

I. Assistance for Economic Viability of Existing Parks			
Recommendations	Impact	Financial	Lead Agency
Establish Amnesty Program to legalize certain violations that have been in existence on the property.	Avoid expensive enforcement procedures and sometimes adversarial relationship between the county and the residents.	No anticipated impact on the County. Residents would be required to apply and take necessary steps/modifications, as necessary, to legalize the structures.	Departments of Building, Planning and Zoning (DP&Z)
Provide necessary assistance with capital improvements to park owners and residents in order for them to be able to keep Mobile Home Parks open and to upgrade existing conditions	Correct Code violations, providing paving and drainage, providing utilities, making low interest loans to residents for home improvements etc.	Article VIII of Chapter 17 of the Miami Dade County Code of Ordinances provides for an Affordable Housing Trust Fund (Trust). The fund could be replenished through impact and linkage fees and other possible funding sources such as License Plate fees, Lottery, doc stamp etc. A portion of the increased property tax revenue resulting for parks can be dedicated for the Trust fund. CDBG and HOME funds for eligible activities	Office of Community and Economic Development (OCED)
Review property tax assessment and limiting taxable assessment through restrictive covenant	Provides incentive for keeping the park properties affordable.	Potential loss of increased property assessment.	Property Appraisal
			Comments Code Relief Ordinance number 02-44 is already in place to provide relief and a procedure to legalize illegal structures to meet building code requirements that were in place at the time the additions were made.  Properties that are currently zoned AU and GU should be encouraged to maintain the same zoning classifications to keep the property tax burden low and to keep the supply of mobile home units, if appropriate.

29

Create partnership between property owners and the County to provide Social Services	Effective use of County services. Alleviate human suffering due to displacement	Utilizes existing programs, may require expansion of such programs	Department of Human Services, Team Metro
--	---	--	--

**II. Promoting Asset Building Among Mobile Home Owners**

Recommendations	Impact	Financial	Lead Agency	Comments
Assist residents to become owners of the land through cooperative purchase	Enables homeownership, maintains affordable housing stock	Significant governmental and non governmental financial assistance such as Trust, Private Foundations etc. CDBG and HOME funds for eligible activities	Team Metro, OCED	In addition to the financial assistance, technical assistance is necessary. Organizations like ROC USA could provide the technical training to local entities.
Assist residents in creating Home Owners Association (HOA) and provide technical assistance and training to own parks. Identify assistance available from other Governmental sources	Better empowers residents and allows them to make informed decisions and helps them to exercise all their options. HOA provides the residents better leverage and legal basis for negotiating any possible purchase agreement of the park or other relocation offers	N/A	Team Metro, OCED	In the event that a park is for sale the property owner is required to provide the HOA the first right of refusal. This is not required if there is no HOA. Currently there are approximately three parks that have HOA and another one is in the process of forming its HOA

**III. Assistance to Displaced Residents to Prevent Homelessness and to Assure Affordable Shelter**

Recommendations	Impact	Financial	Lead Agency	Comments
Require a detailed Exit Plan to accommodate the shelter needs of the displaced residents in comparable, sustainable housing affordable to them when a redevelopment of the mobile home park is initiated	Assures reasonable accommodation of the residents needs in the development plans, provides for orderly transition	Appropriate incentive programs need to be developed to offset cost of providing the replacement housing	DP&Z	Property owners should be required to notify the DP&Z of any future plans when the vacancy rate exceeds 20% of the licensed capacity of a park

W C

Create a Housing Trust Fund to implement resident relocation assistance plan including grants and loans for gap financing	Assist residents with transition from mobile home to another form of shelter	Allocate seed funding (potential sources CDBG and HOME funds for eligible activities, GOB, private foundations and grants)	OCED	Existing Trust ordinance may need to be modified
Create a pool of Affordable housing providers to assist in relocation of displaced residents	Assist residents with transition from mobile home to another form of shelter	Voluntary partnership with affordable housing developers	OCED	
Buy surplus residential units for workforce housing	Increase affordable housing stock, allows for mixed income communities	Financial assistance would be required to subsidize Association and Maintenance fees	GSA, OCED	
Review current County procedure to enforce the legislative intent of F.S. 723.083	Assist residents with transition from mobile home to another form of shelter	N/A	DP&Z	
County to acquire existing mobile home parks	Maintain the mobile homes and increase affordable housing stock	Trust fund, Private grants and foundations	GSA, OCED, DP&Z	

#### IV. Incentives to Generate Housing Affordable to Different Income Groups

Recommendations	Impact	Financial	Lead Agency	Comments
Adoption of a mandatory Inclusionary Zoning Ordinance	Assures affordable housing supply	Density and other financial incentives would be available through Trust fund	DP&Z	Zoning Code amendment required
Create a Linkage fee for non residential developments for work force and affordable housing	Provides an additional funding source for the Trust fund		DP&Z	Enabling ordinance required
Enter into partnership with low-income housing developers - create mixed income/mixed use communities	Creates affordable housing supply and mixed income communities which are more desirable	Density and other financial incentives would be available through Trust fund	DP&Z, OCED, HUD Housing	

31

Allow mobile homes to be replaced with permanent structures	Provides permanent affordable homes	Private Foundations, Tax Credits, CDBG and HOME funds for eligible activities	DP&Z, OCED, HUD Housing	Zoning Code amendment required
Mandate the use of a portion of TIF funds for the purposes of creating opportunities for affordable housing	Another avenue to provide affordable housing supply	CRA TIF funding	OSBM	Enabling ordinance required
Create a Community Land Trust	This measure will allow the assemblage of land that will remain for affordable housing units in perpetuity	Seed money or land needed	DP&Z	Enabling ordinance required
Promote and aggressively add to the land inventory to strengthen the existing infill program for affordable housing opportunities	Assures affordable housing supply	Use existing vacant properties, CDBG and HOME funds for eligible activities	GSA, OCED	
Allow the use of accessory dwelling units	Expands opportunities for affordable housing	N/A	DP&Z	Zoning Code amendment required
Create affordable housing opportunities within the premium transit corridor by adopting Master Plan language to allow for greater density and reduce zoning requirements such as parking, setbacks etc. for affordable housing	This would allow for the creation of affordable housing units in areas served by public transportation	N/A	DP&Z	Zoning Code and Master Plan amendment required
Adopt anti NIMBY legislation	Prevents communities from objecting to affordable housing projects without any valid reasons	N/A	DP&Z	Enabling ordinance required. California has taken the lead in adopting such laws
Provide incentives for employer assisted housing	Expands opportunities for affordable housing and creates mixed income communities	Increased density and other financial incentives would be available through Trust fund	DP&Z	Enabling ordinance required

W

Build pilot prototype affordable housing with available prefab systems	Expands opportunities for affordable housing	County to undertake pilot project	GSA, Building, BCCO	There are a number of prefabricated systems that are being reviewed by the Building Code Compliance Office for approval/certification
Expedite permit process for affordable housing	Reduces front end time delays, streamlines process	Reduces carrying cost for the developers, need adequate resources to review plans on time	All permit review agencies	

<b>V. Advocating Changes to State Legislation</b>				
Recommendations	Impact	Financial	Lead Agency	Comments
Reauthorize Sadowski Housing Trust Fund	Current legislation sunsets in 2009	N/A	Office of Intergovernmental Affairs, OCED	
Legislative priority to lift the cap on the Housing Trust Fund	Available funding for affordable housing	N/A	Office of Intergovernmental Affairs, OCED	
Require longer notice for eviction, sale of park	Provides easier transition for the residents	N/A	Office of Intergovernmental Affairs, DP&Z	
Reimbursement for relocation need to be increased to reflect current market conditions	Assistance commensurate to market condition	N/A	Office of Intergovernmental Affairs, DP&Z	
Tax incentives to park owners who are willing to enter into a restrictive land covenant	Allows for some of the parks to remain open longer and reduces the pressure to sell	N/A	Office of Intergovernmental Affairs, Property Appraisal	
Modify the time allowed for First right of refusal by HOA when a park is for sale	Allows the residents adequate time to make informed decisions and helps them to exercise all their options. Increases the possibility of home ownership	N/A	Office of Intergovernmental Affairs, DP&Z	

W

# Memorandum



**Date:** October 16, 2007

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

Amended  
Agenda Item No. 5 (K)

**From:** Kay Sullivan  
Director, Clerk of Board Division

A handwritten signature in cursive script that reads "Kay Sullivan". The signature is written in black ink and is positioned over the printed name and title of the sender.

**Subject:** Resolution Ordering Temporary Building Moratorium and Directing County Manager  
to Conduct Comprehensive Zoning Analysis **R#1161-07**

---

The accompanying resolution was prepared and placed on the agenda by the Clerk of the Board of County Commissioners as required by Section 33-319 of the Code of Miami-Dade County.

+ 34



# MEMORANDUM

(Revised)

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

DATE: October 16, 2007

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

SUBJECT: Amended  
Agenda Item No. 5 (K)

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

2. 35

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 5(K)  
10-16-07

RESOLUTION NO. 1161-07

RESOLUTION ORDERING A BUILDING MORATORIUM FOR PROPERTIES UTILIZED AS MOBILE HOME PARKS IN THE UNINCORPORATED AREA OF MIAMI-DADE COUNTY, DIRECTING THE COUNTY MANAGER TO SUBMIT A REPORT ON THE APPROPRIATENESS OF EXISTING ZONING DISTRICTS AND REGULATIONS APPLICABLE TO SAID PROPERTIES AND TO RECOMMEND STRATEGIES TO MITIGATE THE IMPACTS OF REDEVELOPMENT.

**WHEREAS**, mobile home parks often provide housing at costs affordable to many Miami-Dade County residents of limited means; and

**WHEREAS**, the Florida Legislature has recognized that mobile home parks represent a source of affordable housing that is particularly vulnerable to loss through redevelopment, and

**WHEREAS**, the Legislature has adopted section 723.083, Florida Statutes, which 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”; and

**WHEREAS**, the likelihood of the elimination of housing affordable to a significant number of County residents is one factor that should be considered in the redevelopment of a mobile home park, whether already zoned or proposed to be rezoned for redevelopment; and

**WHEREAS**, any development applications involving properties being used as mobile home parks may involve redevelopment with potential loss of affordable housing for the

residents who live there today, as well as the physical relocation of the existing mobile home structures; and

**WHEREAS**, on September 26, 2007, the County Manager, pursuant to section 33-319 of the Code of Miami-Dade County, issued an administrative order prohibiting the issuance of building permits for properties in the unincorporated area of Miami-Dade County being utilized as mobile home parks (as identified as the study area described in his order) for the reasons set forth in that order (a copy of which is attached hereto); and

**WHEREAS**, pursuant to section 33-319 of the Code, this Board finds that a detailed comprehensive analysis of the study area is reasonably necessary to determine the probability of detriment to the character of the study area by the continued application of the existing zoning districts and regulations; and

**WHEREAS**, this Board determines it is appropriate to adopt a moratorium for mobile home park properties to afford the County Manager and staff an opportunity 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,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that Board hereby directs the County Manager to implement a building moratorium for properties within unincorporated Miami-Dade County being utilized as mobile home parks, as shown on the list accompanying the County Manager's administrative order, excluding Biscayne Breeze Park (#10) and Princetonian Mobile Home Park (#39) (subject to verification by the County Manager), as well as any listed

mobile home park property verified by the County Manager as vacant or as not being operated as a mobile home park. The County Manager shall submit a report and recommendation on whether existing County zoning districts and regulations applicable to properties in the study area are appropriate. The County Manager's report and recommendation shall include input from all appropriate departments and staff on the impact of redevelopment of mobile home park properties and shall provide strategies for the mitigation of impacts, taking into account, without limitation, surrounding development, the availability of public facilities and resources, and the availability or lack of alternative mobile home parks or affordable housing for the residents of the mobile home park, should an application involving redevelopment of a mobile home park property be made. The County Manager shall provide a report and recommendation to this Board within 120 days after the effective date of this resolution.

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 Jordan, Vice-Chairwoman

Joe A. Martinez  
Audrey Edmonson  
Sally A. Heyman  
Dorrin D. Rolle  
Katy Sorenson  
Sen. Javier D. Souto

Jose "Pepe" Diaz  
Carlos J. Gimenez  
Dennis C. Moss  
Natacha Seijas  
Rebeca Sosa

38

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of October, 2007. 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

John McInnis



## MEMORANDUM

---

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

DATE: October 16, 2007

FROM: Kay Sullivan, Director  
Clerk of the Board Division

SUBJECT: Public Hearing on Administrative  
Building Moratorium on the  
Redevelopment of Mobile Home Parks  
in Unincorporated Miami-Dade County

---

In accordance with Section 33-319 of the Code of Miami-Dade County, a public hearing has been scheduled before the Board of County Commissioners to consider and review the County Manager's imposition of an administrative building moratorium on the redevelopment of mobile home parks in unincorporated Miami-Dade County.

Attachment  
KMS:dc

40

# Memorandum



Date: SEP 26 2007

To: Subrata Basu, Interim Director  
Department of Planning and Zoning

Charles Danger, Director  
Building Department

✓ Harvey Ruvin, Clerk  
Clerk of the Circuit Court

From: George M. Burgess  
County Manager

Subject: Imposition of Administrative Building Moratorium

CLERK OF THE BOARD  
2007 SEP 27 AM 8:52  
CLERK OF CIRCUIT & COUNTY COURTS  
DADE COUNTY, FLA.  
#1

As Miami-Dade County seeks solutions to the lack of affordable housing options, the Mayor has asked the administration to impose a temporary moratorium on the redevelopment of mobile home parks in unincorporated Miami-Dade County. As evidence to the growing magnitude of this problem, at the September 11, 2007 meeting of the Government Operations and Environment (GOE) committee, Commissioner Jose "Pepe" Diaz sponsored a resolution to halt the redevelopment of a mobile home park, in his district, and directed the administration to look for solutions.

In accordance with Section 33-319 of the Code of Miami-Dade County, this memorandum constitutes an administrative order prohibiting the issuance of building permits for structures and/or uses on any property in unincorporated Miami-Dade County being utilized as a mobile home park, as said term is defined in Chapter 33 of the Code of Miami-Dade County (the Study Area). The properties included in the Study Area are identified by address on the attached list and map, which are incorporated herein by reference.

The Study Area includes only properties in unincorporated Miami-Dade County currently being used for mobile home parks. These properties provide housing at costs affordable to many Miami-Dade County residents of limited means. The Board of County Commissioners (the Board) found in Ordinance 07-05 that "the health, safety, and welfare of the present and future residents of Miami-Dade County depend on the availability of a range of housing choices affordable to persons and families of all income levels in all areas of Miami-Dade County. Current patterns of development have resulted in a persistent shortage of affordable housing. Studies of market demand show that for the foreseeable future more than 50% of the new labor force in Miami-Dade County will require moderately priced housing units."

The Florida Legislature has recognized that mobile home parks represent a valuable portion of the available stock of affordable housing. In recognition of the fact that the affordable housing provided through mobile home parks is particularly subject to loss through redevelopment, the Legislature has enacted Section 723.083, Florida Statutes, providing 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".

41

September 17, 2007  
Subrata Basu, Interim Director  
Page 2

Miami-Dade County needs more affordable housing for certain residents. The uneven geographic distribution of housing affordable to these residents, as well as the distance between jobs and available housing, also increase traffic congestion and decrease economic productivity. Traffic and roadway congestion in turn adversely affect the environment and diminish air quality, increasing the burden on the public health care system and resulting in rising health care costs. The public health, safety, and welfare of the present and future residents of Miami-Dade County can best be protected by ensuring that land use policies avoid the elimination of affordable housing, including mobile home parks.

Residents of mobile home parks are at risk of being detrimentally affected by the elimination of mobile home parks through redevelopment. As such, I find that it is in the public interest to develop strategies in connection with the issues outlined herein.

In further accordance with the procedures contained in Section 33-319 of the Code of Miami-Dade County, this memorandum shall serve to notify the Clerk of the Board of County Commissioners (the Clerk) of this administrative order and to request that the matter be placed before the Board for its consideration and review following a public hearing as soon as is reasonably practicable. The Clerk shall give reasonable notice of the scheduled public hearing by publication in a newspaper of general circulation in Miami-Dade County.

The public hearing shall provide the Board the opportunity to inquire into the propriety of the aforementioned building moratorium based upon the reasonable necessity for a detailed comprehensive analysis of the Study Area, to convene appropriate staff to develop strategies in connection with the issues outlined herein, and to meet with interested stakeholders. Should the Board agree that the building moratorium is reasonably necessary, it may order the same and direct that no building permits be issued within the Study Area, or such other geographically affected area as determined by the Board.

The Board's order shall fix a time within which my office shall report back to the Board with a recommendation relating to the appropriate zoning districts for the affected area. The initial moratorium imposed by the Board shall be for a period not to exceed one hundred twenty (120) days. However, the Board on its own motion or otherwise may continue the moratorium for a longer period of time if reasonably necessary. My office may also submit a request to the Board for a reasonable extension of the time limitation after a public hearing.

I intend to submit a report and recommendations to the Clerk no later than 60 days from the date of this memorandum. The Clerk shall then schedule a public hearing on the matter before the Board at the earliest practicable time, after reasonable notice by publication in a newspaper of general circulation in Miami-Dade County. Upon consideration of the report and recommendations at a public hearing, the Board shall make its determination as to whether the zoning districts shall remain the same or shall be changed. Should the Board determine that the zoning districts are to remain the same, it may immediately issue its order terminating the building moratorium; however, if the Board determines that the zoning districts should be changed, or new districts created, it may issue its order continuing the building moratorium. Where zoning district boundary changes are involved, said changes shall be heard directly by the Board.

Attachments (2): List of current mobile home park properties)  
Map identifying current mobile home park properties

X 42



**Mobile Home Parks in Unincorporated Miami-Dade County  
2007**

SITE ID	NAME	Folio	ADDRESS	ZIPCODE	Zoning	TOTAL UNITS
1	HONEY HILL MOBILE HOME PARK	30-1131-001-0290	4955 NW 199TH ST	33055	AU	438
2	ROYAL COUNTRY MOBILE HOME PARK	30-1131-003-0010; 30-1131-004-0010; 30-1131-002-0010 thru 0020	5555 NW 202ND TER	33055	RU-1	864
3	LANDMARK PLAZA & TRAILER	30-2203-000-0070	19800 W DIXIE HWY	33134	OUAD (MC & R)	48
4	DIXIE MOBILE COURT	30-2203-005-0040	19640 W DIXIE HWY	33180	OUAD	47
5	COE'S TRAILER COURT	30-2203-005-0050 thru 0060	19770 W DIXIE HWY	33180	OUAD (MC & R)	28
6	SUN HAVEN TRAILER PARK	30-2203-078-0020 thru 0030	19500 W DIXIE HWY	33180	OUAD(MC)	56
7	SHADY OAK TRAILER PARK	30-2219-000-0410	14721 NE 6TH AVE	33055	BU-1A	36
8	BOB'S TRAILERVILLE	30-2219-000-0740	14752 NE 6TH AVE	33161	BU-1A & RU-3	14
9	PALM TRAILER PARK	30-2229-001-0020 thru 0040; 30-2229-001-0100 thru 0140	12000 NE 16TH AVE	33161	RU-3M	160
10	BISCAYNE BREEZE PARK	30-2232-000-0151; 30-2232-000-0120; 30-2232-000-0150	11380 BISCAYNE BLVD	33161	RU-3B&RU-2&BU-2	60
11	JONES FISHING CAMP TRAILER	30-2909-001-0021; 30-2910-001-0250	14601 NW 185TH ST	33018	BU-3 & AU	57
12	COLONIAL ACRESS MOBILE HOME PARK	30-3102-000-0400	9674 NW 10TH AVE	33150	RU-2&GU-&RU-3B	296
13	J BAR J	30-3109-000-0160 thru 0200; 30-3109-015-0070	2980 NW 79TH ST	33180	RU-3B	99
14	MIAMI HEIGHTS TRAILER PARK	30-3109-007-0010	3520 NW 79TH ST	33147	IU-1 & BU-2	127
15	PALM LAKE TRAILER PARK	30-3109-008-0470	7600 NW 27TH AVE	33147	IU-2 & BU-3	124
16	TRADEWINDS TRAILER PARK	30-3110-000-0010 thru 0020	1919 NW 79TH ST	33147	RU-1 & BU-2	80
17	SCHMIDT	30-3110-045-0010	2542 NW 79TH ST	33147	RU-2&RU-4&BU-2	49
18	SUNNY SOUTH TRAILER PARK	30-3111-000-0170	1175 NW 79TH ST	33150	RU-2 & BU-2	114
19	AVOCADO TRAILER PARK	30-3111-024-0030	1170 NW 79TH ST	33150	RU-2 & BU-2	73
20	ROVELL TRAILER PARK	30-3111-000-0180	939 NW 81ST ST	33150	RU-2 & RU-1	138
21	TROPICAL VILLAGE	30-3111-026-0010 thru 0020; 30-3111-016-0130; 30-3111-026-0010; 30-3111-030-0080	1398 NW 79TH ST	33150	BU-2 & RU-2	108
22	TRINIDAD COURT	30-3112-000-0010; 30-3112-000-0015; 30-3112-000-0040	7930 NW MIAMI CT	33150	RU-3B	173
23	SUNNYLAND TRAILER PARK	30-3112-000-0060	129 NW 79 ST.		RU-3B	105
24	LANDMARK MOBILE HOME PARK	30-3112-000-0070	215-17 NW 79 ST.		RU-3B	76
25	CARLEYS	30-3121-000-0980; 30-3121-000-0961; 30-3121-000-0970; 30-3121-000-1080; 30-3121-000-0890	4111 NW 37TH AVE	33142	IU-1	70
26	BLUE BELLE TRAILER PARK	30-3121-000-1020 thru 1030	3586 NW 41ST ST	33142	IU-1 & IU-2	150
27	FRONTON TRAILER PARK	30-3121-000-1200	3617 NW 36TH ST	33142	IU-1	57
28	ROYAL DUKE	30-3121-022-0010 thru 0011	3620 NW 30TH AVE	33012	RU-3B	138
29	ALL STAR 36 STREET	30-3128-012-0010; 30-3128-007-0010 thru 0030; 30-3128-007-0080	3010 NW 36TH ST	33166	RU-3B & BU-1A	73
30	RIVER PARK APTS & TRAILER PARK	30-3128-018-0010	2260 NW 27TH AVE	33134	IU-1	110
31	BLUE LAKE TRAILER PARK	30-4005-001-0080	10001 W FLAGLER ST	33172	GU	278
32	LIL ABNER MOBILE HOME PARK	30-4006-001-2390 thru 2420; 30-4006-001-2431; 30-4006-001-2440	11239 NW 4TH ST	33172	GU	908
33	MIAMI TERRACE MOBILE HOME PARK	30-4011-012-0010 thru 0020; 30-4011-012-0100	1040 SW 70TH AVE	33144	IU-1	89
34	GABLES TRAILER PARK INC	30-4108-014-0010	825 SW 44TH AVE	33056	RU-3B & RU-2	90
35	HOMETOWN AMERICA MANAGEMENT LP (Univ. Lakes)	30-4911-000-0010; 30-4902-000-0150	12850 SW 14TH ST	33084	GU	1153
36	AMERICAN VILLAGE CONDO	30-6801-001-0550	19800 SW 180TH AVE	33187	GU	529
37	SILVER PALM MOBILE HOME PARK	30-6919-000-0150	17350 SW 232ND ST	33170	AU	112
38	REDLAND MOBILE HOME PARK	30-6919-000-0151	17360 SILVER PALM DR	33170	AU	80
39	PRINCETONIAN MOBILE HOME PARK	30-6926-000-0050	25120 SW 127TH AVE	33013	PCUC	280
40	ISLA GOLD	30-6934-000-0180	26401 S. FEDERAL HWY.		AU	228
41	GATEWAY ESTATES CONDO	30-7825-011-1660	35250 SW 177TH CT	33034	AU	220
42	GATEWAY WEST CONDO	30-7825-014-0980	35303 SW 180TH AVE	33034	AU	111
43	GOLD COASTER TRAILER PARK	30-7826-011-0010	34850 SW 187TH AVE	33150	AU & GU	259
44	PINE ISLE MOBILE HOME PARK	30-7902-000-0061 thru 0062	28600 SW 132ND AVE	33170	RU-1	317
45	SUNRISE VILLAGE	30-7903-000-0070	14500 SW 280 ST.		RU-4L	301
46	LEISURE EAST (PALM GARDEN RV PARK)	30-7904-000-0020	28300 SW 147TH AVE	33033	GU	39
47	LEISURE MOBILE HOME PARK/PALM GARDEN MH	30-7904-000-0090	28501 SW 152ND AVE	33033	GU	279
						9,241

Source: Miami-Dade County Enterprise Technology Services Department; Miami-Dade Department of Planning & Zoning, October 2007.

X 44

## MEMORANDUM

.07-17A

TO Mr. Porter W. Homer  
County Manager

DATE May 11, 1970

FROM Reginald R. Walters, Director  
Planning Department

SUBJECT Report on Mobile Homes  
in Dade County

Robert F. Cook, Director  
Building and Zoning Department

Submitted herewith is the "Report on Mobile Homes in Dade County" as requested by the Board of County Commissioners.

The design standards recommended in the report for incorporation in the zoning regulations will assure good mobile home park developments with emphasis on a quality residential environment.

The areas identified for location of new mobile home parks are referenced to the land uses and densities shown on the approved General Land Use Master Plan. However, each site proposed for a mobile home park must meet basic site criteria such as public water and sewer, improved road accessibility, minimum size of the park site, and the provision of other services customarily required by a residential community.

In regard to taxation of mobile homes, the report includes identification of this basic problem and some specific alternative recommendations based on currently available and relevant sources. This report does not purport to be complete in its analysis or recommended solutions to the perplexing and important taxing questions. There are policy decisions on the tax status of mobile homes that will require resolution at various governmental levels. We encourage that these be resolved as soon as possible to enable Dade County to provide under zoning for new mobile home parks that not only will assist in providing new housing units which are critically needed but in a way that assures the high quality of environment which Dade County seeks to encourage.

RRW:RFC:JF/k  
Enclosure

45

**REPORT ON  
MOBILE HOMES**

**IN  
DADE COUNTY FLORIDA**

**prepared by departments of:  
BUILDING and ZONING  
PLANNING**

**may 1970**

2746

REPORT ON MOBILE HOME PARKS IN DADE COUNTY

May 6, 1970

TABLE OF CONTENTS

- I. Introduction
- II. Current Status of Mobile Home Activities in Dade County -  
Number of Parks, Spaces and Amount of Acreage - Existing  
and Proposed.
- III. Recommended Revision to Regulations Controlling Mobile  
Home Parks.
- IV. Comparative Governmental Income from RU-1 Subdivisions  
and Mobile Home Parks.
- V. Recommendation Relating to General Areas for Future  
Location of Mobile Home Parks In Dade County.
- VI. Hazards of Mobile Home Residences in South Florida  
Hurricane Zone.
- VII. Recommendations and Conclusions.
- VIII. References.
- IX. Appendices.
  1. Location map of mobile homes and trailer parks,  
Revised February 1970.
  2. Listing of parks developed and undeveloped, with  
location, size, etc.
  3. County Attorney memo dated April 22, 1970 re taxation  
of trailers and mobile homes.

## INTRODUCTION

This report has been prepared by the Building and Zoning and Planning Departments staff at the request of the Board of County Commissioners. The purpose of the report is to determine whether it is proper to approve additional mobile home parks in the unincorporated area of Dade County, from an aesthetic and economic standpoint, as well as from a health, safety and public welfare standpoint, in order to provide housing which will be within the financial reach of a great many of Dade County's citizens who are being priced out of the housing market by costs of regular construction, and to provide this type of housing for those people who prefer it over conventional type housing.

Some general background of the growth of the mobile home development may be pertinent at this time. The mobile home industry has made rapid advances since the 1930's. Trailers at that time were exactly that and not too well designed for permanent living and were, for the most part temporary or travel type vehicles. After World War II it was discovered that people were using trailers for permanent homes and soon specialized "parks" came into being to accommodate this permanent "trailer" living. The average unit in 1947 was 8' wide and 27' long and cost \$2400. Most had kitchen and bath facilities and a design that permitted a pretty fair quality of living. In the mid-fifties a new series of trailers, or mobile homes, were introduced which were 10' wide and somewhat longer, soon to go to 50' in length. Soon the 50 footers became the norm and the average cost had climbed to \$5000.00 per unit.

An increasing amount of attention was now focused on the mobile home phenomena. Recognition by the Federal Housing Administration of mobile home and mobile home park development led to the FHA publication of "Minimum Property Standards for Mobile Home Courts", which was published in 1957, and updated in 1962 and more recently in January of 1970. Such recognition has led to financing by FHA.

In 1960 the average unit size of a mobile home jumped to 12' in width with maximum lengths up to 70' at a cost of approximately \$6500-7500. These dimensions appeared to be stabilized due to the physical limitations of the nation's highways, but the industry has overcome these limitations by providing for double width units (two units joined together at the site) with increases in the square footage provided to 1680 sq. ft.

In 1968, in a survey released by the U. S. Housing and Urban Development Department, it was revealed that 5½ million people lived in 1,800,000 mobile home units.

## II.

### CURRENT STATUS OF MOBILE HOME ACTIVITIES IN DADE COUNTY - NUMBER OF PARKS, SPACES, AND ACREAGE - EXISTING AND PROPOSED.

In the past several months, an increasing number of applications for mobile home park sites have appeared on the Zoning Appeals Board agenda. A number have been approved and some are now pending before the Zoning Appeals Board and the Board of County Commissioners. There has been a corresponding increase in the number of inquiries concerning possible sites, regulations, site designs, etc. In most of these applications, the density requested for the proposed mobile home parks has been in the range of 5 to 7 units per acre, which will make possible good quality mobile home parks.

The following chart will serve to point out the totals involved as to number of parks, acreage, number of spaces and the jurisdictional location of mobile home parks in Dade County. Attached, on the back of this report is a detailed listing of all mobile home parks in Dade County by name, location, type, spaces and acreage and a map showing the location of the park sites.

	<u>Number of Parks</u>	<u>Average Size (Acres)</u>	<u>Total Acreage</u>	<u>Total No. of Spaces</u>	<u>Density per Acre</u>
Unincorporated area existing parks	60	9.9	596	6,972	11.7
Incorporated area existing parks	42	7.6	311.8	4,147	13.2
TOTAL EXISTING PARKS	102	8.9	907.8	11,119	12.2
Unincorporated area Parks approved since Dec. of 1966 but not constructed	23	47.9	938.1	6,609	7.03
TOTAL EXISTING AND APPROVED PARKS (the latter in unincorporated area only)	125		1845.9	17,728	

Another current trend in relation to existing parks is the phasing out of some of the older parks, including the Ollie Trout Trailer Park at 10600 Biscayne Boulevard (150 spaces) which is now being utilized as the K-Mart Shopping Center. The Virginia Garden Trailer Park, 5900 N. W. 37th Court (68 spaces) is proposed for use as an office building site. Two contiguous parks in South Dade, at U. S. #1 and 124th and 125th Streets (189 spaces) have been proposed for shopping center use, and, although the request for change in zoning was denied, it is an indication that some of the older parks, in strategic locations, will ultimately be used for some development that will yield higher returns.

In addition, some of the older parks have been reduced in number of spaces, having to utilize  $1\frac{1}{2}$  or 2 spaces for the larger mobile homes.

### III.

#### RECOMMENDED REVISION TO REGULATIONS CONTROLLING MOBILE HOME PARKS.

The current regulations applicable to mobile homes and mobile home parks are entirely inadequate if there is to be assurance that the best possible mobile home development and maintenance will result from the

enforcement of applicable controls. Therefore, it is recommended that the mobile home regulations be amended as follows:

approval  
Mobile  
Home Parks

- (1) Although it has been suggested that a new zoning district be established for trailer or mobile home parks, it is recommended that the present procedure be continued, that of unusual use (special exception), in order to provide a maximum of control because of the conditions which can be applied. Such control, among others, is the requirement that the application for mobile home park be accompanied by a detailed site plan which must be approved before a mobile home park can be established. Such approval should further be conditioned by the requirement that construction of the park must be commenced within 18 months of approval or the special exception approval becomes null and void. If a mobile home park zoning district were established and applied, a public hearing would be required to remove the district classification, which might be difficult and would only complicate the procedure.

Purpose

The objective of the unusual use hearing and site plan approval is to provide sites for mobile home parks at appropriate locations where there exists or would be provided the basic amenities and services akin to those in low and medium density areas. The groupings of these mobile home units to make an efficient, aesthetically pleasing use of land within the mobile home community so that a high quality residential area will be created and maintained for the benefit of mobile home community and adjacent areas.

Minimum  
Size of  
Mobile Home  
Park

- (2) Establish a minimum size for an area to be zoned and developed as a mobile home park of 40 acres, with a minimum frontage of 990 feet except that expansion of existing parks should not require any minimum area.

Minimum  
Size of  
Mobile  
Home Space

- (3) Establish a minimum width of 45' and a minimum length of 90' for all mobile home spaces except that lesser or variations in dimensions

51

may be approved as a result of a special exception hearing, based on site plan submitted, except that a total square footage of 4050 square feet per site shall be provided.

Minimum  
Area for  
Open Space

- (4) Establish a minimum of 1000 net square feet to be devoted to common open space for each trailer space in the mobile home park, such open space to be made up of playgrounds, recreation areas, landscaped parks or greenways, not including the required landscaped perimeter buffer areas, parking bays, streets, utility, service or commercial areas, or lake or lagoon areas. Such open space to be so located so that the entire mobile home community will be logically and conveniently served and benefited by such open space.

Minimum  
Setbacks  
or Mobile  
Home Space

- (5) Establish a minimum setback for mobile homes of at least 10 feet from both sides of the mobile home space, at least 10 feet from the rear line of the space and 20 feet from the front line (adjacent to access road) of the space, except as may be approved as a result of a special exception hearing, based on site plan submitted; provided further, that any porch or addition to the mobile home will be regarded as a part of the mobile home for the purpose of spacing.

Minimum  
Setback of  
Spaces from  
Perimeters  
of Park

- (6) Establish a minimum setback buffer area for mobile home spaces of at least 25' from all perimeters of the park, with a minimum setback of 50' from all rights-of-way which are officially 70' or over. Such buffer area to include a 5' high fence or wall no closer than 10' to the park perimeter boundaries, or a 5' berm, with the berm and/or the setback area to be landscaped with balanced arrangement of ground cover, shrubs, hedges, trees and vines, or a combination of any of the above items as may be approved as a result of a special exception hearing, based on site plan submitted.

Landscaped  
Buffers

Utilities  
and  
Services

- (7) Establish a requirement that all mobile homes shall be connected to public water and sewer lines (unless package sewage disposal plants approved by the Pollution Department), and that all electrical, telephone and TV cables shall be placed underground. Proper access

for fire fighting equipment for garbage and waste collection shall be provided. Fire fighting equipment shall be provided by the park and garbage and waste collection areas shall be provided and properly screened by hedge or decorative walls, and the collection and disposal of same to be by the County or private concern.

Off-Street  
Parking

- (8) A minimum of two (2) off-street parking spaces shall be provided for each mobile home, only one such parking space may be on the mobile home space and the other in a common court, such courts to be set up throughout the park to properly serve the inhabitants, or both such parking spaces may be located in the common parking courts, with boats and campers to be placed in such parking courts.

Street and  
Sidewalk  
Widths and  
Specifications

- (9) Establish a requirement that interior park roads shall be private and shall be a minimum of 25 feet in width or 20 feet if trailers parked on only one side of road and sidewalks a minimum of 3 feet in width, with streets to be paved to their full width and both streets and sidewalks to be constructed to County specifications, sidewalk to be of any all-weather type, and to be so arranged to provide pedestrian accessway between home sites, and to all recreational areas and service core areas.

Staking  
of Space

- (10) Establish a requirement that each mobile home space shall be clearly marked with permanent corner stakes.

Patios

- (11) Establish a requirement that each mobile home site shall be provided with a paved patio located at the entrance of each mobile home. It shall consist of an area of not less than 100 square feet and be connected by walkway to parking areas and to other walkways linking the mobile home with the service cores and the recreational areas.

Landscaping  
of All  
Open Areas

- (12) Establish a requirement that all areas of a mobile home park not occupied by mobile home, mobile home pads, additions, structures, buildings, roads, footpaths, walks, driveways or other permanent

improvements shall be fully landscaped in accordance with the detailed site plan submitted, including one tree per site with at least one additional tree in the park for each site provided. Standards for size and type of such trees, and other landscaping shall be established.

Prohibition of Storage in Open

(13) Establish a requirement that there shall be no outside storage of furniture, domestic equipment or seasonally use equipment, and further, to require that adequate covered storage be provided either individually or communally.

Additions and Skirting

(14) Establish a provision permitting additions to the mobile home if they conform to building code requirements and to the design of the mobile home. Such additions shall be dismantable. Skirting or other design attachments must conform to the architectural style of the mobile home. Low hedging, decorative masonry, fencing may be permitted in lieu of the skirting at the base of the unit.

Commercial and other Service Uses

(15) Establish a requirement that no part of the park shall be used for commercial purposes except such uses as are required for servicing the park residents, and such uses shall be located at least 200 feet from any perimeter boundary line of the park. Such "servicing uses" may include the usual neighborhood business type uses, including nurseries, medical offices, mobile home model display area, and such uses can be established based on site use plan approval (after public hearing) without the necessity of a change of zone. Such uses should be so placed as to properly serve the residents of the park.

Signs

(16) Establish a provision that no free standing or roof signs will be permitted. Wall signs of appropriate size and design to identify the service area or areas may be approved and their detail must be included in the site plan. An entrance feature which harmonizes with the landscape buffer will be required at the entrance containing sign to identify the park, and this feature shall be required to be a part of the site plan.

Site  
Plan  
Details

- (17) Establish a requirement that the site plan to be submitted for approval shall be complete and properly identified in every detail and dimension, including mobile home spaces (with typical arrangement of mobile home, patio, etc. on space shown) and also including, among other things, parking spaces, roads, walkways, open space areas of all kinds, walls, fences, garbage collection points, storage areas or buildings, and all other buildings or structures, including signs and entrance features, utilities, and including a complete landscaping plan showing grassed areas, location, sizes and type of hedges, shrubs, trees, etc. The plan shall contain a legend as to overall acreage, density, percentage and area of open space, number of spaces, coverage by building, parking spaces required and provided. Such site plan should be prepared by a site designer (architect, landscape architect, etc.). Mobile home parks shall be arranged in an aesthetic, home-like manner, to be achieved by variation in street patterns, with clusters, cul de sacs and curvilinear streets as suggested features and including variation in block shapes and in arrangement in mobile home spaces and stands. The approval of the site plan as previously mentioned, shall expire within 18 months from date of approval unless development is commenced.

Corner  
Visibility  
Clearance

- (18) Establish a requirement that no obstruction shall be permitted to visibility at accessway corners. Visibility clearance shall be provided as required by Department of Traffic and Transportation.

Placement  
of and Type  
of Buildings

- (19) Establish a requirement that no buildings or structures except recreational buildings which are approved as a result of site plan approval and except walls, fences, entrance feature shall be placed within 200 feet of the perimeter of the mobile home park. Buildings erected for occupancy by people in the park should incorporate the standard features as recommended by the Office of Civil Defense, TR-27, June 1965 for Shelter Protection.

Mobile Home and Mobile Home Park Construction Standards

- (20) Establish a requirement that all newly installed mobile homes must conform to the "Standard for Mobile Homes", United States of America Institute, A119.1 (1969) in regards to materials, products, equipment and workmanship. In addition, the minimum requirements as to mobile home and mobile home park installations as required by all other applicable codes, regulations and ordinance shall be complied with, including tie-down requirements.
- (21) Establish a requirement that the operator of the mobile home park shall be responsible for compliance with all conditions and regulations, and that it shall be his responsibility to assure proper maintenance, tie-downs, etc.

IV.

COMPARATIVE GOVERNMENTAL INCOME FOR RU-1 SUBDIVISIONS AND MOBILE HOME PARKS

One of the principal factors in the consideration of the desirability of additional mobile home parks in Dade County rests in the financial return to Dade County from the mobile home park compared to the low or medium priced RU-1 subdivision. Below are figures compiled by the Tax Assessor's Office showing these comparative returns.

COMPARATIVE GOVERNMENTAL INCOME BETWEEN RU-1 and MOBILE HOME DEVELOPMENT

	<u>RU-1</u> <u>SUBDIVISION</u>	<u>MOBILE HOME</u> <u>PARK</u>
Number of dwelling Units per Acre	3.885	7
Assessed Value Per Lot and Space	\$2410.00	\$1660.00
Assessed Value Per Dwelling Unit	\$9510.00	\$100.00 covers slab only
Total Assessed Value Per Lot and Space	\$11,920.00	\$1760.00
Total Assessed Value Per Acre	\$46,310.00 (for 3.885 sites with residences)	\$12,320.00 (for 7+ sites - does not include improvements in park, such as laundry room, office, public facilities, street improvements, community areas, etc., which are subject to assessment).

56

Less Homestead Exemption- (\$5000 x 3.885 Lots)	- - - - - \$19,425 - - - - -	- Doesn't apply
Total Assessed Value Per Acre with Homestead Exemption Applied	- - - - - \$26,885.00 - - - - -	\$12,320.00 (no change)
Total Assessed Value with Park Improvements Prorated Per Acre: (Based on 20 acres now developed)	- - - - - \$26,885.00 - - - - - (no change)	-\$15,640.00
Total Assessed Valuation of Park, Per Acre, Including personal property assessment under park ownership	- - - - - \$26,885.00 - - - - - (no change)	\$15,860.00
Tax Received per acre by Dade County based on 22.875 mills per \$1000	- - - - - \$615.00 - - - - -	\$363.00
Total Received (including vehicle license) per acre	- - - - - \$615.00 - - - - -	-\$447.00

The foregoing chart indicates that an acre of mobile home park returns approximately \$168.00 less to the County than an acre of improved RU-1 subdivision (low or moderately priced). In addition, it must be remembered that the acre of mobile home park supports 7 residential units as compared to 3.885 for the acre of RU-1 subdivision, thus creating a proportionately greater demand for services. In order to more nearly equalize the returns per acre, Dade County should receive a greater proportion of the license fee now mostly retained by the State. It is understood that at the last regular legislative session, a bill was introduced to return the license fee for trailers to the jurisdiction in which they are located. This bill did not pass, and it is understood it has been introduced at the present session. Under the present formula, the Tax Assessor indicated that out of the average \$65.00 license fee per unit, the County receives \$12.00 of which \$6.00 goes to the Board of Public Instruction and \$6.00 to the County. If the County and Board of Public Instruction could receive the entire license fee, the returns per acre of mobile home park to the County would be increased from \$447.00 to \$632.00 assuming the Board of Public Instruction would receive one-half of such license fee or \$227.00.

As a result of a recent opinion by the County Attorney, under the heading "Taxation of Trailers and Mobile Homes", (copy attached), the Tax Assessor has begun to assess all mobile homes which have removed their wheels on an

57

ad valorem basis rather than their "vehicle" status which they had been previously categorized. However, this action may not produce a significant amount of revenue since the wheels can be replaced by the owners of these units and they are then relegated to a vehicle status.

Recently a bill has been introduced in the State Legislature to set up a joint Senate-House Committee to study all the ramifications of the mobile home (modular and prefabricated are included) in the State of Florida. One of the key objectives of the study is to find the answers to the following questions: "Taxation (of the Mobile Home); Real Property; Personal Property; Where should tax or license fee revenues go? State? County? City? . . ."\*

The tax situation will be further discussed in the "Conclusions" section of this report.

V.

#### RECOMMENDATION RELATING TO GENERAL AREAS FOR FUTURE LOCATION OF MOBILE HOME PARKS

No attempt will be made to point out specific areas that might be appropriate for the location of future mobile home parks, but general prerequisites for such locations will be listed herein. Mobile home parks, under the delineation of the General Land Use Master Plan, can be considered as a low density single family residential development and compatible in low density area, or because of its higher density than the regular RU-1 single family district, can be considered for location in the medium and high density areas as delineated by the plan. Some GU and AU areas that would ultimately be more intensively developed can also be considered for mobile home park development.

Some of the criteria for determining an appropriate location for a mobile home park, assuming it is developed on a well designed, properly landscaped, relatively low density basis should be that the site is in an

\* The Miami Herald, May 3, 1970

SS

area that will provide space for expansion of mobile home park uses; that the placement of a park in a particular locality will create as little conflict as possible with other existing and proposed uses, hopefully being in an area in which other mobile home parks exist, that the site is so located that access roads and streets will provide adequate access to the site; and that the site is located so that it has available to it all of the services required for the safety, health and welfare of the mobile home community, taking into consideration that the mobile home park can itself provide some of these necessary services.

## VI.

### HAZARDS OF MOBILE HOME RESIDENCES IN SOUTH FLORIDA HURRICANE ZONE

There is a great amount of evidence which has been accumulated over the years that clearly points out that hurricanes do extensive damage to mobile home units, to the extent that in almost all cases, mobile homes are not occupied during a hurricane. In addition to the information that Dade County has accumulated over the years from various hurricanes, which indicates that in each hurricane that has struck this area, mobile homes suffer damage to a greater or lesser degree, below are excerpts from various reports which reflect the damage suffered by mobile home units in high winds in South Florida:

#### Source

U. S. Department of Commerce  
National Hurricane Center, 1969  
(Letter to Director of Planning,  
Zoning and Building of Palm Beach  
County)

"...in analyzing nature of damage from hurricanes...has shown that mobile homes suffer damage long before permanent structures are seriously damaged. This was particularly true during Hurricane Gladys of last year which provided minimal damage to permanent homes, but which rolled mobile homes over like matchsticks..."

Florida Hurricane Survey  
Report 1965. (Report authorized by Cabinet of State of Florida)

"...Potentially the greatest relevant danger lies with the mobile home located in the hurricane path. These vehicles or structures are not designed or constructed to withstand winds of hurricane force. They provide little or no protection for their occupants. Even if securely anchored, their construction is not adequate to prevent disintegration in high winds..."

Town of Palm Beach Building Department, 1969 (Letter to Director of Planning, Zoning and Building of Palm Beach County)

"...We have had occasion to observe recently some current model mobile homes which had been cut apart for alterations. In our opinion, it is extremely doubtful if these particular units could withstand safely the wind stresses imposed by a full-blown hurricane even if the units were adequately tied down..."

Monroe County Tax Assessor, 1969. (Letter to Director of Planning, Zoning and Building, Palm Beach County)

"...In some cases mobile home parks have been injurious to permanent home structures...(however) we do have a few mobile home parks that are a credit to the County."

Florida Hurricane Report (Trustees of Internal Improvement Fund 1960)

"...A careful inspection of damaged and destroyed mobile homes indicated that none were of a type sufficiently strong to withstand hurricane winds. ...At Bonita Beach, 30 mobile homes were blown across a lagoon and into a mangrove swamp. Each mobile home was potentially dangerous to any other structure lying in its path...To make a structure of any kind safe from hurricane winds, it must be securely anchored...and must be designed to withstand winds of at least 120 m.p.h."

In spite of the content of the foregoing reports, it is felt that if an adequate tie-down ordinance is strictly enforced, and that if the construction requirements for mobile homes as established by the United States of America Standards Institute is required for any new mobile homes to be located in Dade County, mobile homes would be able to withstand hurricane winds to a much greater degree than has been the experience in the past. This matter of the weighing of the possible safety hazards of mobile homes as against the need for inexpensive housing for Dade County citizens will be further discussed in the "Conclusions" of this report.

## VII.

### RECOMMENDATIONS AND CONCLUSIONS

The answer to the question of whether additional mobile home parks should be approved for location in Dade County is one of considerable consequence, as it appears that the mobile home may be one solution for the

problem of providing inexpensive housing for those who cannot afford, or have no desire to buy a standard home or rent an apartment. However, in spite of the contribution that can be made by the mobile home to alleviate the housing shortage, certain other factors must be taken into consideration. It is therefore recommended as follows:

Tax and  
license  
returns

1. That any further approval of mobile home park sites in the unincorporated area of Dade County be held in abeyance until some additional tax or license income can be received by Dade County from mobile home parks and/or mobile homes. At the present time, the tax-license fee income received by Dade County amounts to approximately \$64.00 per mobile unit, including taxes on the park properties, compared to \$153.00 for relatively low-cost residences. While neither amount pays for the services received and available to the occupants of the mobile home or residence, the single family residence does bring in more than twice the income received from the mobile home, and Dade County should not be approving installations which contribute so little to its tax structure. As previously indicated, efforts have been and are now being made to require the return to the Counties of the entire State license fee for mobile homes, and this should be followed up to promote the passage of such legislation. In addition, other reasonable assessments of mobile home parks and/or mobile homes should be applied, by enactment of whatever legislation is necessary to make the returns from mobile homes more nearly equate to the tax returns on low and moderate cost residences.

Water  
and  
Sewers

2. That any further approval of mobile home park sites in the unincorporated area of Dade County be held in abeyance unless the park concerned can be connected to public water and sewer lines, except as may be approved by Dade County (Pollution Department and Health Department) for package plants which can be ultimately converted to pumping or lift stations and turned over to Dade County for a County-wide system. These temporary package plants should not be approved unless it is determined that a County-wide water or sewer system will incorporate the package plants into a County system in the not too distant future.

New Mobile Home Regulations

3. That any further approval of mobile home park sites in the unincorporated areas of Dade County be held in abeyance unless and until new mobile home park regulations are applied or adopted, as suggested herein, which will assure the best possible type of mobile home park installation and its proper maintenance.

Construction Requirements

4. That any further approval of mobile home park sites in the unincorporated area of Dade County be held in abeyance unless and until the foregoing recommended regulations are adopted, which should incorporate the requirements that all new mobile homes being located in Dade County must comply with the "Standard for Mobile Homes", United States of America Institute, A119.1 (1969), for the hurricane zone, and until a positive method for ascertaining that such mobile homes comply with the above-cited standards relative to structural, electrical, plumbing and mechanical requirements, such method possibly being a requirement for permit to move a mobile home within Dade County and an inspection prior to such moving. An analysis of the requirements of the foregoing standards indicates that these standards will nearly approximate the standards of the South Florida Building Code and will also include the requirement that the tie downs for mobile homes must not only include the tie down of the unit at the bottom frame, but also requires that the tie down includes a support which goes over the unit and ties back into an anchor in the adjacent ground. As previously indicated, it is felt that with construction requirements as required by Standard for Mobile Homes, U.S.A.S. A119.1 (1969), including the additional tie down requirement, that damage to mobile homes will be reduced to a minimum in hurricane winds.

In conclusion, we recommend that house trailers and mobile homes be confined to approved mobile home parks, and that future mobile home parks be approved subject to the conditions outlined in the foregoing report. The spotting of mobile homes throughout Dade County on individual lots or tracts, whether under the guise of watchman quarters or under a program of occupancy of a trailer while completing a residence should be discontinued. Such policies only serve to promote unlimited numbers of mobile homes to be located within the unincorporated area of Dade County, to the detriment of proper development of that area.

62

VIII  
REFERENCES

Bair, Frederick H. Jr., AIP, Local Regulations of Mobile Home Parks, Travel Trailer Parks and Related Facilities, Mobile Home Research Foundation, Chicago; 1965.

General Land Use Master Plan, approved by the Dade County Board of County Commissioners, November 30, 1965 (Resolution No. 11485).

Highlights of the Architect and Engineer Activities in Shelter Development, TR-29, Office of Civil Defense, June 1965.

Hodes, Bernet and G. Gale Roberson, The Law of Mobile Homes, 2nd edition, 1964. Commerce Clearing House, Inc.

Minimum Property Standards for Mobile Home Courts, Federal Housing Administration, Washington, D. C., 1962.

Proposed 1970 Dade County Legislative Program, Memorandum from Porter W. Hower, County Manager to Mayor and Members of the Board of County Commissioners.

Proposed Locations for Mobile Home Parks, Memorandum from Dade County Pollution Control to Dade County Planning Department, March 16, 1970.

Publications of Mobile Home Manufacturer's Association.

Regulations of Mobile Home Subdivisions, Planning Advisory Service Report #145, Chicago; ASPO 1961.

Taxation of Trailers and Mobile Homes, Memorandum from Thomas C. Britton, County Attorney to W. Wirt Culbertson, Tax Assessor, Dade County, April 22, 1970.

Today's Revolution in Housing, Boise-Cascade Building Company, Boise, Idaho; 1968.

Urban Land Institute, Research Monograph No. 12, April 1966.

Where Goes the Mobile Home? American Institute of Planners, Mobile Homes Panel, Detroit; AIP 1961.

Mobile Home Court Development Guide, Jan. 1970, A HUD GUIDE, FHA 64200.7

Standard for Mobile Homes, United State of America Institute, A 119.1 (1969)

Dade County Departments Participating in Preparation of Report:

Building and Zoning  
Planning  
Parks and Recreation  
Pollution Control  
Health  
Tax Assessor

63

MEMORANDUM  
County Attorney's Opinion No. 70-37

TO Mr. W. Wirt Culbertson  
Tax Assessor

DATE April 22, 1970

SUBJECT Taxation of Trailers and Mobile  
Homes

FROM Thomas C. Britton  
County Attorney

Your memorandum of February 27, 1970, requested our opinion as to whether a mobile home or trailer which has its wheels removed and is placed on concrete blocks, is subject to ad valorem taxation. We answer the question in the affirmative.

Article VII, Section 1(b) of the Florida Constitution of 1968 provides in pertinent part:

"Motor vehicles, boats, airplanes, trailers, trailer coaches and mobile homes, as defined by law, shall be subject to a license tax. . . . but shall not be subject to ad valorem taxes"  
(Emphasis added)

Section 317.011(57), Florida Statutes, 1967, defines the term "trailer" as follows:

"Every vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle." (Emphasis added)

Once the chassis, wheels and axles are removed, and the trailer is placed on concrete blocks or other supports, the trailer no longer is designed for carrying persons or property or for being drawn by a

64

Mr. W. Wirt Culbertson  
April 22, 1970  
Page No. 2

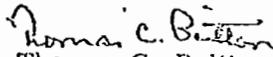
C.A.O. No. 70-37

motor vehicle. It, therefore, ceases to be a trailer as defined by law, and thus does not become immune from ad valorem taxation under Article VII, Section 1(b) of the 1968 Constitution.

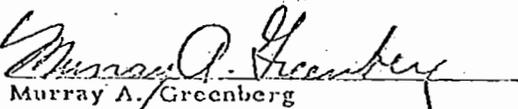
This conclusion is supported by the decision in Palethorpe v. Thomson, Fla. 1965, 171 So. 2d, 526 wherein the Florida Supreme Court, in discussing Article IX, Section 13 of the Constitution of 1885, the predecessor of Article VII, Section 1(b) of the 1968 Constitution, stated:

"But where to all intents and purposes the actual primary use of such a trailer bears no reasonable relation to customary motor travel or carriage, and the trailer is found to be used . . . for housing accommodations or for other non-transportation purposes, the exemption does not apply. (page 531)

The phrase "mobile home" is nowhere defined in the statutes, but we see no reason to treat a mobile home differently from a trailer. We conclude, therefore, that when their wheels are removed and they are placed on concrete blocks, both trailers and mobile homes are subject to ad valorem taxation.

  
Thomas C. Britton  
County Attorney

Prepared by:

  
Murray A. Greenberg  
Assistant County Attorney

TCE:MAG:mk

cc: Mayor

County Commissioners  
County Manager

State Comptroller  
Attorney General  
Internal Auditor

Budget Director

65

February 1970

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
DEVELOPED MOBILE HOME COURTS, TRAILER PARKS AND MOBILE HOME PARKS

Map #	Name	Section-Township-		Location	Type	Spaces	Acreage
		Range	Range				
1.	Lone Pine Mobile Court	34-51-42		20900 W. Dixie Highway	Permanent	239	17
2.	Jack's Mobile Court	3-52-42		19800 W. Dixie Highway	Permanent & Transient	64	4
3.	Coel's Mobile Court	3-52-42		19770 W. Dixie Highway	Permanent & Transient	30	1.5
4.	Dixie Mobile Court	3-52-42		19640 W. Dixie Highway	Permanent	45	2.5
5.	Sunhaven Trailer Park	3-52-42		19500 W. Dixie Highway	Permanent & Transient	53	3
6.	Riverview Trailer Park	9-52-42		17900 W. Dixie Highway	Permanent & Transient	41	2.5
7.	Cl-overleaf Trailer Park	13-52-41		16300 N. W. 2 Avenue	Permanent & Transient	88	7.5
8.	Sixth Avenue Trailer Park	19-52-42		14752 N. E. 6 Avenue	Permanent & Transient	43	2.5
9.	Shady Oaks Trailer Park	19-52-42		14701 N. E. 6 Avenue	Permanent	36	2
10.	Trailer City	21-52-42		135 St.-Biscayne Blvd.	lots individually owned	479	4
11.	North Miami Trailer Park	28-52-42		1790 N. B. 127 Street, N. Mia.	Permanent & Transient	76	3.5
12.	Nelson's Trailer Park	29-52-42		12001 Biscayne Blvd.	Permanent & Transient	150	8
13.	Howard's Trailer Lodge	29-52-42		11900 Biscayne Blvd.	Permanent & Transient	78	3.5
14.	Green Acres Trailer Park	29-52-42		11901 Biscayne Blvd.	Permanent & Transient	33	2
15.	Palm Trailer Park	29-52-42		12000 N. E. 16 Avenue	Permanent	164	14.5
16.	Kobe Trailer Park	29-52-42		11900 N. E. 16 Avenue	Permanent & Transient	56	10
17.	Ocean Breeze	32-52-42		11380 Biscayne Blvd.	Permanent & Transient	69	3.5
18.	Bayside Trailer Park 7	32-52-42		11295 Biscayne Blvd.	Permanent & Transient	50	4
19.	Ocean Breeze Court	32-52-42		11150 Biscayne Blvd.	Permanent & Transient	67	2.7
20.	Miami Terrace Mobile Home	34-54-40		6998 S. W. 8 Street	Permanent & Transient	19	2
21.	Trailer Grove	6-52-42		790 N. E. 90 Street	Permanent	85	6
22.	Limoore Park	12-53-41		215 N. W. 79 Street, Miami	Permanent & Transient	76	6.3
23.	Sunnyland Trailer Park	12-53-41		129 N. W. 79 Street, Miami	Permanent	20	6
24.	Trinidad Trailer Court	12-53-41		7930 N. W. Miami Court, Miami	Permanent	168	10
25.	Rivera Park Inc.	28-52-41		19900 N.W. 37 Avenue	Permanent	162	21.2
26.	Keystone Trailer Park	18-53-42		6307 N. E. 2 Avenue, Miami	Permanent	179	10
27.	Magic City Trailer Park	18-53-42		6005 N. E. 2 Avenue, Miami	Permanent	95	7
28.	Opa-Locka Trailer Park	22-52-41		2121 N. W. 135 Street, Opa Lka	Permanent	41	2.5
29.	Myricks Trailer Park	35-52-41		1600 N. W. 119 Street	Permanent & Transient	98	13.7
30.	Little Farm Mobile Court	7-53-42		8500 Biscayne Blvd., El Portal	Permanent	170	12

26

Map #	Name	Section-Township-Range		Location	Type	Spaces	Acreage
31.	Colonial Acres Mobile Home Park	2-53-41		9774 N. W. 10 Avenue	Permanent & Transient	340	30
32.	Pine-tree Trailer Court	2-53-41		9240 N. W. 7 Avenue	Permanent & Transient	27	1.1
33.	Rovell Park	11-53-41		9300 W. 81 Street	Permanent & Transient	97	12
34.	Al-R11 Trailer Court	11-53-41		8403 N. W. 14 Avenue	Permanent & Transient	79	3.8
35.	Sunny South Trailer Park	11-53-41		1175 N. W. 79 Street	Permanent & Transient	116	4.6
36.	Avocado Trailer Park	11-53-41		1170 N. W. 79 Street	Permanent & Transient	73	2.3
37.	Bob's Trailer Ville	11-53-41		1274 N. W. 79 Street	Permanent & Transient	154	7.8
38.	Tropical Trailer Village	11-53-41		1308 N. W. 79 Street	Permanent & Transient	104	5
39.	Tradewinds Trailer Park	10-53-41		1928 Ave. at 79 Street	Permanent & Transient	82	4
40.	Northwest Trailer Park	10-53-41		8151 N. W. 27 Avenue	Permanent	113	5
41.	Schmidt Trailer Court	10-53-41		2542 N. W. 79 Street	Permanent	49	2
42.	Yalm Lake Trailer Court	9-53-41		7600 N. W. 27 Avenue	Permanent	145	10
43.	Mango Trailer Park	9-53-41		2972 N. W. 79 Street	Permanent	17	1
44.	J Har J Trailer Ranch	9-53-41		2980 N. W. 79 Street	Permanent & Transient	125	6
45.	Bellhaven Park	9-53-41		3200 N. W. 79 Street	Permanent & Transient	376	30
46.	Miami Heights-Motel & Trailer Pk.	9-53-41		3450 N. W. 79 Street	Permanent & Transient	130	10
47.	Hi and Dri	12-53-41		115 N. E. 71 Street, Miami	Permanent & Transient	80	4.2
48.	Hialeah Trailer Park	9-53-41		425 S. E. 33 St., Hialeah	Permanent	30	2
49.	Anchor Mobile Home Court	12-53-40		2359 N. K. Kneehoebe Road, Hialeah	Permanent	94	7.0
50.	Strawberry Village Trailer Park	11-53-40		1451 N. 29 Street, Hialeah	Permanent	40	2.2
51.	Sunny Gardens Trailer Park	11-53-40		2901 W. 16 Ave., Hialeah	Permanent & Transient	80	9.2
52.	Acres O'Sun Mobile Home Court	11-53-40		1391 W. 29 Sc., Hialeah	Permanent	51	3.6
53.	Kynken-Blynken & Nod Trailer Ct.	11-53-40		2775 N. Kneehoebe Road, Hialeah	Permanent	165	13
54.	Hibiscus Trailer Park	11-53-40		3131 W. 16 Ave., Hialeah	Permanent & Transient	34	2.5
55.	Falmetto Trailer Estates	11-53-40		3200 W. 16 Ave., Hialeah	Permanent & Transient	95	7
56.	Medley Mobile Court	11-53-40		8181 N. W. South River Dr, Medley	Permanent	104	9.9
57.	Carleys Mobile Home Park	21-53-41		4111 N. W. 37 Avenue	Permanent	65	4
58.	Fronton Trailer Park	21-53-41		3817 N. W. 36 Street, Miami	Permanent	30	2.9
59.	Dade Mobile Home Court	21-53-41		3365 N. W. 36 Street, Miami	Permanent & Transient	104	7.5
60.	Blue Bell Trailer Park	21-53-41		3386 N. W. 41 Street	Permanent & Transient	151	12.5
61.	36 Street Trailer Court	21-53-41		3010 N. W. 36 Street, Miami	Permanent	57	3
62.	Royal Duke Trailer Court	21-53-41		3620 N. W. 30 Avenue	Permanent	114	10
63.	Flamingo Trailer Park	21-53-41		2950 N. W. 36 Street, Miami	Permanent & Transient	70	3.5
64.	Virginia Gardens Trailer Park	17-53-41		5900 N. W. 37 Court	Permanent	68	4.2
65.	54th Street Trailer Park	16-53-41		3626 N. W. 54 Street	Permanent & Transient	56	3

67

Map #	Trailer Range	Section-Parish	Range	Location	Type	Spaces	Acres
66.	11-53-40		147 N. 29 St., Miami	Permanent	63	11	
67.	26-53-41		2700 N. W. 27 Avenue	Permanent & Transient	129	10	
68.	33-53-41		2750 N.W. South River Dr., Mia	Permanent & Transient	100	9	
69.	33-53-41		706 N. W. 48 Avenue, Miami	Permanent & Transient	60	2.5	
70.	9-56-41		3026-70 S. W. 8 Street, Miami	Permanent & Transient	156	7	
71.	8-56-41		370 S. N. S Street, Miami	Permanent & Transient	251	10	
72.	8-56-41		470 S. W. 8 Street	Permanent & Transient	63	2.4	
73.	8-56-41		825 S. W. 44 Avenue	Permanent & Transient	90	2.8	
74.	12-56-40		6040 S. W. 8 Street, M. Miami	Permanent & Transient	30	1	
75.	12-56-40		6020 S. W. 8 Street, W. Miami	Permanent & Transient	30	2.7	
76.	12-56-40		6024 S. W. 8 Street, W. Miami	Permanent & Transient	110	6.3	
77.	11-56-40		6750 S. W. 8 Street	Permanent & Transient	283	20	
78.	11-56-40		6840 S. W. 8 Street	Permanent & Transient	75	5	
79.	5-56-40		1040 S. W. 70 Avenue	Permanent & Transient	85	5	
80.	5-56-40		8300 S. W. 8 Street	Permanent & Transient	93	5	
81.	6-56-40		10001 West Pkwy	Permanent	241	38.6	
82.	6-56-40		11479 S. W. 7 Terrace, Sweetwater	Permanent & Transient	25	1	
83.	12-54-39		11709 S. W. 8 Street	Permanent & Transient	130	10	
84.	12-54-39		12350 S. W. 8 Street	Permanent	65	2	
85.	16-54-40		3910 S. W. 89 Court	Permanent	12	1	
86.	15-55-40		U. S. 1 at 124 Street	Permanent	93	4.7	
87.	15-55-40		12555 South Dixie Highway	Permanent	56	10	
88.	13-56-39		23100 S. W. 124 Ave., Goulds	Permanent	60	3.2	
89.	6-56-40		400 S. W. 112 Avenue, Sweetwater	Permanent	330	42	
90.	34-56-39		26401 S. Dixie Hwy., Naranja	Permanent & Transient	220	17.8	
91.	4-57-39		14850 S. W. 280 Street	Permanent	342	42.9	
92.	4-57-39		28201 S. W. 152 Ave., Homestead	Permanent & Transient	22	10	
93.	8-57-39		30301 S. Dixie Hwy., Homestead	Permanent & Transient	12	1	
94.	18-57-39		100 N. E. 6 Avenue, Homestead	Permanent & Transient	200	30	
95.	18-57-39		31 S. E. 2 Road, Homestead	Permanent & Transient	43	2	
96.	18-57-39		447 S. E. 2 Road, Homestead	Permanent	176	15	
97.	24-57-38		805 N. W. 5 Ave., Fla. City	Migrant Workers	49	2	
98.	26-57-38		506 N. W. 6 Ave., Fla. City	Permanent & Transient	60	4	
99.	19-57-39		205 N. Krome Ave., Fla. City	Permanent & Transient	46	1	
100.	19-57-39		41 N. Krome Avenue, Fla. City	Permanent & Transient	30	1	
101.	2-57-39		13200 S. W. 288 Street	Permanent & Transient	317	40	
102.	11-57-36		28501 S. W. 152 Ave., Homestead	Permanent	141	19.5	

TOTALS DEVELOPED

11, 119

920.3

68

METROPOLITAN LAKE COUNTY PLANNING DEPARTMENT

UNDEVELOPED MOBILE HOME PARKS AND TRAILER PARKS WHICH HAVE BEEN APPROVED SINCE 12/66

69

Map Letter	Name of Applicant or Park	Section-Township-Range	Address	Type	Spaces	Acres
A.	Carroll City Trailer Park (Belinger)	01-51-41	N.W. 48 Ave. - 52 Ave. bet. 199 St. - 202 St.	Permanent	438	50
B.	John Peter Kobo	29-52-42	N.E. 119 St. - 121 St. bet. 14 Ave. - 16 Ave.	Permanent	40	18
C.	Crown and Hadder	27-52-40	E. of N.W. 82 Ave. bet. 133 St. - 135 St.	Permanent	221	18
D.	Wilmoth and Kemp	34-52-40	N.W. 77 Ave. - 106 St.	Permanent	171	11
E.	Mrs. Wilferine Nowl	21-53-41	S.E. corner of N.W. 29 Ave. - 52 St.	Permanent	23	3.2
F.	Robinson and Vadia	2-11-54-39	S.W. 127 Ave. - 132 Ave. bet. 8 St. - 18 St.	Permanent	999	195
G.	St. Paul Land Company	1-12-54-39	S.W. 117 Ave. - 120 Ave. bet. 8 St. - 17 St.	Permanent	409	61.7
H.	Ralph H. Schley	4-54-40	S.W. 4 St. - 8 St. E. of S.W. 92 Ave.	Permanent	60	13.8
I.	John F. Kuhn et al	27-55-39	S. of S.W. 152 St. bet. 132 Ave. and Black Creek	Permanent	216	39
J.	Orion C. Parker	1-56-38	S.W. 177 Ave. - 184 Ave. bet. 196 St. - 200 St.	Permanent	57	56.4
K.	Kemper and Johnson	6-56-39	S.W. 169 Ave. - 173 Ave. bet. 196 St. - 200 St.	Permanent	73	50
L.	James E. Campbell	9-56-39	S.W. 202 St. - 208 St. bet. 162 Ave. - 159 Ave.	Permanent	413	48
M.	Gancarz and Sweeny	23-56-39	S.W. 130 Ave. - 132 Ave. bet. 242 St. - 246 St.	Permanent	181	20
N.	Dade Mobile Homes	35-56-39	N. of S.W. 127 Ave. bet. 272 St. - 274 St.	Permanent	222	25
O.	Austin E. Smith	4-57-39	S.W. 149 Ave. - 150 Ave. bet. 286 St. - 288 St.	Permanent	63	10
P.	Frank Smoia	4-57-39	W. of S.W. 147 Ave. bet. 282 St. - 284 St.	Permanent	58	5
Q.	Harry F. Bertsch	3-57-39	S.W. 144 Ave. - 147 Ave. bet. 280 St. - 284 St.	Permanent	359	40
R.	Starley H. Speller	26-57-38	S.W. 187 Ave. - 189 Ave. bet. 344 St. - 352 St.	Permanent	442	60
S.	C. C. Carpenter	25-57-38	S. of S.W. 352 St. bet. 178 Ave. - 180 Ave.	Permanent	120	30
T.	Vincetonian Country Club	25-56-39	S.W. 248 St. - 127 Ave.	Permanent	838	73
U.	Gateway Estates Park and	25-57-38	S.W. 352 St. - 366 St. bet. St. Rd. #5 - 178 Ave.	Permanent	204	42
V.	Gerald Pulver	30-57-39	S.W. 352 St. - 366 St. bet. St. Rd. #5 - 178 Ave.	Permanent	45	10
W.	Michael Nyeckuk	35-57-38	S.W. 189 Ave. - 192 Ave. bet. 303 St. - 364 St.	Permanent	146	15
	William R. Reisinger	35-57-38	E. of S.W. 192 Ave. bet. 370 St. - 372 St.	Permanent	146	15

TOTALS UNDEVELOPED

6,609 938.1

TOTALS DEVELOPED AND UNDEVELOPED

17,728 1858.4

# Existing Mobile Home Park Inventory

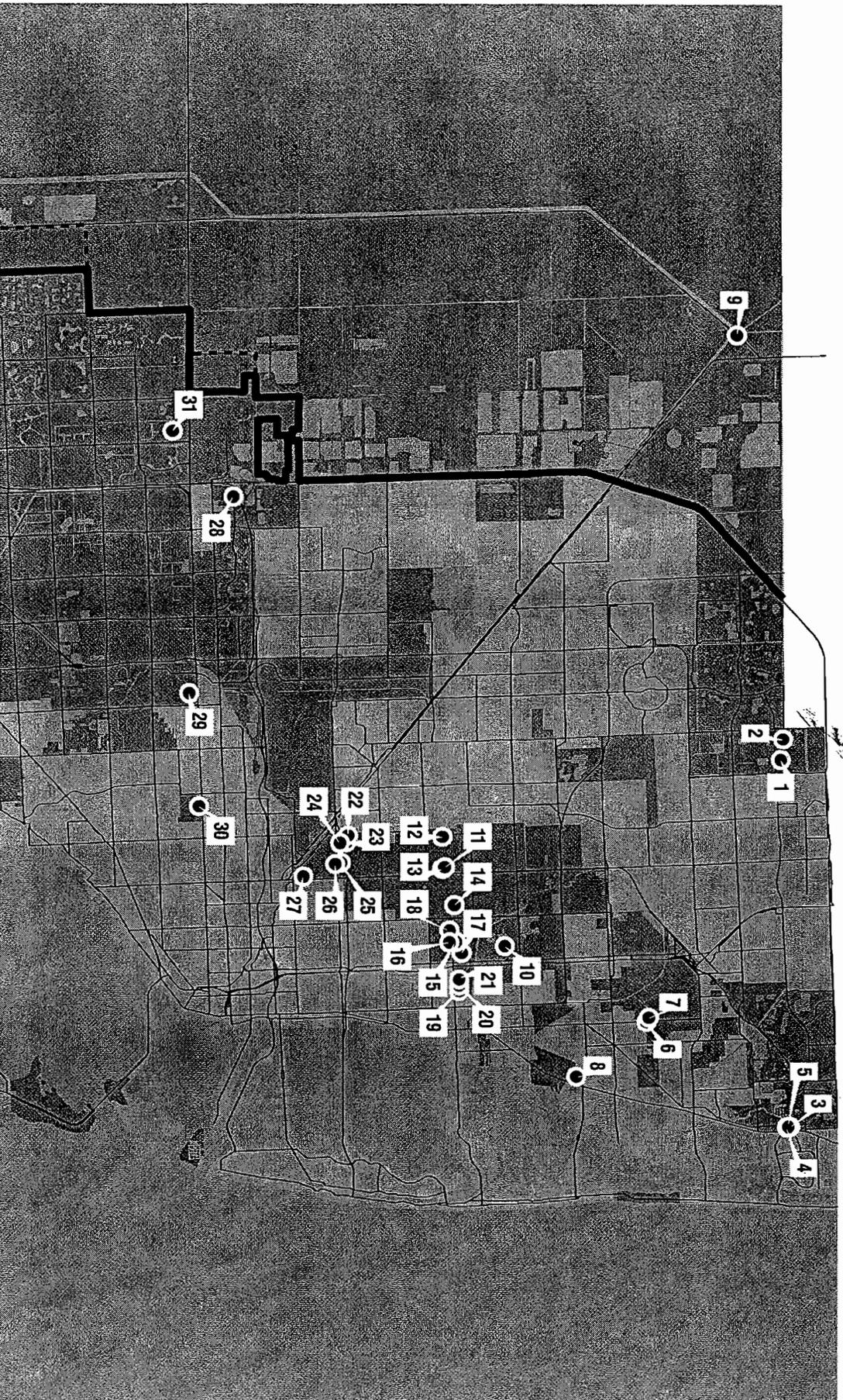
JANUARY 2008

70





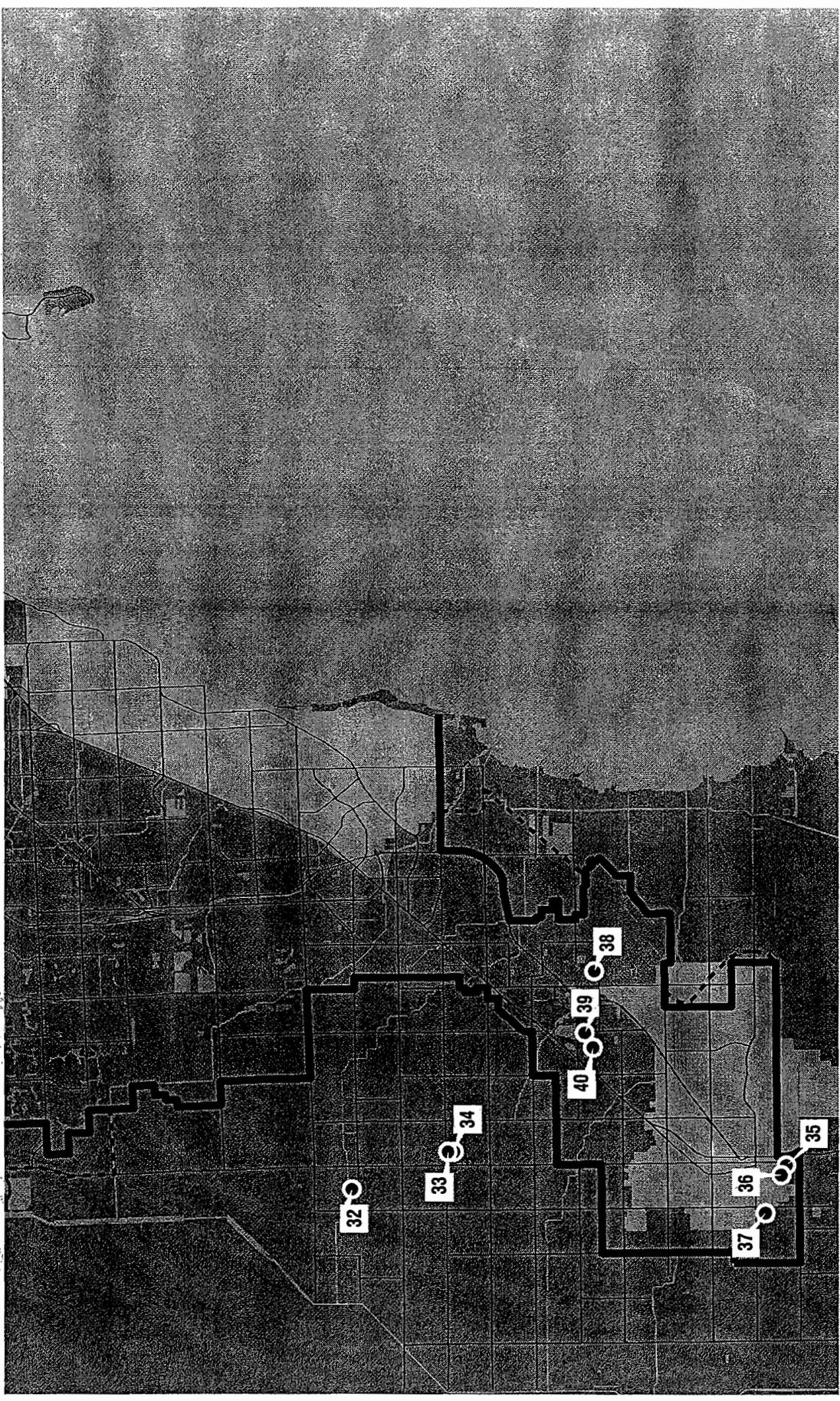
# i Existing Mobile Home Park Inventory



continued on next page

72

continued from previous page



73

# iii Existing Mobile Home Park Inventory

Site	Name	Phone	Address	Acres	Licensed Units	Density (Units/Acre)	Zoning	LUP MAP Designation	Year Established
1	HONEY HILL MOBILE HOME PARK	30-1131-001-0290	4965 NW 199TH ST	48.28	438	9.1	AU	Low-Medium Density Residential	1969
2	ROYAL COUNTRY MOBILE HOME PARK	30-1131-003-0010/30-1131-004-0010/30-1131-002-0010 thru 0020	5565 NW 202ND TER	174.17	884	5.0	AU & RU-1	Low-Medium Density Residential	1984
3	LANDMARK PLAZA & TRAILER	30-2203-000-0070	19800 W DIXIE HWY	1.7	48	28.2	OUAD (MC & R)	Business and Office, Low-Medium Density Residential	1936
4	DIXIE MOBILE COURT	30-2203-005-0040	19640 W DIXIE HWY	2.2	47	21.4	OUAD	Business and Office, Low-Medium Density Residential	1956
5	COES TRAILER COURT	30-2203-005-0060	19770 W DIXIE HWY	1.24	28	22.6	OUAD (MC & R)	Business and Office, Low-Medium Density Residential	1956
6	SHADY OAK TRAILER PARK	30-2219-000-0410	14721 NE 6TH AVE	1.99	36	18.1	RU-4M & BU-1A	Business and Office, Low-Medium Density Residential	1946
7	BOB'S TRAILERVILLE	30-2219-000-0740	14752 NE 6TH AVE	2.0	14	7.0	BU-1 & RU-3	Business and Office, Low Density Residential	1977
8	PALM TRAILER PARK	30-2229-001-0020 thru 0040/30-2229-001-0100 thru 0140	12000 NE 16TH AVE	8.96	160	17.9	RU-3M	Medium-Density Residential	1948
9	JONES FISHING CAMP TRAILER	30-2909-001-0021 30-2910-001-0250	14601 NW 185TH ST	9.95	57	5.7	BU-3 & AU	Open Land	1969
10	COLONIAL ACRES MOBILE HOME PARK	30-3102-000-0400	9624 NW 10TH AVE	27.88	296	10.6	RU-2 & RU-3B	Application 4 Apr. 2005. Cycled from Low-Medium Density Residential to Medium-Density Residential	1947
11	J BAR J	30-3109-000-0160 thru 0200/30-3109-015-0070	2980 NW 79TH ST	5.7	99	17.4	RU-3B & BU-2	Business and Office, Industrial and Office	1946
12	MIAMI HEIGHTS TRAILER PARK	30-3109-007-0010	3520 NW 79TH ST	9.34	127	13.6	RU-1 & BU-2	Business and Office, Industrial and Office, Restricted Industrial and Office	1950
13	PALM LAKE TRAILER PARK	30-3109-008-0470	7600 NW 27TH AVE	7.96	124	15.6	RU-2 & BU-2	Industrial and Office	1946
14	TRADEWINDS TRAILER PARK	30-3110-000-0010 thru 0020	1919 NW 79TH ST	3.79	80	21.1	RU-1 & BU-2	Business and Office, Low-Density Residential	1946
15	SUNNY SOUTH TRAILER PARK	30-3111-000-0170	1175 NW 79TH ST	4.61	114	24.7	RU-2 & BU-2	Business and Office, Low-Medium Density Residential	1946
16	AVOCADO TRAILER PARK	30-3111-024-0030	1470 NW 79TH ST	2.28	73	32.0	RU-2 & BU-2	Business and Office, Low-Medium Density Residential	1946
17	ROVELL TRAILER PARK	30-3111-000-0180	939 NW 81ST ST	8.4	138	15.2	RU-2 & RU-1	Low-Medium Density Residential	1946
18	TROPICAL VILLAGE	30-3111-026-0010 thru 0020/30-3111-016-0130/30-3111-026-0010/30-3111-030-0080	1388 NW 79TH ST	8.27	108	13.1	BU-2 & RU-1 & RU-2	Business and Office, Low-Medium Density Residential	1947
19	TRINIDAD COURT	30-3112-000-0010/30-3112-000-0015/30-3112-000-0040	7930 NW MIAMI CT	7.83	173	22.1	RU-3B	Low-Medium Density Residential	1947
20	SUNNYLAND TRAILER PARK	30-3112-000-0060	128 NW 79ST	4.47	105	26.2	RU-3B	Low-Medium Density Residential	1949

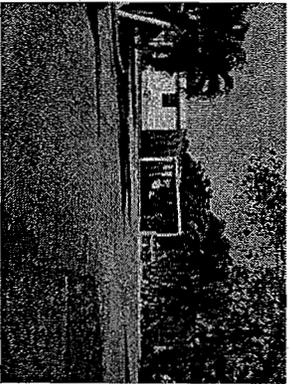
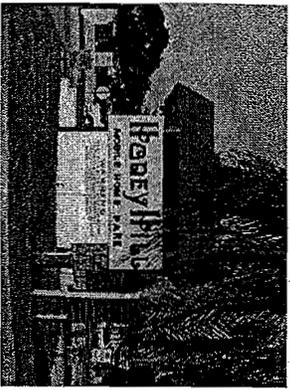
42

Site	Name	Folio	Address	Acres	Licensed Units	Density (Units/Acre)	Zoning	LUP MAP Designation	Year Established
21	LANDMARK MOBILE HOME PARK	30-3112-000-0070	215-17 NW 79 ST.	2.77	76	27.4	RU-3B	Low-Medium Density Residential	1940
22	CARLEY'S	30-3121-000-0980;30-3121-000-0961;30-3121-000-0970;30-3121-000-1080;30-3121-000-0890.	4111 NW 37TH AVE	6.01	70	11.6	IU-1	Industrial and Office	1958
23	BLUE BELLE TRAILER PARK	30-3121-000-1020 thru 1030	3586 NW 41ST ST	10.0	150	15.0	IU-1 & IU-2	Industrial and Office	1948
24	FRONTON TRAILER PARK	30-3121-000-1200	3617 NW 36TH ST	2.82	57	24.6	IU-1	Industrial and Office	1936
25	ROYAL DUKE	30-3121-022-0010 thru 0011	3620 NW 30TH AVE	7.09	138	19.5	GU & RU-3B	Industrial and Office	1948
26	ALL STAR 36 STREET	30-3128-012-0010;30-3128-007-0010 thru 0030;30-3128-007-0060.	3010 NW 36TH ST	1.89	73	38.6	RU-3B & BU-1A	Low-Medium Density Residential	1938
27	RIVER PARK APTS & TRAILER PARK	30-3128-018-0010	2260 NW 27TH AVE	5.94	110	18.5	IU-1	Application 3 Apr. 2006 Cycle from Business and Office and Industrial and Office to High-Density Residential	1936
28	LIL ABNER MOBILE HOME PARK	30-4006-001-2390 thru 2420; 30-4006-001-2431;30-4006-001-2440.	11239 NW 4TH ST	101.0	808	8.9	GU	Medium Density Residential	1969
29	MIAMI TERRACE MOBILE HOME PARK	30-4011-012-0010 thru 0020;30-4011-012-0100	1040 SW 70TH AVE	4.01	89	22.2	IU-1	Industrial and Office	1947
30	GABLES TRAILER PARK INC	30-4108-014-0010	826 SW 44TH AVE	2.46	90	36.5	RU-3B & RU-2	Business and Office and Low-Density Residential	1936
31	UNIVERSITY LAKES (HOMETOWN AMERICA MANAGEMENT LP)	30-4911-000-0010;30-4902-000-0150	12850 SW 14TH ST	186.44	1153	6.2	GU & EU-1	Business and Office, Low-Medium Density and Low-Density Residential	1967
32	AMERICANA VILLAGE CONDOMINIUM	30-6801-001-0001	19800 SW 180TH AVE	110.2	529	4.8	GU	Agriculture	1957
33	SILVER PALM MOBILE HOME PARK	30-6919-000-0150	17350 SW 232ND ST	9.1	112	12.3	AU	Agriculture	1958
34	REDLAND MOBILE HOME PARK	30-6919-000-0151	17360 SILVER PALM DR	9.13	80	8.76	AU	Agriculture	1958
35	GATEWAY ESTATES CONDOMINIUM	30-7825-011-0001	35250 SW 177TH CT	37.0	220	5.94	AU	Low-Medium Density Residential	1988
36	GATEWAY WEST CONDOMINIUM	30-7825-014-0001	35308 SW 180TH AVE	20.0	111	5.55	AU	Low-Medium Density Residential	1988
37	GOLD COASTER TRAILER PARK	30-7828-011-0010	34850 SW 187TH AVE	81.35	259	3.18	AU & GU	Low-Density Residential	1989
38	PINE ISLE MOBILE HOME PARK	30-7902-000-0061 thru 0062	28600 SW 132ND AVE	45.0	317	7.04	RU-1	Low-Density Residential	1958
39	LEISURE EAST (PALM GARDEN RV PARK)	30-7904-000-0020	28300 SW 147TH AVE	4.0	39	9.75	GU	Low-Medium Density Residential	1968
40	LEISURE MOBILE HOME PARK/PALM GARDEN MH	30-7904-000-0090	28501 SW 152ND AVE	36.2	279	7.7	GU	Low-Medium Density Residential	1958
<b>TOTAL UNITS</b>									
<b>7,989</b>									

25

# 1 Honey Hill Mobile Home Park

Folio: 30-1131-001-0290 / 4955 NW 199th Street / 48.28 Acres / 438 Licensed Units / Established 1969



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

AU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)

#### Surrounding Properties

<b>NORTH</b>	AU; Miami-Dade GSA Property	Institutional and Public Facility
<b>SOUTH</b>	RU-1; Single-family residences	Low Density Residential (2.5 to 6 dua)
<b>EAST</b>	AU; Miami-Dade GSA Property	Institutional and Public Facility
<b>WEST</b>	RU-1; Mobile Home Park	Low-Medium Density (6 to 13 dua)

The subject property is located in an area that is primarily residential, and county-owned land, and is characterized by single-family residences as well as the Royal Country Mobile Home Park to the west. A townhouse development is located immediately to the southwest of the subject property and a commercial plaza is located approximately 750' to the east of the easternmost portion of the subject site. In addition, the subject property is located approximately 3.5 miles east of and inside the Urban Development Boundary (UDB) and is in close proximity to the corporate boundary of the City of Miami Gardens that runs in a northerly/southerly direction along NW 47 Avenue.

Approximate maximum number of units permitted by existing zoning: 9

Approximate maximum number of units permitted by CDMF: 627

## ZONING HISTORY

- 1969: Resolution No. Z-360-69 – mobile home park was approved.
- 1972: Resolution No. 4-ZAB-481-72 – Non-Use variances for gatehouse

### Recent Code Enforcement Citations

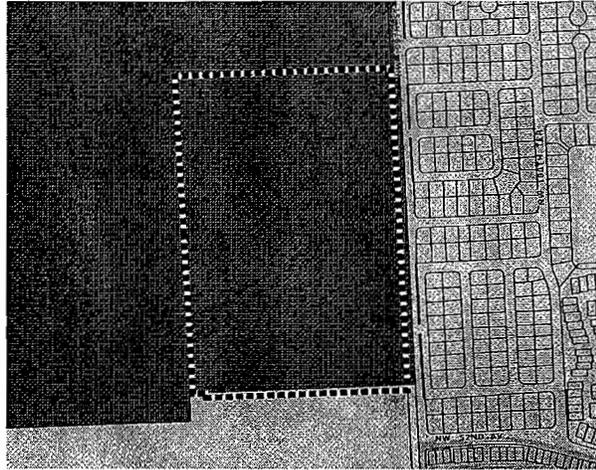
- Unauthorized use in an agricultural district
- Failure to obtain mandatory inspection
- Unauthorized use within a district-operating an automobile repair business
- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order

72

# Existing Mobile Home Park Inventory

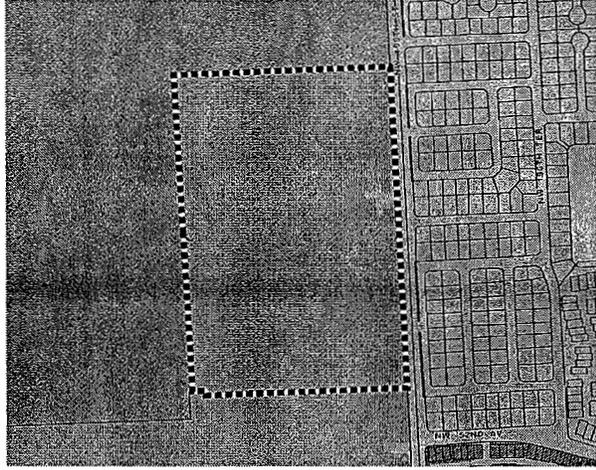


2007 Aerial Photography



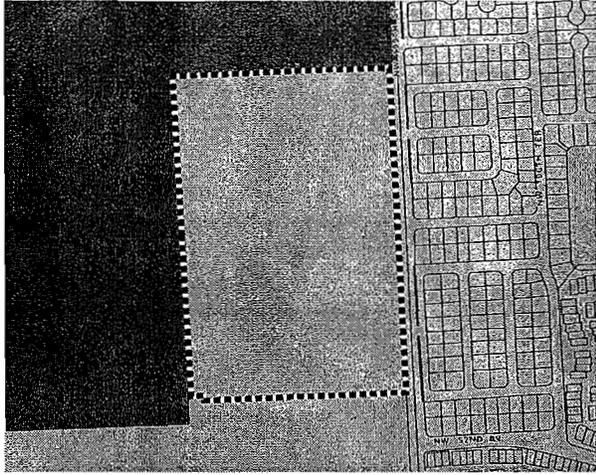
Existing Zoning

- AU
- PAD
- RU-1
- RU-TH



Existing Land Use

- Single-Family
- Townhouses
- Mobile Home Parks
- Institutional
- Streets/Roads, Expressways, Ramps
- Inland Waters



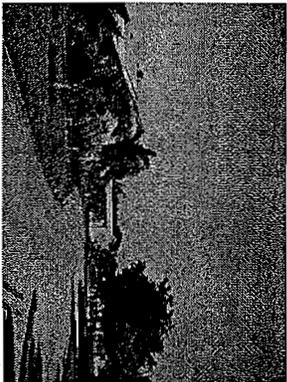
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Institutional and Public Facility
- Water

22

# 2 Royal Country Mobile Home Park

Folio: 30-1131-003-0010\* / 5555 NW 202nd Terrace / 174.17 Acres / 864 Licensed Units / Established 1984



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

AU, RU-1; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)

#### Surrounding Properties

DIRECTION	Property Description	Designation
NORTH	AU; Miami-Dade County Garbage Disposal Area	Institutional and Public Facility
SOUTH	Retail, Townhouses, and Single-family residences	Low-Medium Density (6 to 13 dua)
EAST	AU; Miami-Dade GSA Property and Mobile Home Park	Institutional and Public Facility Low-Medium Density (6 to 13 dua)
WEST	RU-1; Single-family residences, Broward County Line	Low Density Residential (2.5 to 6 dua) Industrial and Office

The subject property is located in an area that is primarily residential and is characterized by single-family residences, a townhouse development, a mobile home park to the east, and a garbage disposal facility to the north. The subject property is located approximately 3 miles east of and inside the Urban Development Boundary (UDB). The northern portion of the subject property abuts a residential development within Broward County.

Approximate maximum number of units permitted by existing zoning: 680 (AU zoned portion: 11 units, RU-1 zoned portion: 669 units)

Approximate maximum number of units permitted by CDMP: 2,264

## ZONING HISTORY

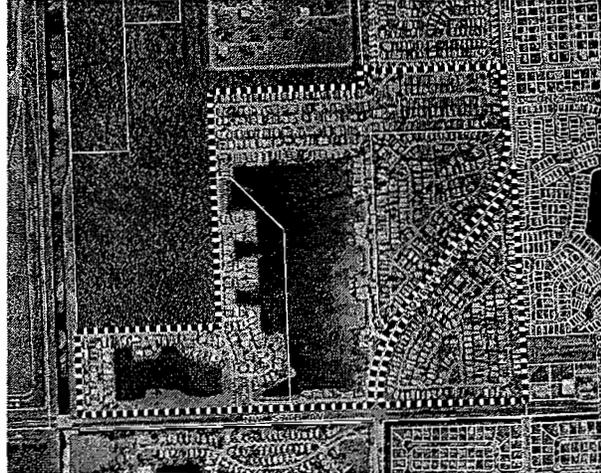
- 1968: Resolution No. Z-336-68; Board of County Commissioners approved lake excavation
- 1981: Resolution No. Z-4-81; RU-TH to RU-4M
- 1984: Resolution No. Z-65-84; Zone change to RU-1, mobile home park, and companion Non-use variances
- 1987: Resolution No. 4-ZAB-457-87; Unusual use to permit filling of lake

### Recent Code Enforcement Citations

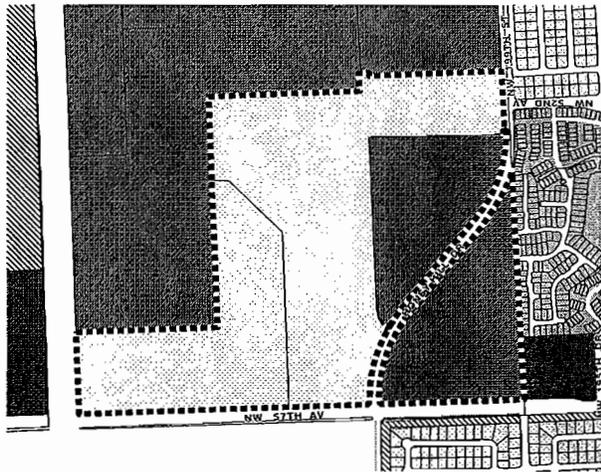
- Failure to obtain mandatory inspection
- Illegal boat storage
- Failure of owner-builder or contractor to obtain permit
- Illegally parking or keeping tow truck or equipment in residential property
- Failure to obtain registration

\*Multiple Folios

FL

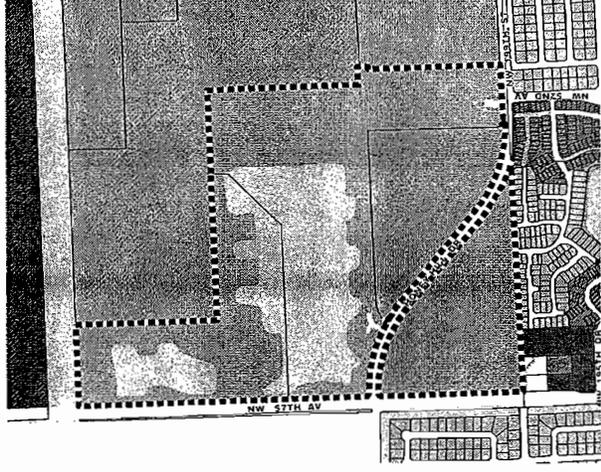


2007 Aerial Photography



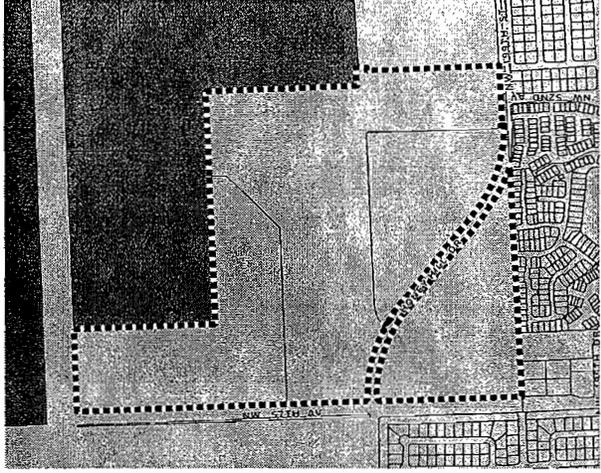
Existing Zoning

- AU
- BU-2
- RU-1
- RU-TH



Existing Land Use

- Single-Family
- Townhouses
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected
- Inland Waters



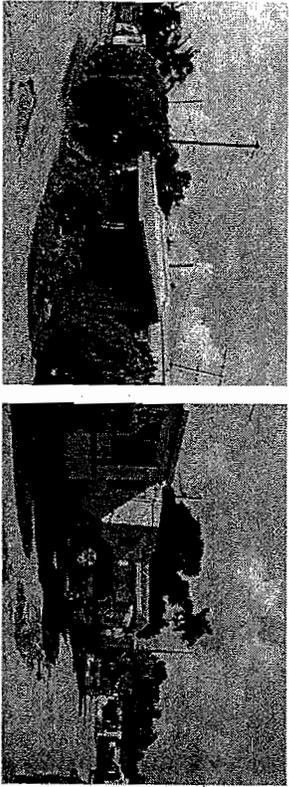
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Industrial and Office
- Insttutional and Public Facility
- Open Land
- Water

29

# 3 Landmark Plaza & Trailer Park

Folio: 30-2203-000-0070 / 19800 W Dixie Highway / 1.7 Acres / 48 Licensed Units / Established 1936



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

OVA (Ojus Urban Area) (MC & R); Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua) Business and Office

#### Surrounding Properties

NORTH	OVA (MC & R); Mobile Home Park	Low-Medium Density (6 to 13 dua)
SOUTH	OVA (MC & R); Motel	Low-Medium Density (6 to 13 dua) Business and Office
EAST	CU; FEC Railroad Right-of-Way	Transportation
WEST	OVA (R); Single-family residences	Low Density Residential (2.5 to 6 dua)

The subject property is located in an area that is characterized by residential and commercial uses. It should be noted that the subject property is in close proximity to the corporate boundary of the City of Aventura, which lies to the east. The Aventura Mall is located to the east of the subject property, across US-1. Further, the subject property lies within the Core Sub-District, Center Sub-District and Edge Sub-District of the Ojus Community Urban Center (OUAD). The subject property is designated as Mixed-use Corridor (MC) and Residential (R) under the OUAD's Land Use Plan. The MC zone allows business, professional offices, civic, education, government office and residential uses at a maximum of 52 units per net acre. The R zone allows residential development within single-family detached, duplex, urban villa, rowhouse dwelling types at a minimum of 6 units per net acre to a maximum of 13 units per net acre. It should also be noted that the subject property is bounded by NE 26 Avenue, a designated Boulevard on the Street Types Plan, to the west and West Dixie Highway to the east, the designated Main Street on the Street Types Plan of the Ojus Community Urban Center District.

Approximate maximum number of units permitted by existing zoning: 77

Approximate maximum number of units permitted by CDMP: Low-Medium Density=13 dua; Business and Office=25 dua

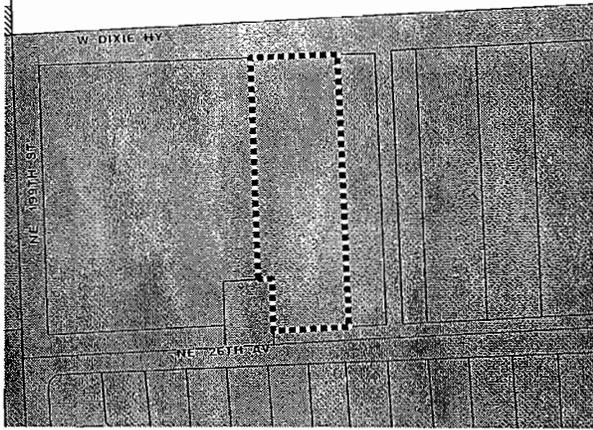
## ZONING HISTORY

- 1961: Resolution No. 2-ZAB-121-61 – Zone change RU-3B to BU-1 and Non-Use Variances
  - 1962: Resolution No. Z-56-62 – Zone change RU-3B to BU-1
  - 1962: Resolution No. Z-57-62 – Non-Use Variances (Denied)
  - 1976: Resolution No. Z-289-76 – Zone change RU-3B to RU-3M
  - 2007: Resolution No. Z-3-07 – Zone change to OVA (Ojus Urban Area)
- Recent Code Enforcement Citations**
- Failure to obtain mandatory inspection

28

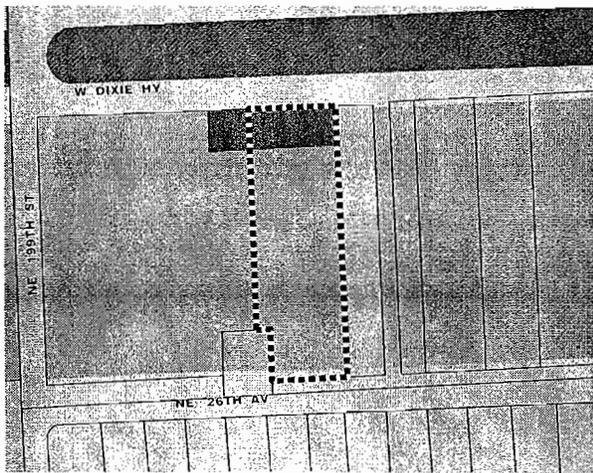


2007 Aerial Photography



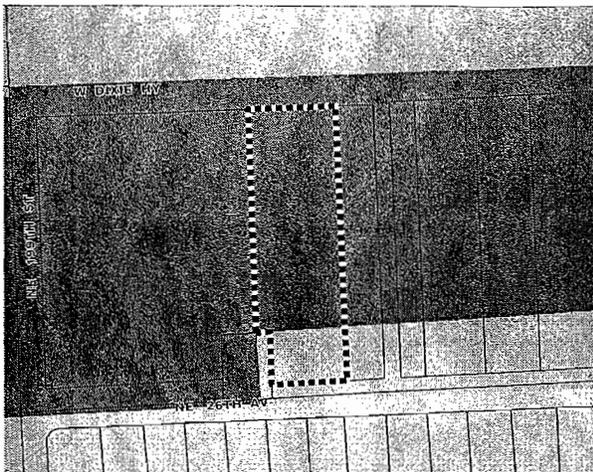
Existing Zoning

OUA, Ojus Urban Area



Existing Land Use

Single-Family  
Mobile Home Parks  
Shopping Centers, Commercial, Stadiums, Tracks  
Transient Residential (Hotel, Motel)  
Communications, Utilities, Terminals, Plants  
Streets/Roads, Expressways, Ramps



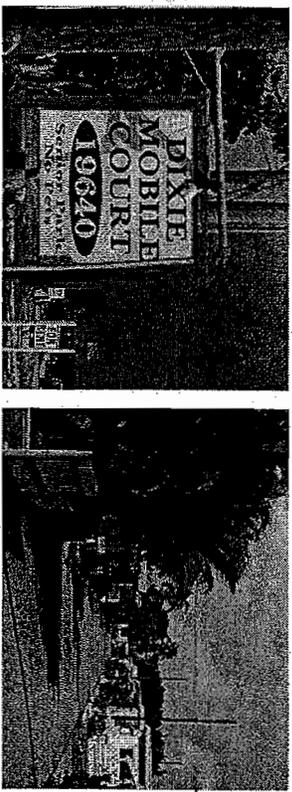
LUP Map Designation

Low Density (LDR) 2.5-6 Units/Acre  
Low-Medium Density (LMDR) 6-13 Units/Acre  
Business and Office  
Transportation (ROW, Rail, Metrorail, Etc.)

81

# 4 Dixie Mobile Court

Folio: 30-2203-005-0040 / 19640 W Dixie Highway / 2.2 Acres / 47 Licensed Units / Established 1956



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property:

OUA (Ojus Urban Area) (MC & R); Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)  
Business and Office

#### Surrounding Properties

<b>NORTH:</b>	OUA (MC & R) ; Mobile Home Park	Low-Medium Density (6 to 13 dua) Business and Office
<b>SOUTH:</b>	OUA (MC & R) ; Mobile Home Park	Low-Medium Density (6 to 13) dua Business and Office
<b>EAST:</b>	CU; FEC Railroad Right-of-Way	Transportation
<b>WEST:</b>	OUA (R); Single-family residences	Low Density Residential (2.5 to 6 dua)

The subject property is located in an area that is characterized by residential uses and other mobile home parks. It should be noted that the subject property is in close proximity to the corporate boundary of the City of Aventura, which lies to the east. The Aventura Mall is located to the east of the subject property, across US-1. Additionally, the subject property lies within the Core Sub-District, Center Sub-District and Edge Sub-District of the Ojus Community Urban Center (OUAD) and is designated as Mixed-use Corridor (MC) and Residential (R) under the OUAD's Land Use Plan. The MC zone allows business, professional offices, civic, education, government office and residential uses at a maximum of 52 units per net acre. The R zone allows residential development within single-family detached, duplex, urban villa, rowhouse dwelling types at a minimum of 6 units per net acre to a maximum of 13 units per net acre. It should also be noted that the subject property is bounded by NE 26 Avenue, a designated Boulevard on the Street Types Plan, to the west and West Dixie Highway to the east, the designated Main Street on the Street Types Plan of the Ojus Community Urban Center District.

Approximate maximum number of units permitted by the existing zoning: 98

Approximate maximum number of units permitted by the CDMR: Low-Medium Density= 13 dua; Business and Office= 25 dua

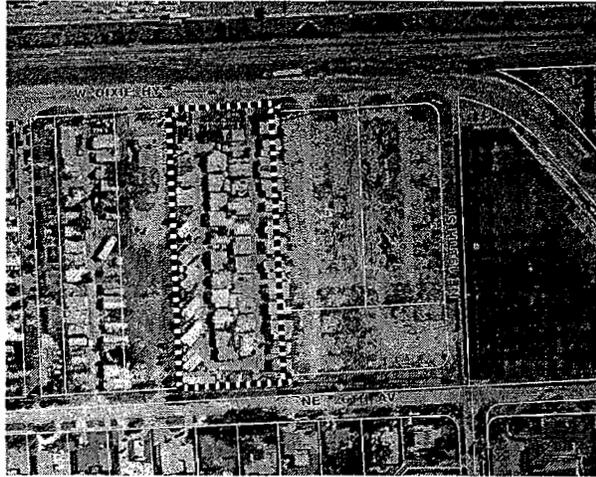
## ZONING HISTORY

22

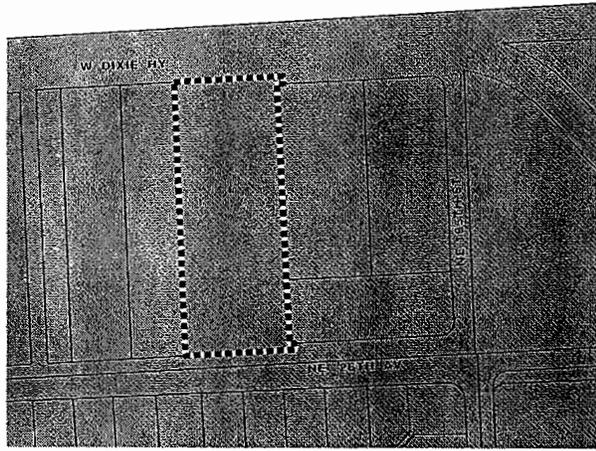
- 1956: Special Permit No. 9849 to permit new and used trailer sales
- 1966: Resolution No. 3-ZAB-25-66 – Special Exception to permit expansion of mobile home park, Non-Use Variances
- 1979: Resolution No. 4-ZAB-470-79 – Special Exception to permit expansion of mobile home park (additional property to the west), Non-Use Variances
- 1988: Resolution No. 4-ZAB-35-88 – Unusual Use and Special Exception to expand existing mobile home park with a recreational vehicle facility, Special Exception and Non-Use Variance to permit expansion of mobile home park by the addition of one trailer space, Unusual Use and Special Exception to permit expansion of mobile home park by the addition of four temporary recreational vehicle storage spaces, Special Exception to permit the replacement of men's and women's sanitary facilities, Non-Use Variance, Modification of plans approved pursuant to Resolution No. 3-ZAB-25-66, Modification of Condition No. 2 of Resolution No. 4-ZAB-470-79.
- 2007: Resolution No. Z-3-07 – Zone change to OUA (Ojus Urban Area)

### Recent Code Enforcement Citations

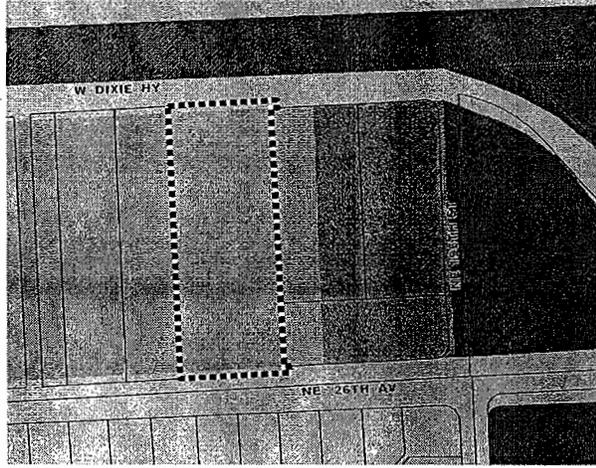
- Violation of standards set forth in section 14-58, South Florida Fire Prevention Code



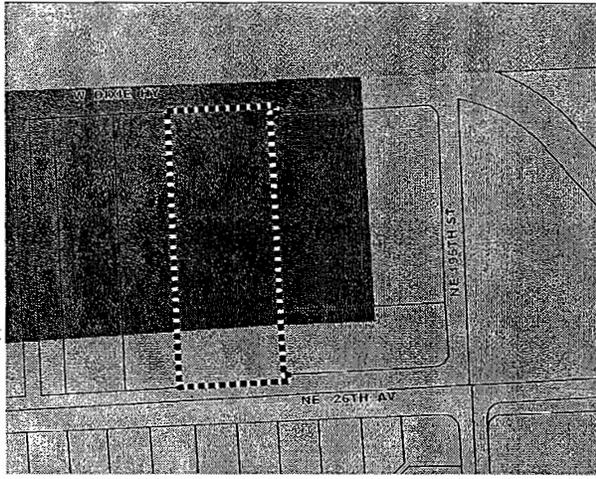
2007 Aerial Photography



Existing Zoning  
 OUA, Ojus Urban Area



Existing Land Use  
 Single-Family  
 Low-Density Multi-Family  
 Mobile Home Parks  
 Office  
 Transient Residential (Hotel, Motel)  
 Industrial  
 Communications, Utilities, Terminals, Plants  
 Streets/Roads, Expressways, Ramps

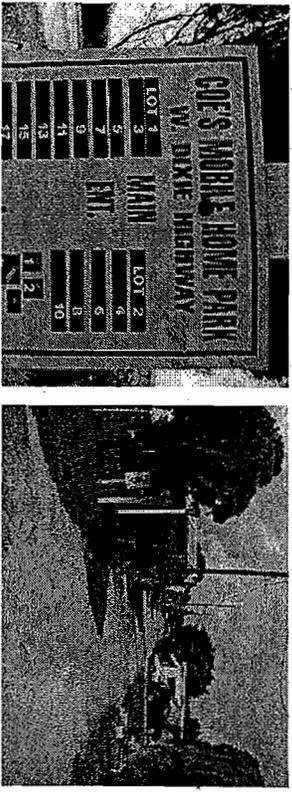


LUP Map Designation  
 Low Density (LDR) 2.5-6 Units/Acre  
 Low-Medium Density (LMDR) 6-13 Units/Acre  
 Industrial and Office  
 Business and Office  
 Transportation (ROW, Rail, Metrorail, Etc.)

83

# 5 Coe's Trailer Court

Folio: 30-2203-005-0060 / 19770 W Dixie Highway / 1.24 Acres / 28 Licensed Units / Established 1956



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

OUA (Ojus Urban Area) (MC & R) ; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)  
Business and Office

#### Surrounding Properties

<b>NORTH</b>	OUA (MC & R); Motel	Low-Medium Density (6 to 13 dua) Business and Office
<b>SOUTH</b>	OUA (MC & R) ; Mobile Home Park	Low-Medium Density (6 to 13 dua) Business and Office
<b>EAST</b>	GU; FEC Railroad Right-of-Way	Transportation
<b>WEST</b>	OUA (R); Single-family residences	Low Density Residential (2.5 to 6 dua)

The subject property is located in an area that is characterized by residential uses, a motel and another mobile home park. It should be noted that the subject property is in close proximity to the corporate boundary of the City of Aventura, which lies to the east. The Aventura Mall is located to the east of the subject property, across US-1. The subject property lies within the Core Sub-District, Center Sub-District and Edge Sub-District of the Ojus Community Urban Center (OUAD) and is designated as Mixed-use Corridor (MC) and Residential (R) under the OUAD's Land Use Plan. The MC zone allows business, professional offices, civic, education, government office and residential uses at a maximum of 52 units per net acre. The R zone allows residential development within single-family detached, duplex, urban villa, rowhouse dwelling types at a minimum of 6 units per net acre to a maximum of 13 units per net acre. It should also be noted that the subject property is bounded by NE 26 Avenue, a designated Boulevard on the Street Types Plan, to the west and West Dixie Highway to the east, the designated Main Street on the Street Types Plan of the Ojus Community Urban Center District.

Approximate maximum number of units permitted by the existing zoning: 103

Approximate maximum number of units permitted by the CDMP: Low-Medium Density=13 dua; Business and Office=25 dua

## ZONING HISTORY

- 1956: Special Permit No. 9849 for mobile home park
- 2007: Resolution No. Z-3-07 -- Zone change to OUA (Ojus Urban Area)

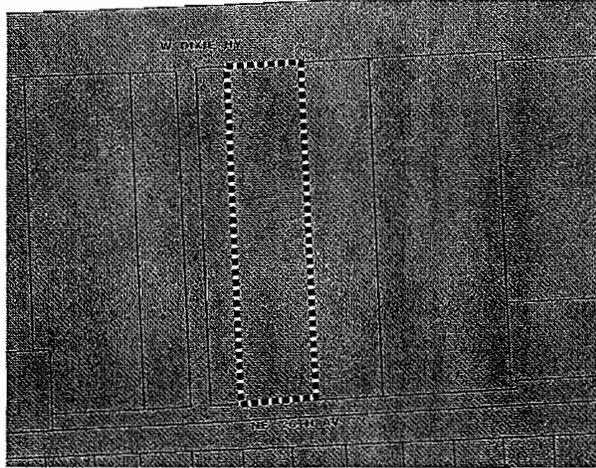
### Recent Code Enforcement Citations

- Violation of standards set forth in section 14-58, South Florida Fire Prevention Code

84

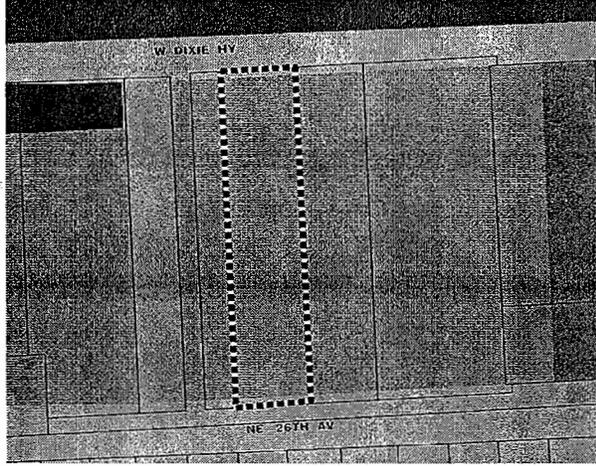


2007 Aerial Photography



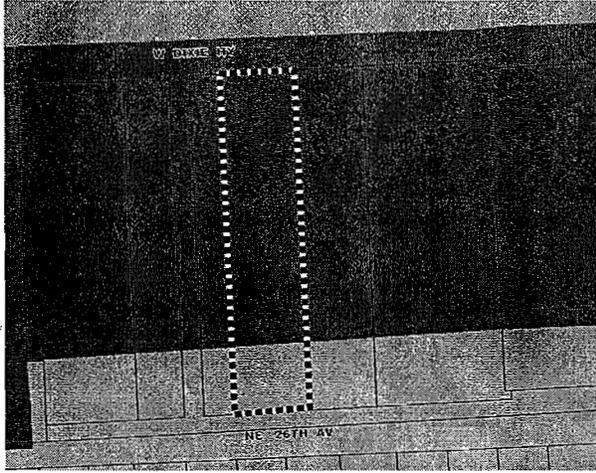
Existing Zoning

OUA, Oplus Urban Area



Existing Land Use

Single-Family  
Mobile Home Parks  
Shopping Centers, Commercial, Stadiums, Tracks  
Office  
Communications, Utilities, Terminals, Plants  
Streets/Roads, Expressways, Ramps  
Transient Residential (Hotel, Motel)



LUP Map Designation

Low Density (LDR) 2.5-6 Units/Acre  
Low-Medium Density (LMDR) 6-13 Units/Acre  
Business and Office  
Transportation (ROW, Rail, Metrorail, Etc.)

85

85

# 6 Shady Oak Trailer Park

Folio: 30-2219-000-0410 / 14721 NE 6th Avenue / 1.99 Acres / 36 Licensed Units / Established 1946



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

BU-1 and RU-4M; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)  
Business and Office

## ZONING HISTORY

- 1946: Administrative application for use permit for mobile home park

### Surrounding Properties

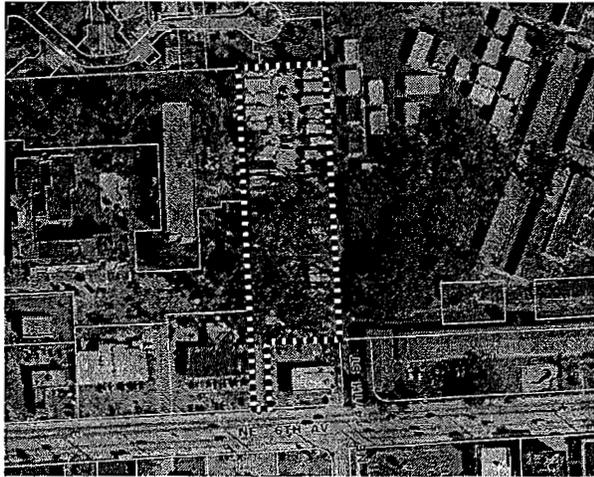
<b>NORTH</b>	BU-1A and RU-4M; Multi-family Apartments and Retail	Business and Office Low-Medium Density (6 to 13 dua)
<b>SOUTH</b>	City of North Miami; Multi-family	Low Density Residential (2.5 to 6 dua) and Business and Office
<b>EAST</b>	RU-TH; Vacant	Low Density Residential (2.5 to 6 dua)
<b>WEST</b>	BU-1; Retail	Business and Office

The subject property is located in an area that is characterized by multi-family residential and retail uses and fronts on NE 6th Avenue, a designated major roadway. Additionally, the subject site is in close proximity to another mobile home park, Bob's Trailerville, which is located across NE 6th Avenue, approximately 130' to the northwest. It should be noted that the subject property abuts the corporate boundary of the City of North Miami, which lies to the south.

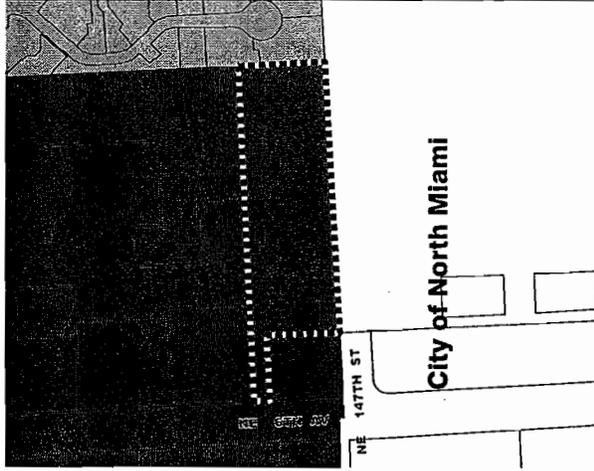
Approximate maximum number of units permitted by existing zoning: RU-4M=1.6 Acres, 57 Units

Approximate maximum number of units permitted by CDMP: Low-Medium Density=13 dua; Business and Office=25 dua

28

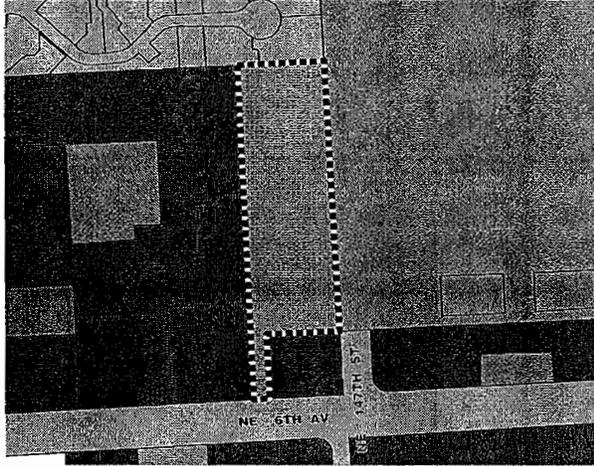


2007 Aerial Photography



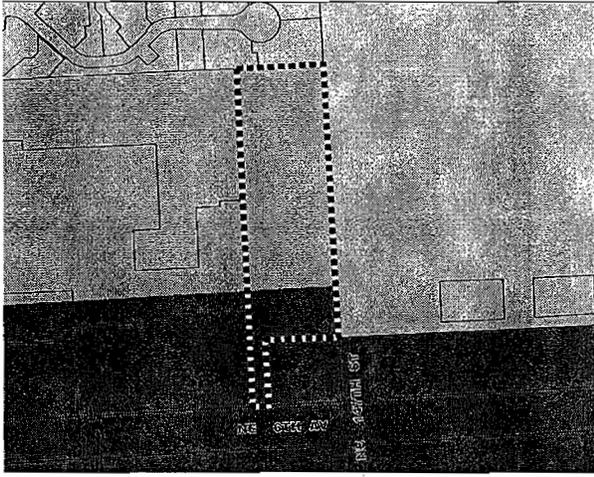
Existing Zoning

- BU-1
- BU-1A
- RU-4M
- RU-TH



Existing Land Use

- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps



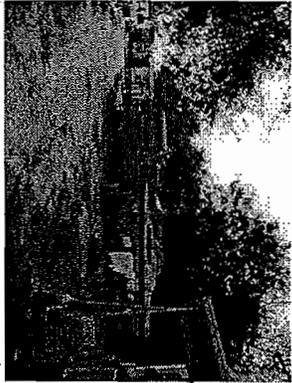
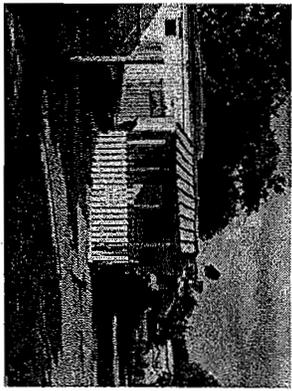
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Business and Office

87

# 7 Bob's Trailerville

Folio: 30-2219-000-0740 / 14752 NE 6th Avenue / 2 Acres / 14 Licensed Units / Established 1977



88

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

BU-1 and RU-3; Mobile Home Park

### LAND USE PLAN DESIGNATION

Business and Office

Medium Density Residential

## ZONING HISTORY

- 1977: Resolution No. 4-ZAB-160-77 – Special Exception expansion of mobile home park and Non-Use Variances
- 1992: Resolution No. 4-ZAB-447-92 – Special Exception for site plan approval to permit the maintenance and continued use of trailers and their additions, Special Exception to permit site plan approval of two existing metal sheds closer to a mobile home than allowed

### Recent Code Enforcement Citations

- Failure of homeowner to get permit
- Failure to maintain a non-dwelling structure in good repair

## Surrounding Properties

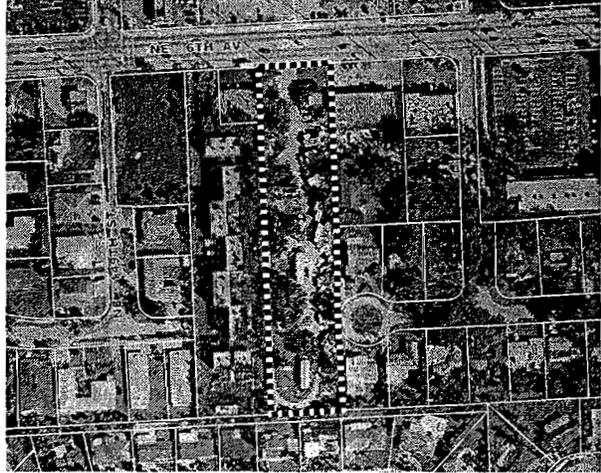
DIRECTION	Surrounding Properties	Land Use Designation
NORTH	RU-4M and BU-1; Multi-family and Retail	Low Density Residential (2.5 to 6 dua) Business and Office
SOUTH	RU-1, RU-3 and BU-1; Single-family residences and Retail	Low Density Residential (2.5 to 6 dua) Business and Office
EAST	BU-1A; Retail	Business and Office
WEST	RU-1; Single-family residences	Low Density Residential (2.5 to 6 dua)

The subject property is located in an area that is characterized by residential and retail uses. It should be noted that the subject property is in close proximity to the corporate boundary of the City of North Miami, which lies to the south and is also in close proximity to Shady Oak Trailer Park, which lies approximately 130' to the southeast of the subject site.

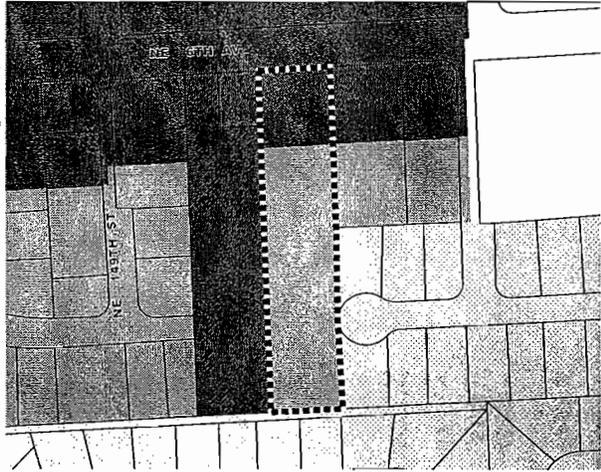
Approximate maximum number of units permitted by the existing zoning: RU-3=1.4 Acres, 32 Units

Approximate maximum number of units permitted by the CDMP: Business and Office=60 dua; Medium Density Residential=25

# Existing Mobile Home Park Inventory

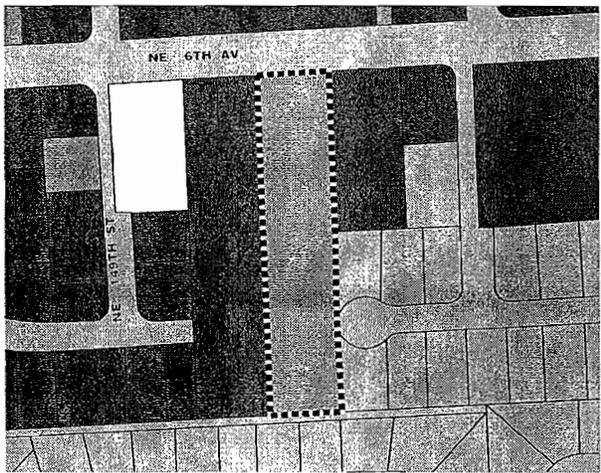


2007 Aerial Photography



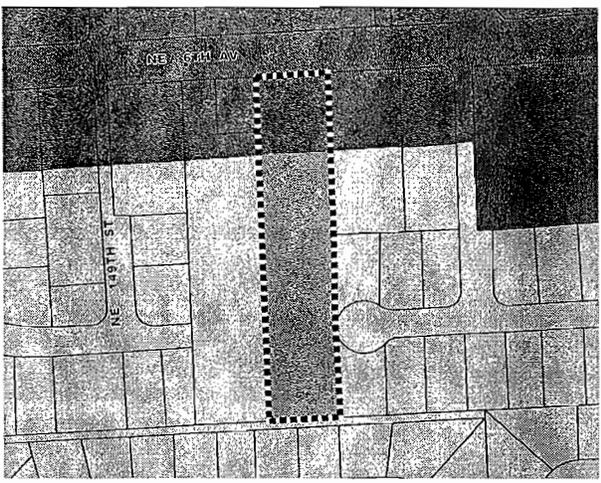
Existing Zoning

- BU-1
- BU-1A
- RU-1
- RU-3
- RU-4M



Existing Land Use

- Single-Family
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps



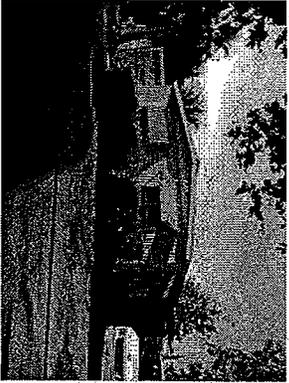
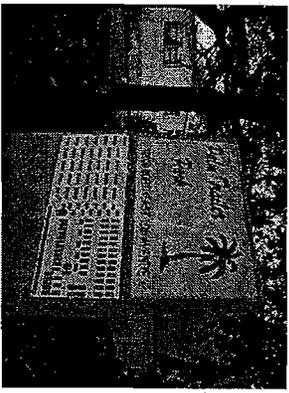
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Business and Office

89

# 8 Palm Trailer Park

Folio: 30-22229-001-0020\* / 12000 NE 16th Avenue / 8.96 Acres / 160 Licensed Units / Established 1948



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-3M; Mobile Home Park

### LAND USE PLAN DESIGNATION

Medium Density Residential (13 to 25 du)

#### Surrounding Properties

Direction	Surrounding Properties	Land Use Plan Designation
NORTH	City of North Miami; 5-story Multi-family apartment buildings	Medium Density Residential (13 to 25 du)
SOUTH	RU-4M; 2-story Multi-family apartment buildings	Medium Density Residential (13 to 25 du)
EAST	BU-2; 7 and 8-story Office buildings	Business and Office
WEST	IU-1; 1-story Warehouse	Industrial and Office

The subject property abuts the corporate boundary of the City of North Miami, which lies to the north and is located approximately 622' to the west of U.S. 1. The surrounding area consists of multi-family apartment buildings, offices and a warehouse.

Approximate maximum number of units permitted by existing zoning: 115\*\*

Approximate maximum number of units permitted by CDMP: 224\*\*

\*\*It should be noted that this property features approximately 33,384 sq. ft. of dedicated roadway that is internal to the site, which has not been taken into account for density purposes since there is a pending road closing petition (No. P-853). Staff's review of aerial photographs reveals that mobile home units are currently situated along a portion of the dedicated roadway.

\*Multiple Folios

## ZONING HISTORY

- 1948: Special Permit No. 6421 for mobile home park
- 1957: Resolution No. 275 – Special Permit for expansion of mobile home park already in existence
- 1957: Resolution No. 278 – Special Permit for expansion of mobile home park
- 1965: Resolution No. 28-56-60 – Non-use variance (buffer)

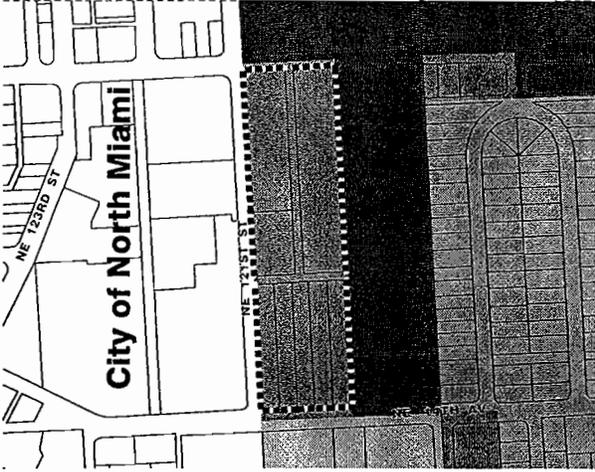
### Recent Code Enforcement Citations

- Violations chapter 24 or of orders of the Director of the Department of Environmental Resources Management or of conditions of an operating permit
- Unlawfully depositing, storing or maintaining junk

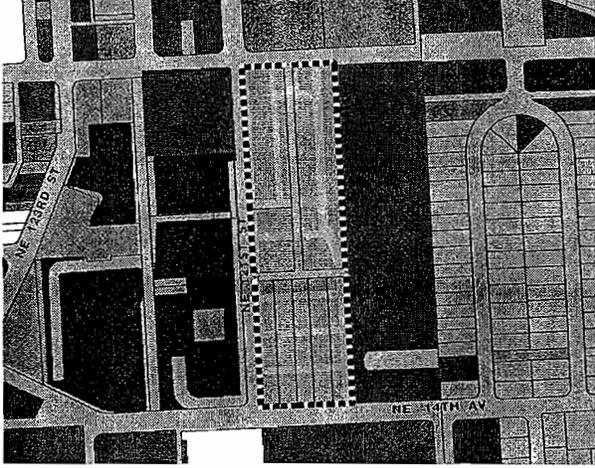
06



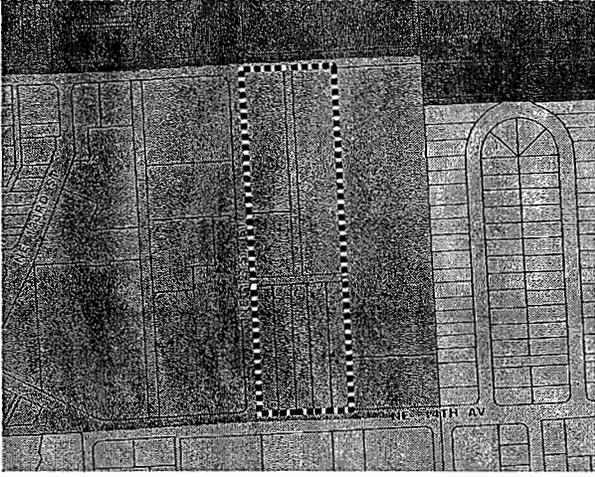
2007 Aerial Photography



City of North Miami



Existing Land Use



LUP Map Designation

- BU-1A
- BU-2
- IU-1
- RU-2
- RU-3
- RU-3M
- RU-4L
- RU-4M

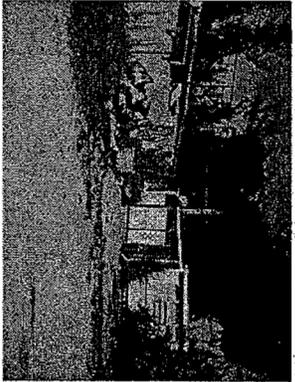
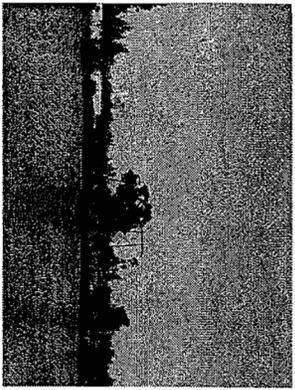
- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- High-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Transient Residential (Hotel, Motel)
- Industrial
- Institutional
- Parks (including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected
- Inland Waters

- Low Density (LDR) 2.5-6 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Industrial and Office
- Business and Office

12

# 9 Jones Fishing Camp

Folio: 30-2909-001-0021 \* / 14601 NW 185th Street / 9.95 Acres / 57 Licensed Units / Established 1969



92

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

AU, BU-3

LAND USE PLAN DESIGNATION

Open Land

### Surrounding Properties

NORTH	AU, BU-3 and GU; vacant	Open Land
SOUTH	AU; vacant	Transportation Open Land
EAST	AU; vacant	Open Land
WEST	AU, BU-3; vacant, canal	Transportation Open Land

The subject property is located at 14601 NW 185 Street, in an area characterized by vacant parcels. The mobile home park is located southeast of Krome Avenue and south of NW 186 Street. The property is located outside of the UDB.

Approximate maximum number of units permitted by existing zoning: 1

Approximate maximum number of units permitted by CDMRP: 1

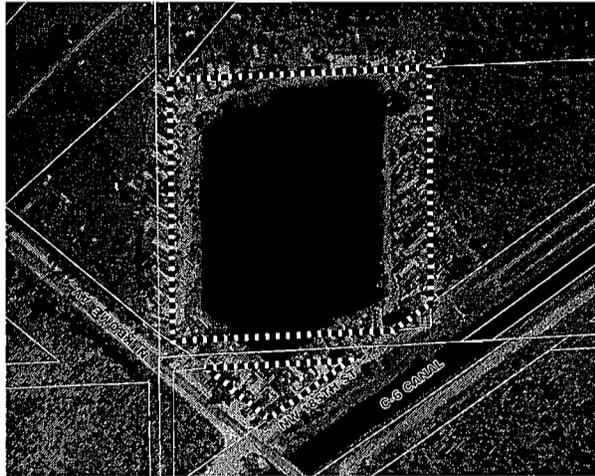
## ZONING HISTORY

- 1961: Resolution No. 2-ZAB-34-61, AU to BU-3
- 1961: Resolution No. ZAB-198-61, AU to BU-3
- 1969: Resolution No. 4-ZAB-260-69, lake excavation, existing night club, existing mobile home park
- 1969: Resolution No. Z-251-69, lake excavation, existing night club, existing mobile home park (BCC)

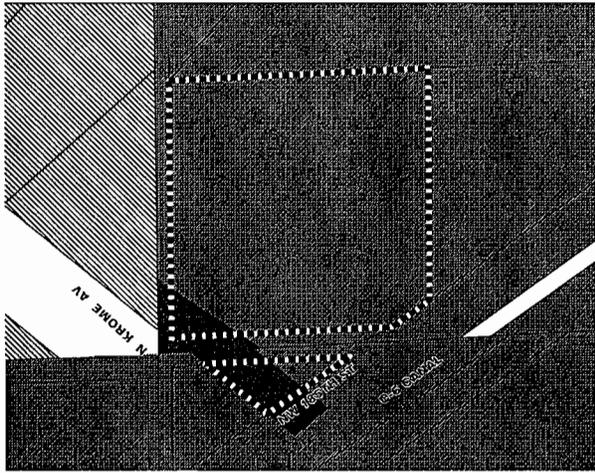
### Recent Code Enforcement Citations

- Failure to properly secure required operating permit or comply with the conditions of an operating permit
- Failure to obtain mandatory inspection
- Setting fire without permit
- Illegally maintaining or depositing junk or trash

\*Multiple Folios

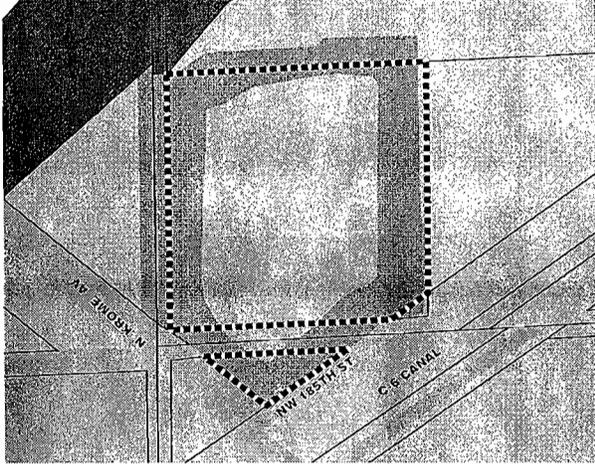


2007 Aerial Photography



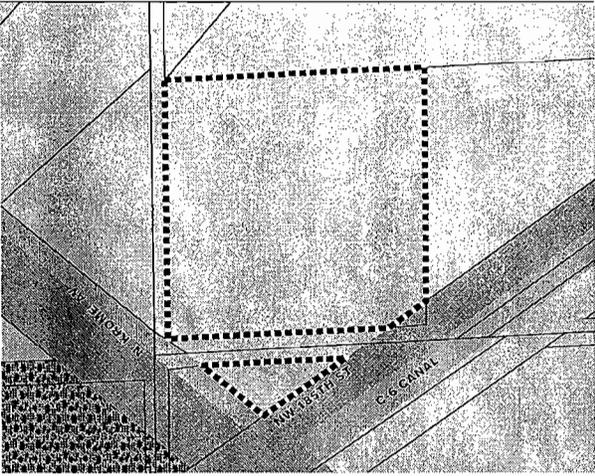
Existing Zoning

- AU
- BU-3
- GU
- NONE



Existing Land Use

- Mobile Home Parks
- Water Conservation Areas
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Expressway Right of Way Open Areas
- Vacant, Government Owned
- Inland Waters



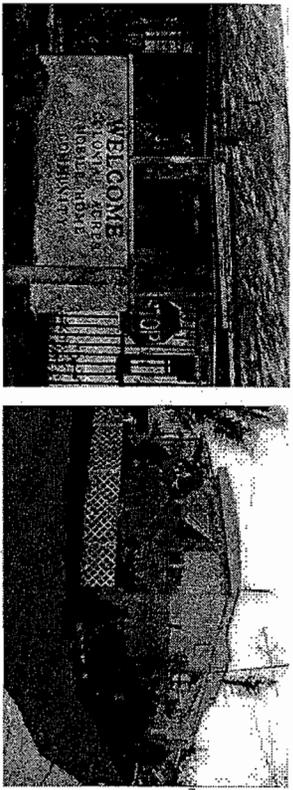
LUP Map Designation

- Open Land
- Environmental Protection
- Water
- Transportation (ROW, Rail, Metronail, Etc.)

93

# 10 Colonial Acres Mobile Home Park

Folio: 30-3102-000-0400 / 9674 NW 10th Avenue / 27.88 Acres / 296 Licensed Units / Established 1947



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

GU, RU-2, RU-3B

### LAND USE PLAN DESIGNATION

Medium Density (13 to 25 du/a)  
Medium-High (25-60 du/a)  
Office/ Residential

### Surrounding Properties

Direction	Surrounding Properties	Land Use Plan Designation
NORTH	RU-2, RU-3B; duplexes	Low Medium Density (6 to 13 du/a)
SOUTH	GU, RU-4L, RU-3B, RU-4A, apartments	Medium Density (13 to 25 du/a)
EAST	RU-3B; single-family residences	Low Medium Density (6 to 13 du/a)
WEST	RU-2, GU, RU-4L, Lake, NW 12 Avenue	Low Medium Density (6 to 13 du/a) Water

The subject property is located at 9674 NW 10th Avenue, in an area characterized by single-family residences, duplexes and apartments. The mobile home park is located north of NW 95 Street and east of NW 12 Avenue. North Shore Hospital is located south of NW 95 Street.

Approximate maximum number of units permitted by existing zoning: 191 (GU=13.9 Acres, 2 Units; RU-2=5.9 Acres, 54 Units; RU-3B=7.8 Acres, 135 Units)

Approximate maximum number of units permitted by CDMMP: Medium Density=25 du/a; Medium-High= 60 du/a; Office/ Residential 125 du/a

## ZONING HISTORY

- 1947: Established with a Special Permit
- 1963: Resolution No. 2-ZAB-391-63 – Unusual Use to permit mobile home park and outdoor recreation area, subject to conditions
- 1963: Resolution No. Z-224-63 – Condition from prior resolution appealed to Board of County Commissioners

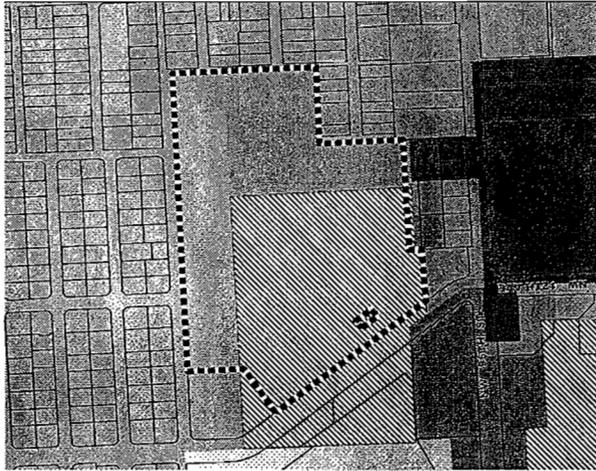
### Recent Code Enforcement Citations

- Violations of Chapter 24 or orders of the Director of the Department of Environmental Resources Management or of conditions of an operating permit
- Failure of owner-builder or contractor to obtain permit
- Failure to obtain required inspection

43

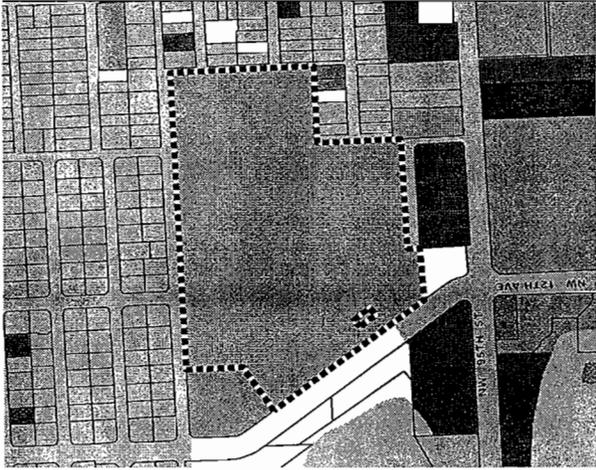


2007 Aerial Photography



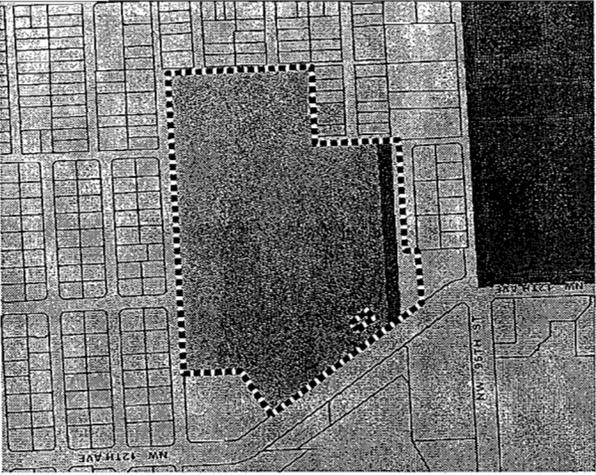
Existing Zoning

- BU-1
- EU-M
- GU
- RU-1
- RU-2
- RU-3B
- RU-3M
- RU-4
- RU-4A
- RU-4L



Existing Land Use

- Two-Family Duplexes
- Low-Density Multi-Family
- High-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected
- Inland Waters



LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Medium-High Density (MHDR) 25-60 Units/Acre
- Office/Residential
- Institutional and Public Facility
- Water

Adopted Application No. 4 in the April 2005-06 cycle designated the majority of the subject property for Medium Density Residential use. A Declaration of Restrictions requires a two acre parcel reserved for future library branch or civic/institutional use, multi-family residential buildings prohibited on portions of subject property; prohibit vehicular access from the subject property to NW 99th Street and provide east-west movement only on NW 95 Street at the intersection of NW 12 Avenue, fund preparation of a traffic calming study, water conservation, and tree preservation.

95

# 11 J Bar J

Folio: 30-3109-000-0160\* / 2980 NW 79th Street / 5.7 Acres / 99 Licensed Units / Established 1946



96

## NEIGHBORHOOD CHARACTERISTICS

### ZONING LAND USE PLAN DESIGNATION

Subject Property

RU-3B, BU-2 Industrial and Office  
Business and Office

### ZONING HISTORY

- 1946: Special Permit No. 17561 for mobile home park
- 1947: Resolution 2527 – Mobile home park expansion

### Surrounding Properties

Direction	Surrounding Properties	Designation
NORTH	RU-3B, BU-2; NW 79 Street Retail, vacant lots	Business and Office Transportation
SOUTH	IU-2; vacant, Industrial lumberyard, mobile home park lots	Industrial and Office
EAST	IU-1, RU-3B, BU-2; Vacant industrial and commercial lots	Industrial and Office Business and Office
WEST	BU-3, RU-3B; Duplexes, single-family residences, mixed-use commercial	Industrial and Office Business and Office

The subject property is located at 2980 NW 27 Avenue in an area characterized by a mix of commercially and industrially zoned properties as well as by single-family and duplex residences. The park is located east of NW 30 Avenue and is flanked along the east and north by the Metrorail line.

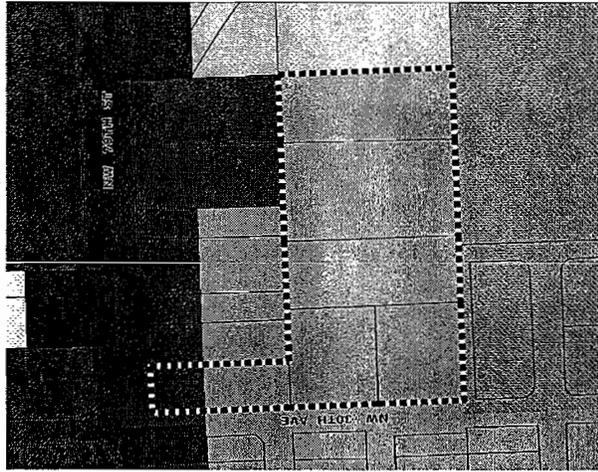
Approximate maximum number of units permitted by existing zoning: RU-3B=5.38 Acres, 93 Units

Approximate maximum number of units permitted by CDMR: None

\* Multiple Folios

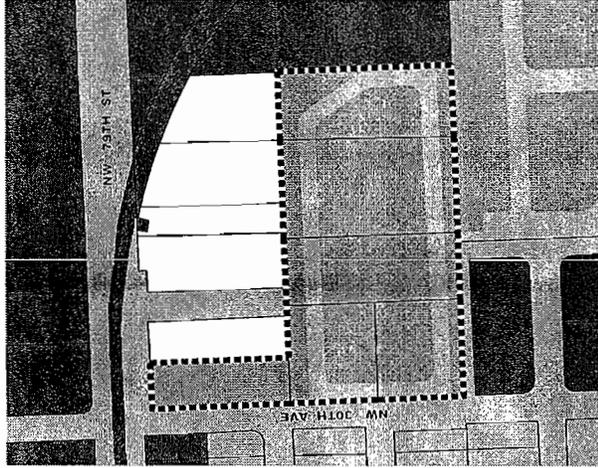


2007 Aerial Photography



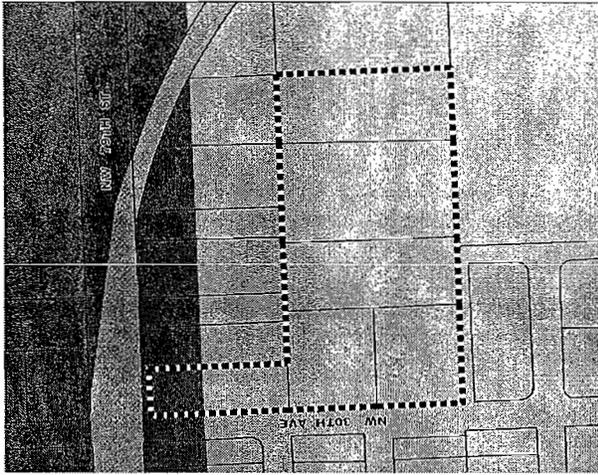
Existing Zoning

- BU-2
- BU-3
- IU-1
- IU-2
- RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Industrial
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



LUP Map Designation

- Industrial and Office
- Business and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

97

# 12 Miami Heights Trailer Park

Folio: 30-3109-007-0010 / 3520 NW 79th Street / 9.34 Acres / 127 Licensed Units / Established 1950



85

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

IU-1, BU-2

#### LAND USE PLAN DESIGNATION

Business and Office  
Industrial and Office  
Restricted Industrial and Office

#### Surrounding Properties

Direction	Surrounding Properties	Land Use Plan Designation
NORTH	IU-1, BU-2, BU-3; offices, lumberyard, manufacturing	Transportation, Industrial and Office Business and Office Restricted Industrial and Office
SOUTH	IU-1, IU-2; lumberyard	Industrial and Office Restricted and Office Business and Office
EAST	BU-2, vacant	Business and Office Industrial
WEST	IU-1, BU-2; light industrial	Restricted Industrial and Office

## ZONING HISTORY

- 1950: Special Permit No. 8310 for mobile home park
- 1956: Resolution No. 9864 – Zone change from AU and RU-4A to IU-1
- 1994: Resolution No. 5-ZAB-523-94 – Non-use variances for setbacks of existing mobile homes

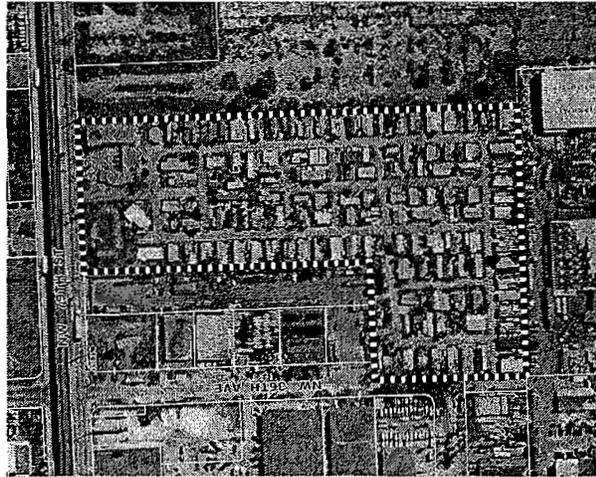
#### Recent Code Enforcement Citations

- Failure to obtain mandatory inspection
- Violation of South Florida Fire Prevention Code
- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order
- Failure of owner-builder or contractor to obtain permit

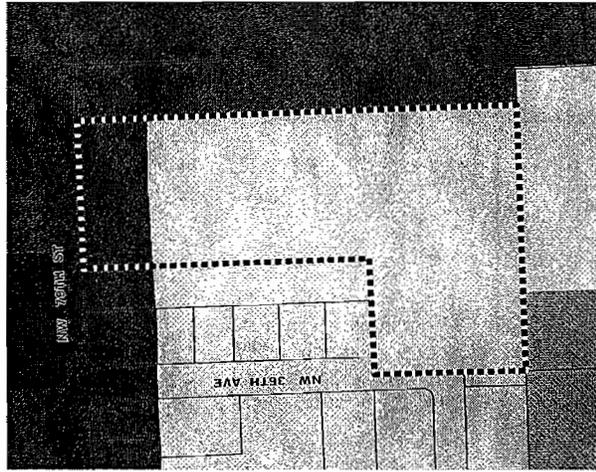
The subject property is located at 3520 NW 79th Street, in an area characterized by industrially zoned properties, offices and vacant lots. The mobile home park is located south of NW 79th Street and east of NW 36th Avenue. The 9-acre parcel of land to the east of the mobile home park was approved for Business and Office use pursuant to CDMP Application No. 7 in the 2005-06 cycle. Industrial uses are found to the east and west of the mobile home park.

Approximate maximum number of units permitted by existing zoning: None

Approximate maximum number of units permitted by CDMP: None

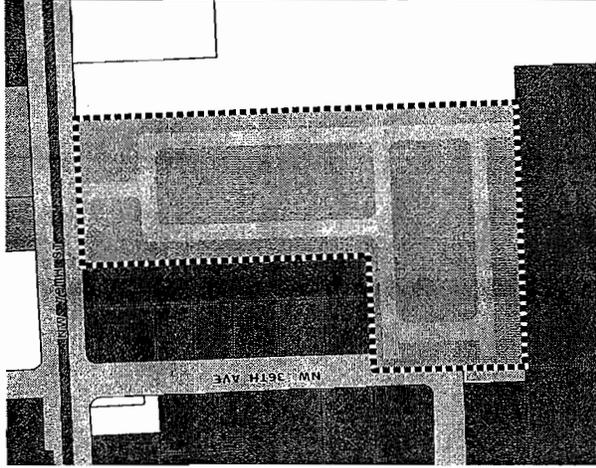


2007 Aerial Photography



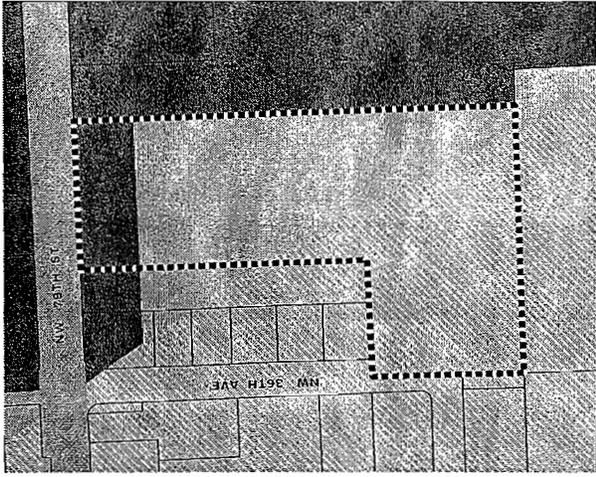
Existing Zoning

- BU-2
- BU-3
- IU-1
- IU-2



Existing Land Use

- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Transient Residential (Hotel, Motel)
- Industrial
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant/Unprotected

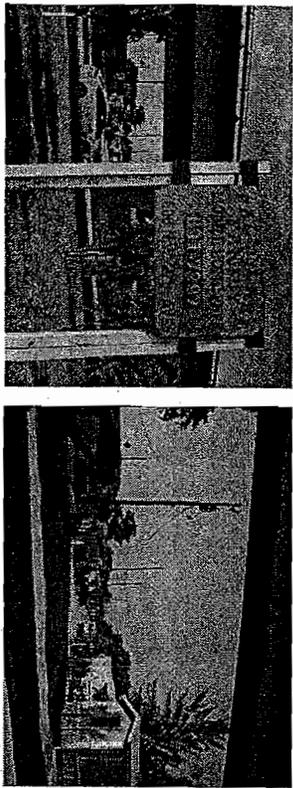


LUP Map Designation

- Industrial and Office
- Restricted Industrial and Office
- Business and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

# 13 Palm Lake Trailer Park

Folio: 30-3109-008-0470 / 7600 NW 27th Avenue / 7.96 Acres / 124 Licensed Units / Established 1946



021

## NEIGHBORHOOD CHARACTERISTICS

## ZONING HISTORY

### ZONING

Subject Property

IU-2, BU-2

### LAND USE PLAN DESIGNATION

Industrial and Office Transportation

### Surrounding Properties

**NORTH** IU-1, RU-3M, BU-3, Mixed-use, vacant lots

Industrial and Office Transportation  
Business and Office

**SOUTH** IU-2; lumberyard, Light industrial, vacant lots

Industrial and Office Transportation

**EAST** IU-2, BU-3; Retail, Commercial, vacant lots

Industrial and Office Transportation

**WEST** IU-2; lumberyard, warehouse

Industrial and Office

The subject property is located at 7600 NW 27th Avenue, in an area characterized by Commercial and Industrially zoned properties as well as vacant lots. The mobile home park is neighbored by J Bar J Trailer park and a vacant parcel to the north, a lumberyard to the south and industrially zoned properties to the east and west.

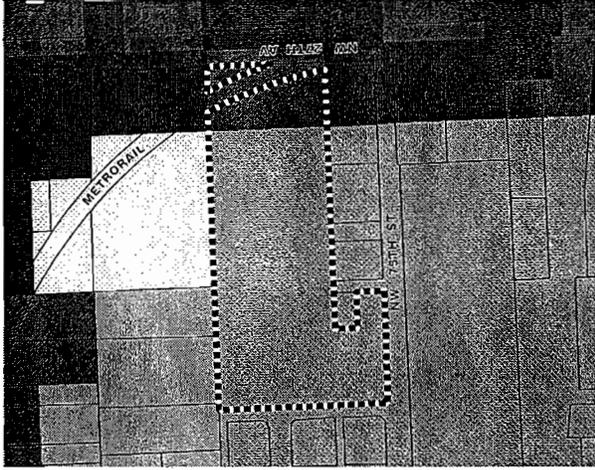
Approximate maximum number of units permitted by existing zoning: None

Approximate maximum number of units permitted by CDMP: None

- 1946: Special Permit for mobile home park
  - 1958: Resolution No. 1165; expansion of existing mobile home park
  - 1996: Resolution No. 5-ZAB-8-96; Non-use variances and special exception to vary lot area, frontage, the required setbacks, landscaping, etc as it pertained to Mobile Home Park requirements and proffered a declaration of restrictions
- Recent Code Enforcement Citations**
- Maintaining a sanitary nuisance

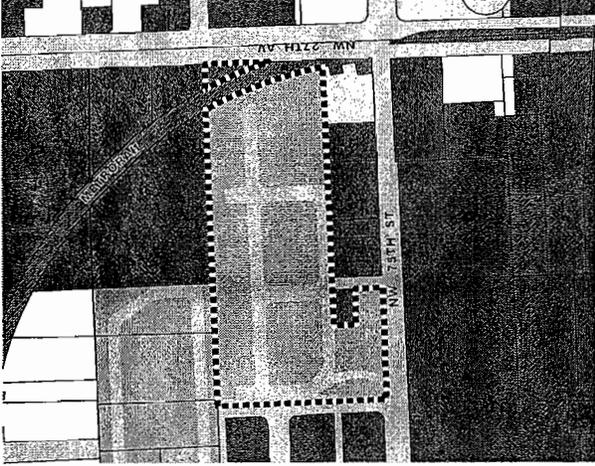


2007 Aerial Photography



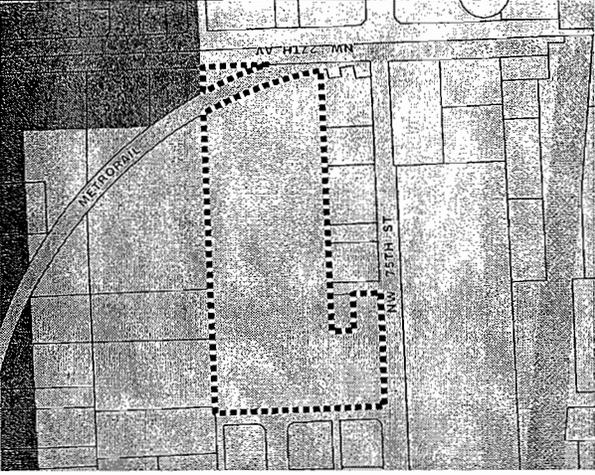
Existing Zoning

- BU-2
- BU-3
- IU-1
- IU-2
- RU-3B
- RU-4M



Existing Land Use

- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Industrial
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected



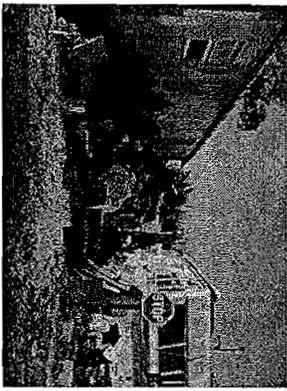
LUP Map Designation

- Industrial and Office
- Business and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

101

# 14 Tradewinds Trailer Park

Folio: 30-3110-000-0010\* / 1919 NW 79th Street / 3.79 Acres / 80 Licensed Units / Established 1946



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-1, BU-2

### LAND USE PLAN DESIGNATION

Low Density Residential (2.5 to 6 dua)  
Business and Office

#### Surrounding Properties

<b>NORTH</b>	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
<b>SOUTH</b>	RU-1, BU-2; retail	Low Density Residential (2.5 to 6 dua) Business and Office
<b>EAST</b>	RU-1, BU-2; Single-family residences, Small businesses	Low Density Residential (2.5 to 6 dua) Business and Office
<b>WEST</b>	RU-1, BU-2; Retail, vacant business lots	Low Density Residential (2.5 to 6 dua) Business and Office

The subject property is located at 1919 NW 79th Street, in an area characterized by single-family residences, small businesses and vacant lots. The mobile home park is located north of NW 79th Street, south of NW 81st Street and NW 19th Avenue.

Approximate maximum number of units permitted by existing zoning: RU-1=3.46 Acres, 16 Units

Approximate maximum number of units permitted by CDMR: Low-Density residential=6 dua; Business and Office=13 dua

## ZONING HISTORY

- 1946: Special Permit No. 2367 for mobile home park

### Recent Code Enforcement Citations

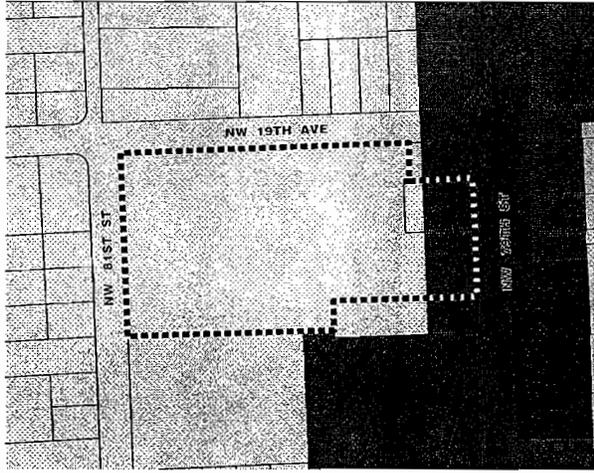
- Failure of homeowner to get permit
- Failure to perform lot maintenance in residential district
- Uncontaminated refuse, rubbish, or solid waste
- Unauthorized bulky or industrial waste on right-of-way
- Failure to obtain mandatory inspection

\*Multiple Folios

701

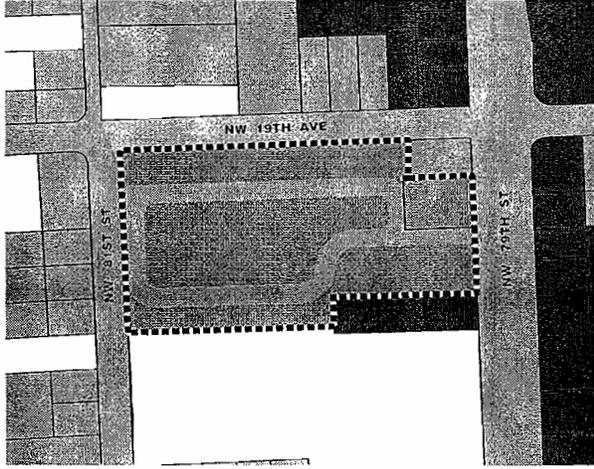


2007 Aerial Photography



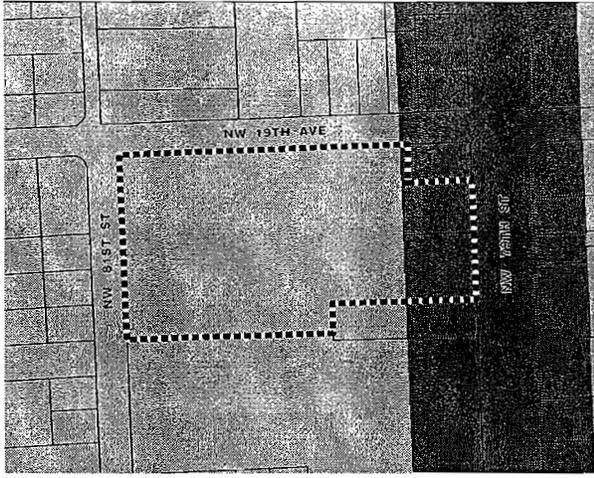
Existing Zoning

- BU-2
- BU-3
- RU-1



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected



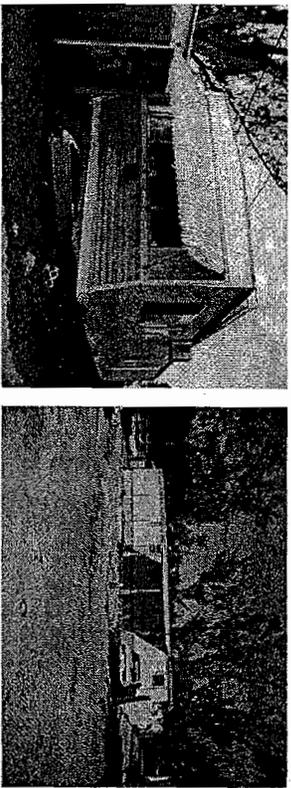
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Business and Office

103

# 15 Sunny South Trailer Park

Folio: 30-3111-000-0170 / 1175 NW 79th Street / 4.61 Acres / 114 Licensed Units / Established 1946



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-2, BU-2

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)  
Business and Office

### Surrounding Properties

<b>NORTH:</b>	BU-2; mobile home park, vacant	Business and Office
<b>SOUTH:</b>	RU-2; duplexes, vacant lots	Low-Medium Density (6 to 13 dua)
<b>EAST:</b>	RU-2, BU-2; mobile home, vacant lot	Business and Office Low-Medium Density (6 to 13 dua)
<b>WEST:</b>	RU-2, BU-2; gas station, Duplexes, single-family residences	Business and Office Low-Medium Density (6 to 13 dua)

The subject property is located at 1175 NW 79th Street, in an area characterized by single-family residences, duplex residences, a gas station and vacant lots. The mobile home park is located north of NW 79th Street and east of NW 12th Avenue.

Number of units permitted by existing zoning: RU-2=3.97 Acres, 36 Units

Number of units permitted by CDMF: Low-Medium Density residential=13 dua; Business and Office=25 dua

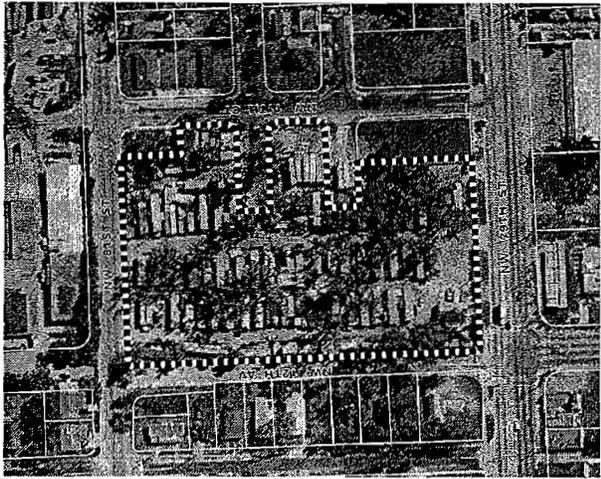
## ZONING HISTORY

- 1960: Resolution No. 5086; expansion of existing mobile home park - denied

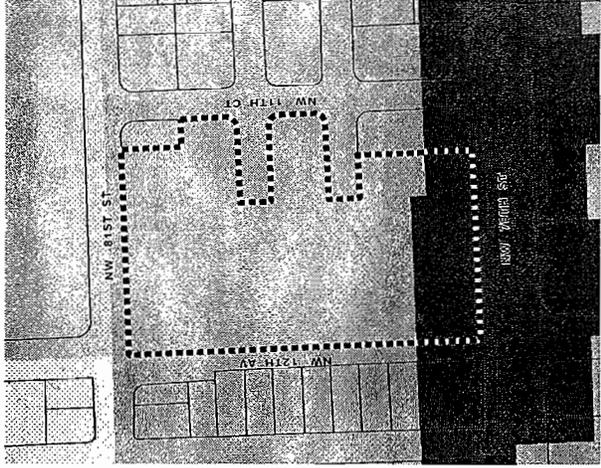
### Recent Code Enforcement Citations

- Failure of owner-builder or contractor to obtain permit
- Illegally raising, breeding, or keeping animals, insects, poultry or fowl in residential district
- Unauthorized use in a two-family residential district

602

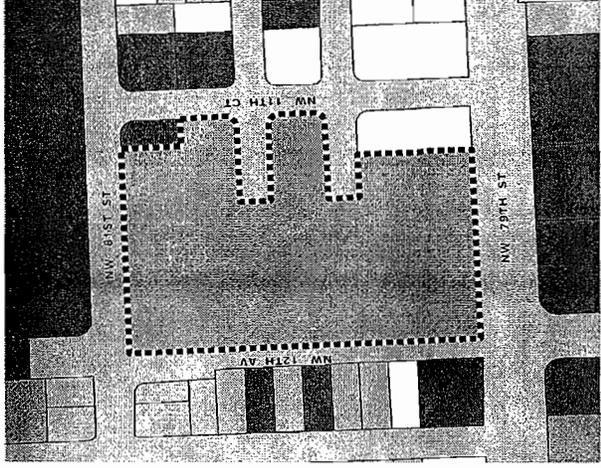


2007 Aerial Photography



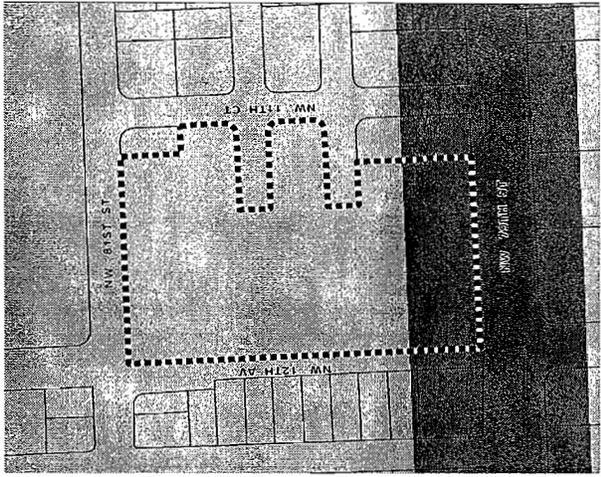
Existing Zoning

- BU-2
- IU-1
- RU-1
- RU-2



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Transient Residential (Hotel, Motel)
- Industrial
- Institutional
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Business and Office

105

# 16 Avocado Trailer Park

Folio: 30-3111-024-0030 / 1170 NW 79th Street / 2.64 Acres / 79 Licensed Units / Established 1946



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-2, BU-2

### LAND USE PLAN DESIGNATION

Low-Medium Density Residential (6 to 13 dua)  
Business and Office

#### Surrounding Properties:

<b>NORTH:</b>	BU-2; Trailer park	Low-Medium Density Residential (6 to 13 dua)
<b>SOUTH:</b>	RU-2, BU-2, Vacant, duplexes	Business and Office
<b>EAST:</b>	RU-2, BU-2; Duplexes, vacant lots	Low-Medium Density Residential (6 to 13 dua) Business and Office
<b>WEST:</b>	RU-2, BU-2; Duplexes, apartments	Low-Medium Density Residential (6 to 13 dua) Business and Office

The subject property is located at 1170 NW 79 Street, in an area characterized by a mixture of duplexes, apartments, light industrial areas and vacant lots. The park is located south of NW 79th street and east of NW 12th Avenue.

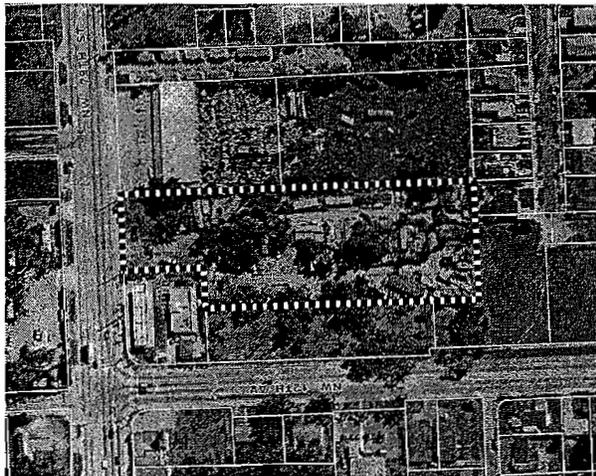
Approximate maximum number of units permitted by existing zoning: RU-2=2.35 Acres, 21 Units

Approximate maximum number of units permitted by CDMP: Low-Medium Density Residential=13;  
Business and Office=25

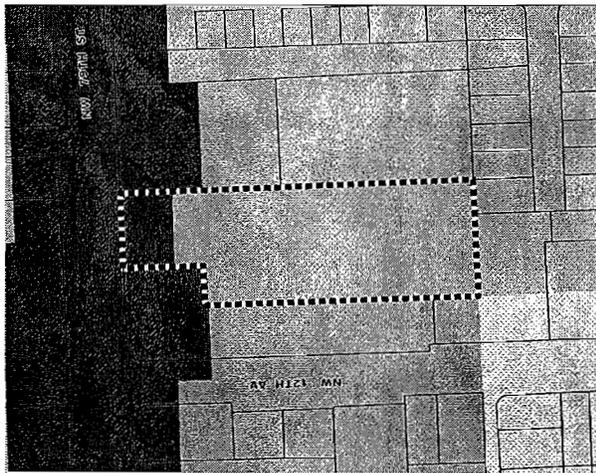
## ZONING HISTORY

- No zoning history was found
- Recent Code Enforcement Citations
- Uncontained refuse, rubbish, or solid waste
- Failure to perform lot maintenance in non-residential zoned district

901

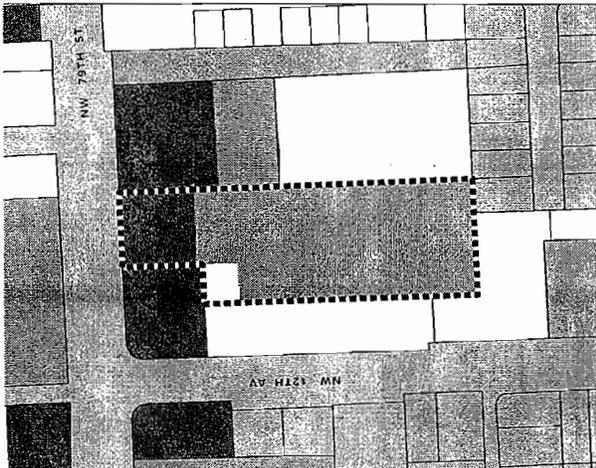


2007 Aerial Photography



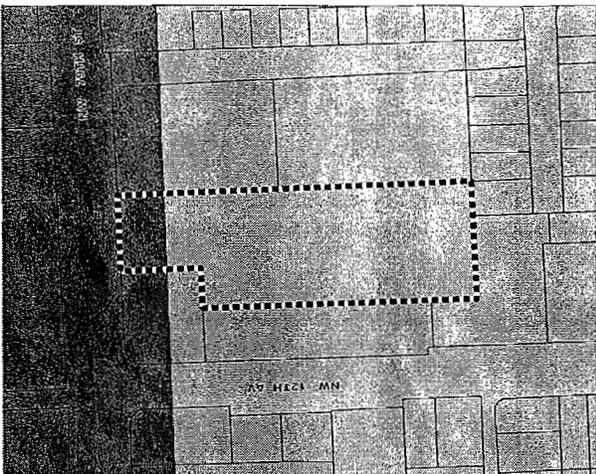
Existing Zoning

- BU-2
- RU-1
- RU-2



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Transient Residential (Hotel, Motel)
- Institutional
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



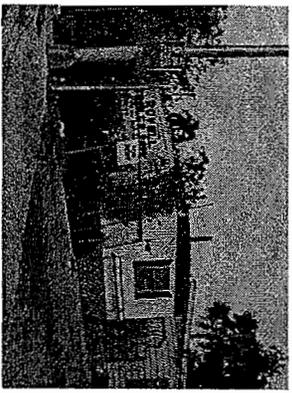
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Business and Office

107

# 17 Rovell Trailer Park

Folio: 30-31111-000-0180 / 939 NW 81st Street / 8.4 Acres / 138 Licensed Units / Established 1946



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-1, RU-2; mobile home park

### LAND USE PLAN DESIGNATION

Low-Medium Density Residential (6 to 13 dua)

#### Surrounding Properties

<b>NORTH</b>	RU-1; single-family residences	Low Density Residential(2.5 to 6 dua)
<b>SOUTH</b>	RU-2; single-family and duplex residences	Low-Medium Density Residential (6 to 13 dua)
<b>EAST</b>	BU-2; vacant land, Miami-Dade Police Department building	Low-Medium Density Residential (6 to 13 dua)
<b>WEST</b>	RU-2; public school	Low-Medium Density Residential (6 to 13 dua)

The subject parcel is located at 939 NW 81 Street. Vacant land, single-family and duplex residences and institutional uses characterize the surrounding area. A school is located to the west and a Miami-Dade Police Department building is located to the east of the subject property.

Approximate maximum number of Units Permitted by Existing Zoning: 71 (RU-1=1.5 Acres, 6 Units; RU-2=7.0 Acres, 65 Units)

Approximate maximum number of Units Permitted by CDMP: 109

## ZONING HISTORY

- 1946: Special Permit No. 14772 for mobile home park
- 1956: Resolution No. 10785; approved expansion of mobile home park

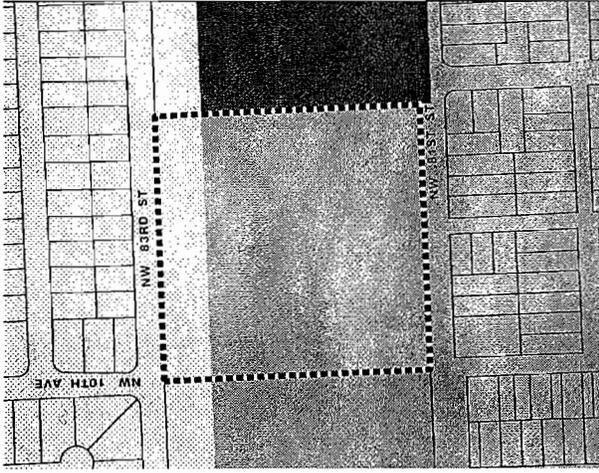
### Recent Code Enforcement Citations

- Failure to comply with the condition of a resolution
- Illegally maintaining or depositing junk or trash
- Failure of owner-builder or contractor to obtain permit for trailers 1, 3, 5, 6, 8, as identified by the Department
- Failure of owner-builder or contractor to obtain permits for wood fence as required
- Failure of owner-builder or contractor to obtain permits for soil improvement
- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order
- Failure of owner-builder or contractor to obtain permit

108

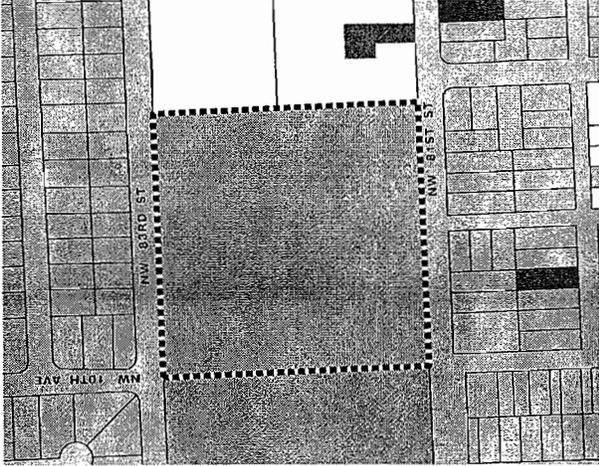


2007 Aerial Photography



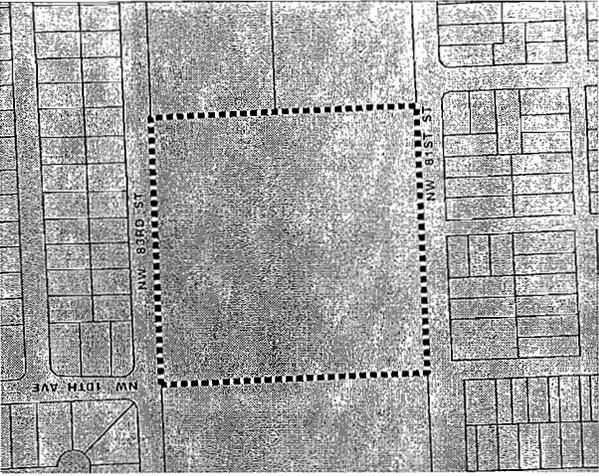
Existing Zoning

- BU-2
- RU-1
- RU-2



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected
- Inland Waters



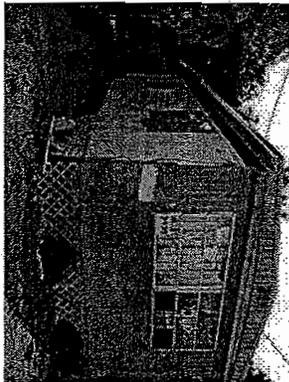
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 6-13 Units/Acre
- Water

109

# 18 Tropical Village

Folio: 30-3111-026-0010\* / 1398 NW 79th Street / 8.27 Acres / 108 Licensed Units / Established 1947



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-1, RU-2, BU-2; mobile home park

### LAND USE PLAN DESIGNATION

Low-Medium Density Residential (6 to 13 dua)

Business and Office

### Surrounding Properties

**NORTH** BU-2; vacant lots, service station

Business and Office

**SOUTH** RU-1; single-family residences

Low-Medium Density Residential (6 to 13 dua)

**EAST** RU-2; single-family residences, RU-4M; apartment complex, BU-2; service station

Low-Medium Density Residential (6 to 13 dua), Business and Office

**WEST** RU-1; vacant land, single-family residences

Low-Medium Density Residential (6 to 13 dua)

The subject parcel is located at 1398 NW 79th Street inside the Urban Development Boundary (UDB). Vacant land, single-family and multi-family residences, and commercial uses characterize the surrounding area.

**Approximate maximum number of Units Permitted by Existing Zoning:** 56 (RU-1=1.4 Acres, 6 Units; RU-2=5.4 Acres, 50 Units)

**Approximate maximum number of Units Permitted by CDMP:** Low-Medium Density Residential=13 dua; Business and Office=25 dua

\*Multiple Folios

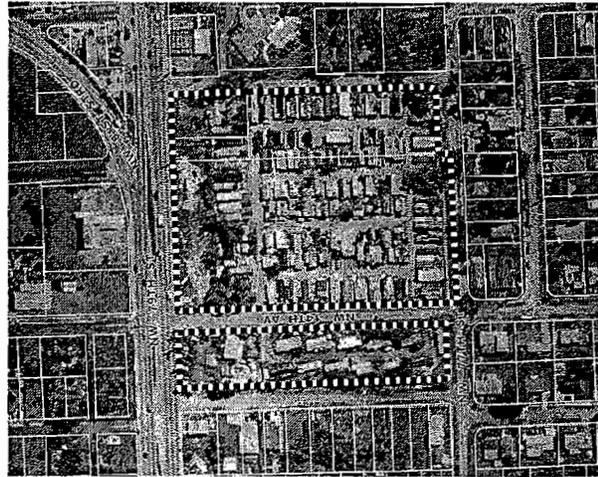
## ZONING HISTORY

- 1947: Special Permit No. 4757 for mobile home park
- 1951: Resolution No. 4354; Special Permit for expansion of existing mobile home park
- 1961: Resolution No. ZAB-37-61; expansion of mobile home park - approved

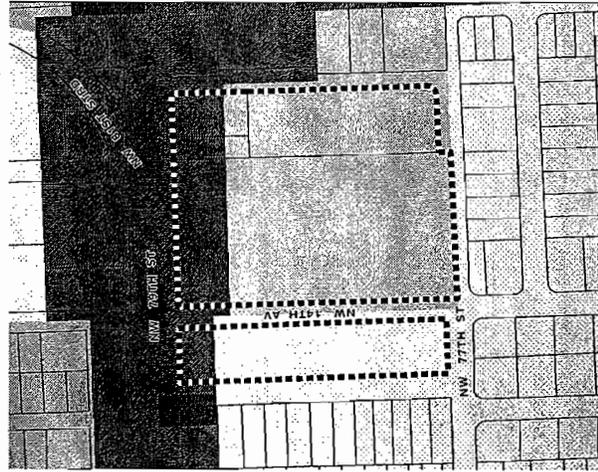
### Recent Code Enforcement Citations

- Failure to perform lot maintenance in non-residential zoned district
- Failure to obtain mandatory inspection
- Unauthorized use in a two-family residential district

110

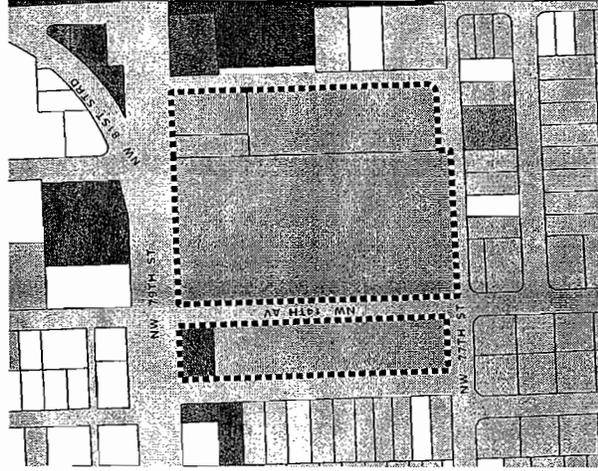


2007 Aerial Photography



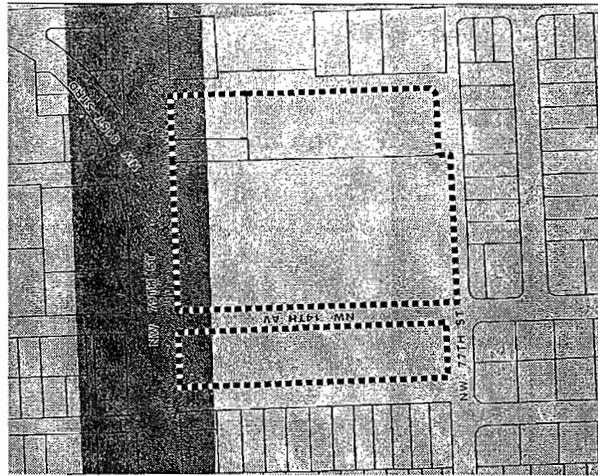
Existing Zoning

- BU-2
- BU-3
- RU-1
- RU-2
- RU-4M



Existing Land Use

- Single-Family
- Two-Family Duplexes
- High Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Transient Residential (Hotel, Motel)
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected



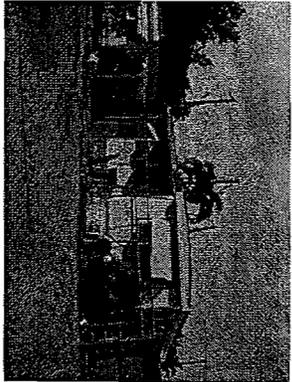
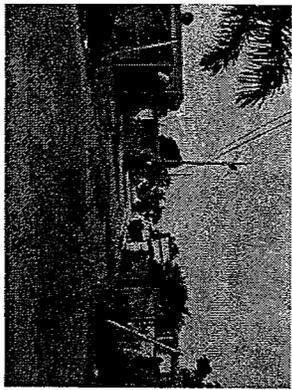
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Business and Office

111

# 19 Trinidad Court

Folio: 30-3112-000-0010\* / 7390 NW Miami Court / 7.83 Acres / 173 Licensed Units / Established 1947



112

## NEIGHBORHOOD CHARACTERISTICS

### ZONING LAND USE PLAN DESIGNATION

#### Subject Property

RU-3B; mobile home park

Low-Medium Density Residential (6 to 13 dua)

#### Surrounding Properties

NORTH RU-1; single-family residences, RU-3B; park

Low Density Residential (2.5 to 6 dua) Low-Medium Density Residential (6 to 13 dua)

SOUTH RU-3B; mobile home park, City of Miami; Commercial Low-Medium Density Residential (6 to 13 dua) buildings  
Business and Office

EAST BU-1 & BU-3; retail stores, vacant land

Business and Office

WEST RU-3B; mobile home park, single-family residences

Low-Medium Density Residential (6 to 13 dua)

The subject parcel is located at 7390 NW Miami Court. Single-family residences, a mobile home park, and retail buildings located in both Miami-Dade County and the City of Miami, to the south, surround the subject property.

Approximate maximum number of units permitted by existing zoning: 136

Approximate maximum number of units permitted by CDMP: 91

## ZONING HISTORY

- 1947: Resolution No. 2483; Trailer park
- 1954: Resolution No. 7529; Trailer park expansion
- 1978: Resolution No. 4-ZAB-283-78; 8' high perimeter chain link fence

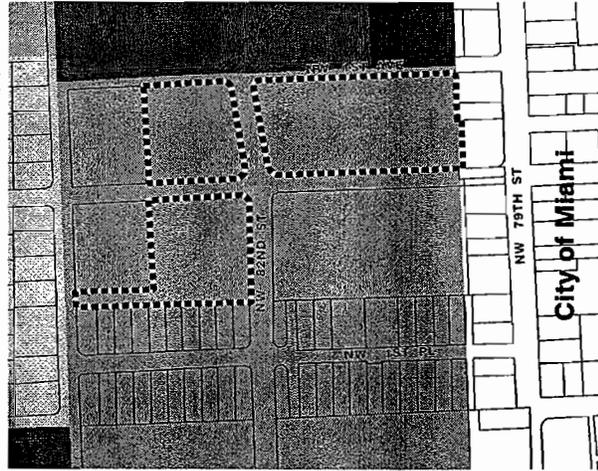
### Recent Code Enforcement Citations

- Unauthorized bulky or industrial waste on right-of-way

\*Multiple Folios

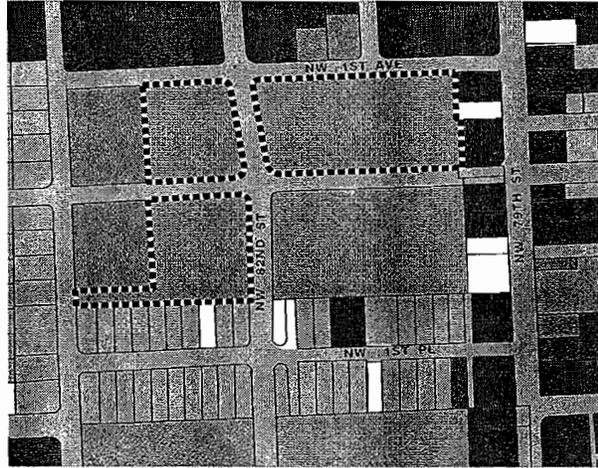


2007 Aerial Photography



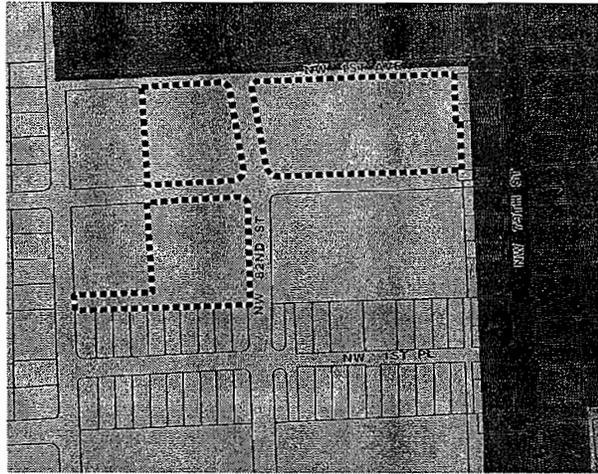
Existing Zoning

- BU-1
- BU-1A
- BU-3
- RU-1
- RU-2
- RU-3B
- RU-4
- RU-5



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Transient Residential (Hotel, Motel)
- Institutional
- Parks (Including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected



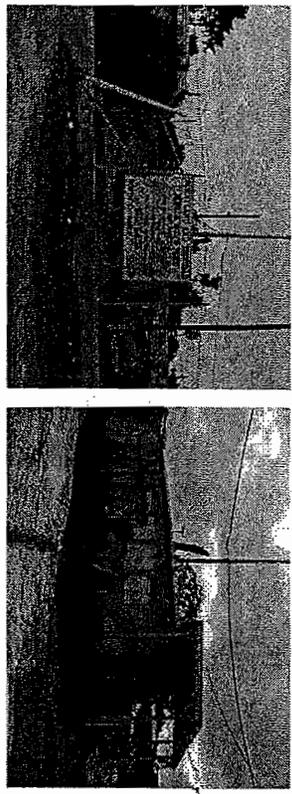
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Medium-High Density (MHDR) 25-60 Units/Acre
- Business and Office

113

# 20 Sunnyland Trailer Park

Folio: 30-3112-000-0060 / 129 NW 79th Street / 4.17 Acres / 105 Licensed Units / Established 1949



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-3B; mobile home park

Low-Medium Density Residential (6 to 13 dua)

### ZONING HISTORY

- 1949: Special permit No. 5558 for a mobile home park.
- 1954: Resolution No. 7259; Trailer park expansion.

#### Surrounding Properties

Direction	Property Type	Designation
NORTH	RU-3B; Trailer park	Low-Medium Density Residential (6 to 13 dua)
SOUTH	City of Miami; Vacant and shopping centers	Low-Medium Density Residential (6 to 13 dua)
EAST	RU-3B; Trailer park	Low-Medium Density Residential (6 to 13 dua)
WEST	RU-2; Single-family and duplex residences	Low-Medium Density Residential (6 to 13 dua)

The subject property is located to the north of the City of Miami. The surrounding area is made up of mobile home parks, single and multi-family residences and commercial buildings and vacant lots, located in the City of Miami fronting onto NW 79 Street.

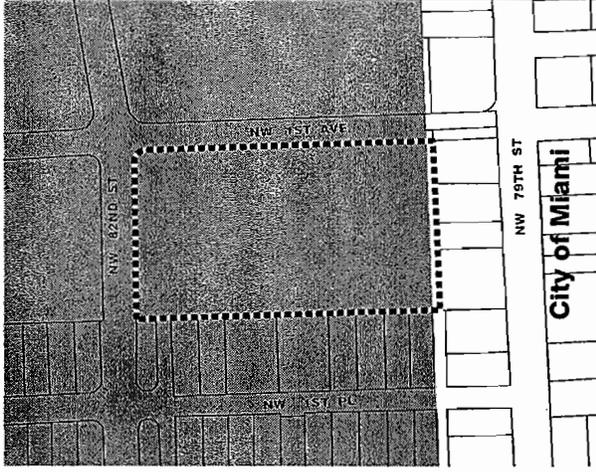
Approximate maximum number of units permitted by existing zoning: 72

Approximate maximum number of units permitted by CDMP: 52

119

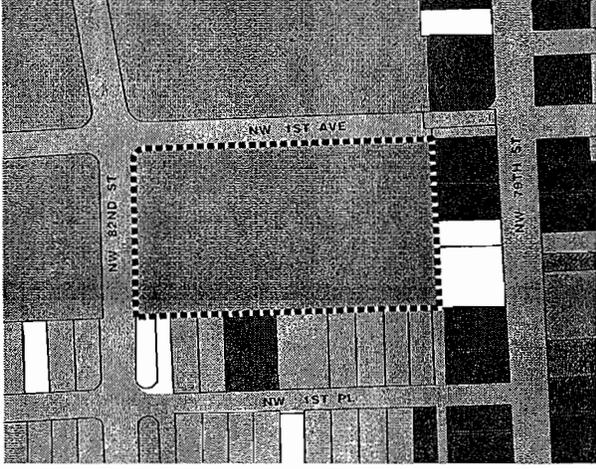


2007 Aerial Photography



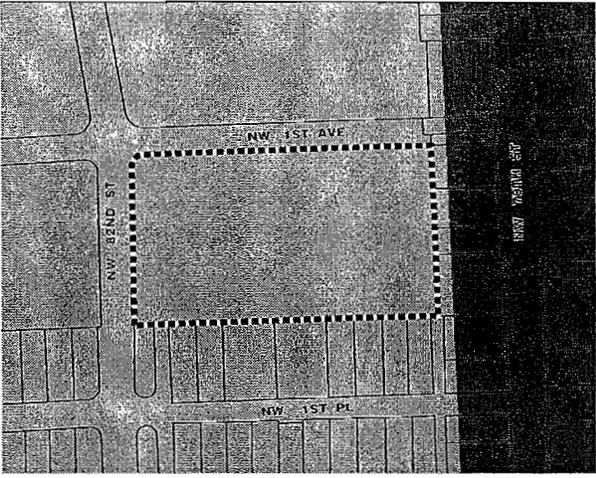
Existing Zoning

RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected



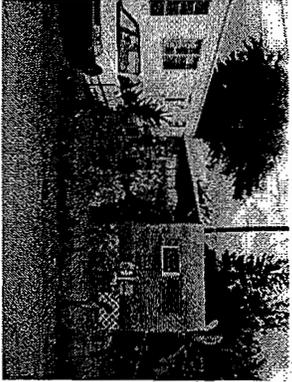
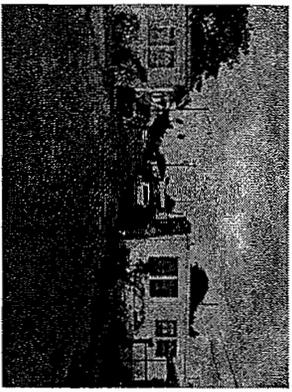
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Medium-High Density (MHDR) 25-60 Units/Acre
- Business and Office

115

# 21 Landmark Mobile Home Park

Folio: 30-3112-000-0070 / 215-17 NW 79th Street / 2.77 Acres / 76 Licensed Units / Established 1940



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-3B; Trailer park

### LAND USE PLAN DESIGNATION

Low-Medium Density; Residential (6 to 13  
dua)

#### Surrounding Properties

<b>NORTH</b>	RU-3B; Church	Low-Medium Density Residential (6 to 13 dua)
<b>SOUTH</b>	City of Miami; Shopping centers	Low-Medium Density Residential (6 to 13 dua)
<b>EAST</b>	RU-3B; Single-family and duplex residences	Low-Medium Density Residential (6 to 13 dua)
<b>WEST</b>	RU-2; Single-family and duplex residences	Low-Medium Density Residential (6 to 13 dua)

The surrounding area is primarily made up of single-family and duplex residences to the east and west of the subject property. To the north is a religious facility and to the south are vacant lots in the City of Miami.

Approximate maximum number of units permitted by existing zoning: 48

Approximate maximum number of units permitted by CDMP: 36

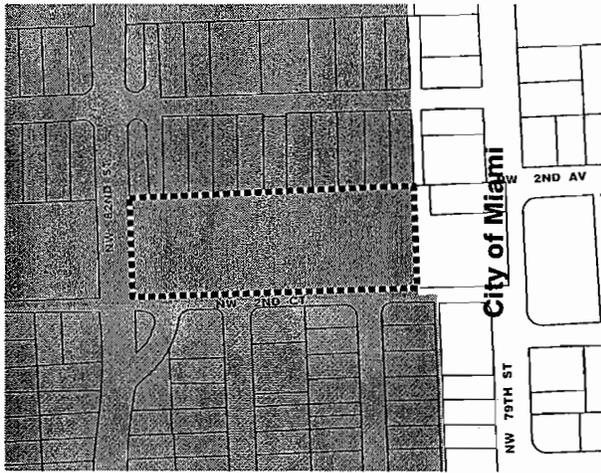
## ZONING HISTORY

- 1940: First certificate of use issued
- Recent Code Enforcement Citations
- Failure to obtain required inspection
- Unauthorized bulky or industrial waste on right-of-way

116

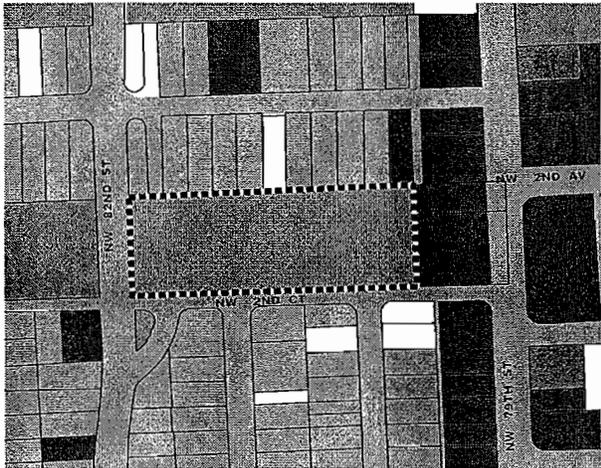


2007 Aerial Photography



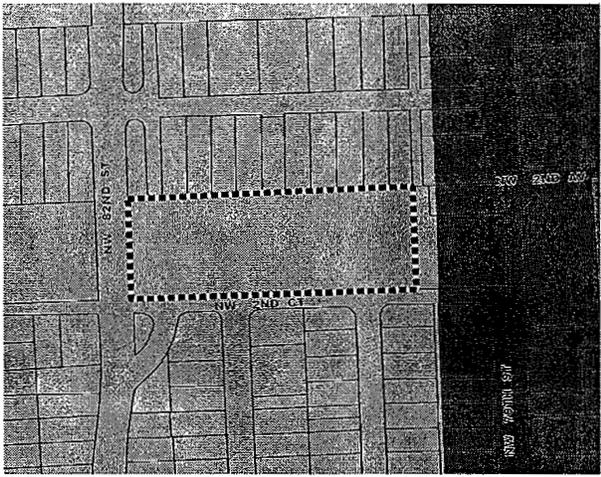
Existing Zoning

- RU-2
- RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Parks (Including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



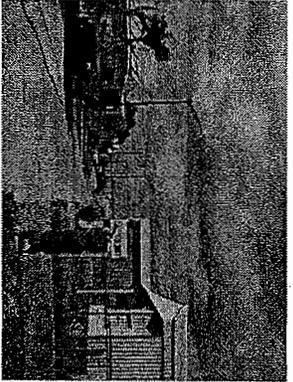
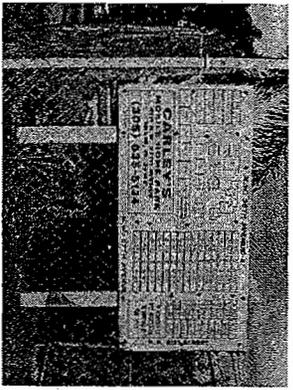
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Medium-High Density (MHDR) 25-60 Units/Acre
- Business and Office

117

# 22 Carley's

Folio: 30-3121-000-0980\* / 4111 NW 37th Avenue / 6.01 Acres / 70 Licensed Units / Established 1958



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

### LAND USE PLAN DESIGNATION

Subject Property:

IU-1; mobile home park

Industrial and Office

### Surrounding Properties

NORTH: IU-1; furniture factory

Industrial and Office

SOUTH: IU-1; storage warehouse, factory warehouse

Industrial and Office

EAST: IU-1; lumber yard, storage  
Warehouse, vacant lot

Industrial and Office

WEST: City of Hialeah, IU-1; condo-warehouse, storage,  
factory

Industrial and Office

The subject parcel is located at 4111 NW 37 Avenue. Vacant land, industrial uses that include warehouses, light manufacturing factories and storage warehouses characterize the surrounding area.

Approximate maximum number of units permitted by existing zoning: None

Approximate maximum number of units permitted by CDMP: None

## ZONING HISTORY

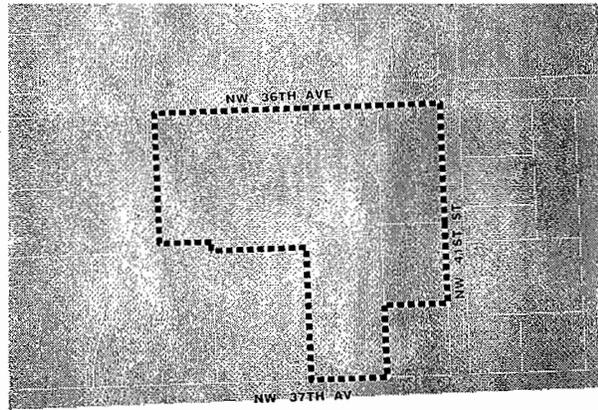
- 1958: Special Permit for mobile home park
- 1958: Resolution No. 2043 for expansion of mobile home park

811

\*Multiple Folios



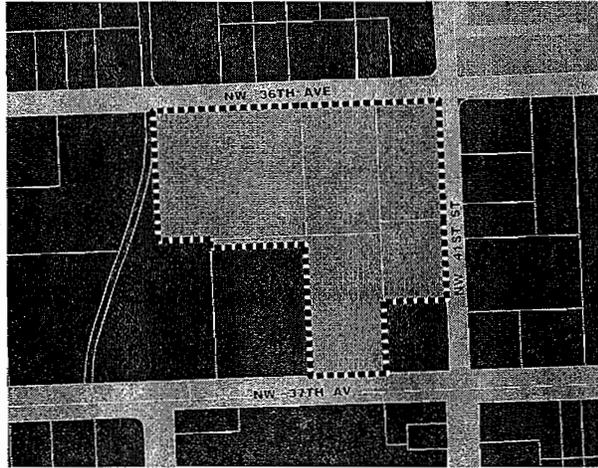
2007 Aerial Photography



City of Hialeah

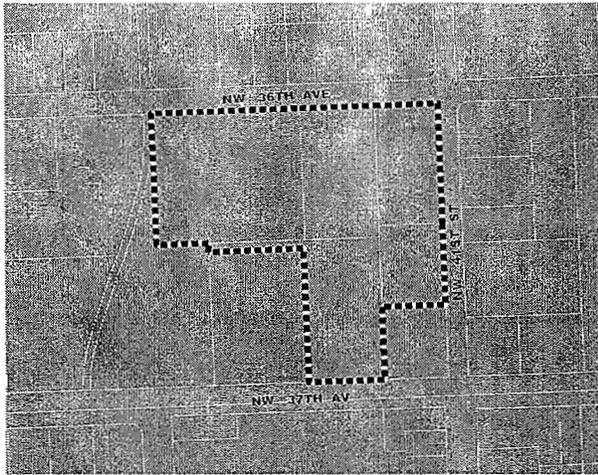
Existing Zoning

■ IU-1



Existing Land Use

- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Industrial
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps



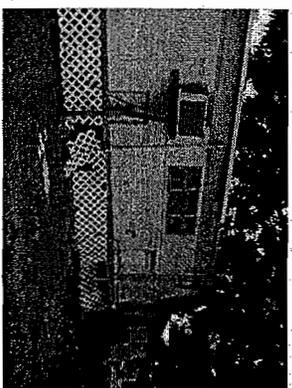
LUP Map Designation

■ Industrial and Office

119

# 23 Blue Belle Trailer Park

Folio: 30-3121-000-1020\* / 3586 NW 41st Street / 10 Acres / 150 Licensed Units / Established 1948



## NEIGHBORHOOD CHARACTERISTICS

### ZONING LAND USE PLAN DESIGNATION

#### Subject Property

IU-1, IU-2; mobile home park Industrial and Office

#### Surrounding Properties

NORTH: IU-2; storage warehouse, mineral manufacturing plant Industrial and Office

SOUTH: State Road 112; expressway Industrial and Office

EAST: IU-2; lumber yard, vacant land, light manufacturing Transportation Right-of-Way

WEST: IU-1; lumber yard, light manufacturing factory Industrial and Office

The subject parcel is located at 3586 NW 41 Street. Vacant land, an expressway and industrial uses to include light manufacturing factories and storage warehouses characterize the surrounding area.

Approximate maximum number of units permitted by existing zoning: None

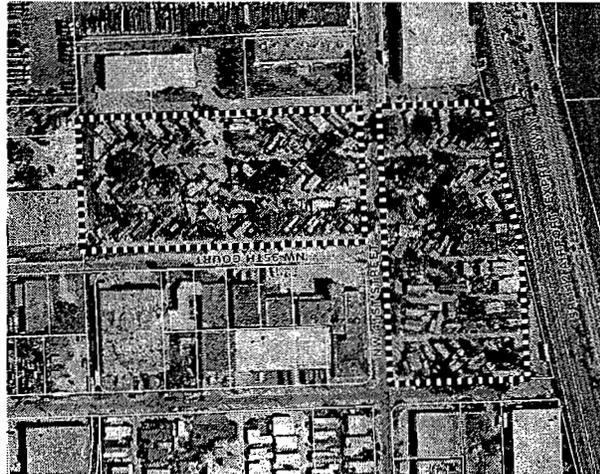
Approximate maximum number of units permitted by CDMP: None

## ZONING HISTORY

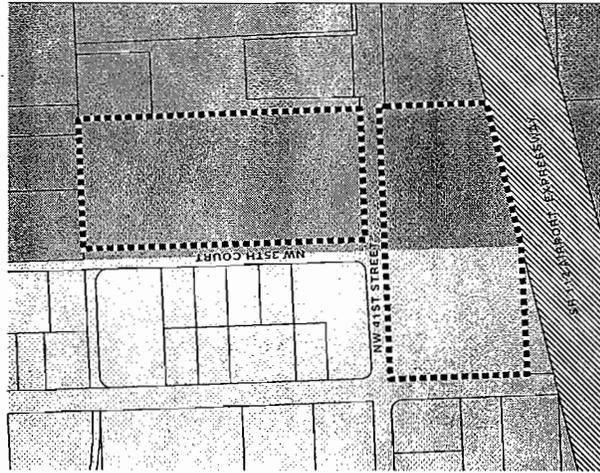
- 1948: Special Permit No. 6088 for mobile home park
- 1958: Resolution No. 2043 -Special Permit for expansion of mobile home park

120

\*Multiple Folios

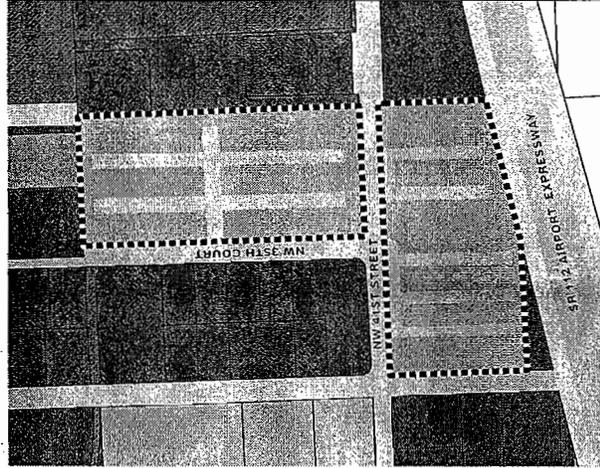


2007 Aerial Photography



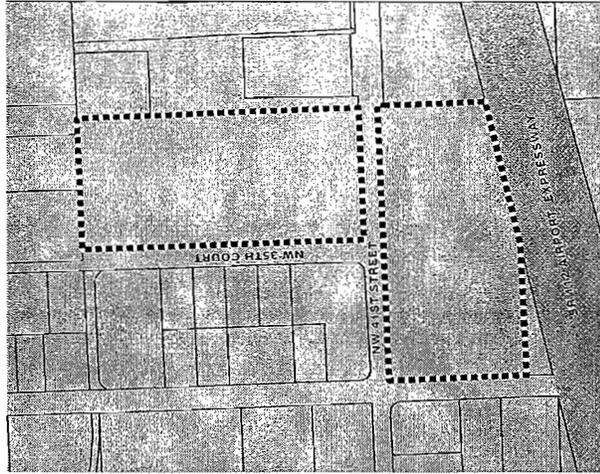
Existing Zoning

- GU
- IU-1
- IU-2



Existing Land Use

- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Expressway Right of Way Open Areas



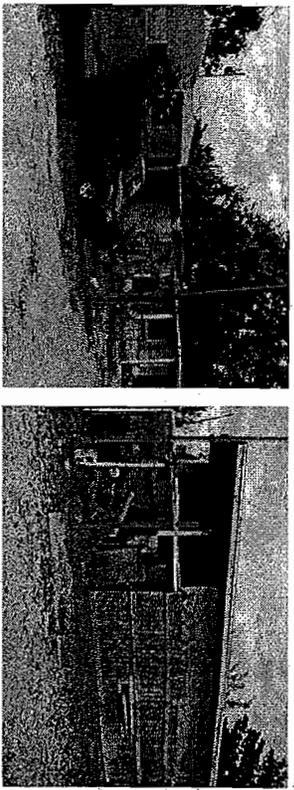
LUP Map Designation

- Industrial and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

121

# 24 Fronton Trailer Park

Folio: 30-3121-000-1200 / 3617 NW 36th Street / 2.32 Acres / 57 Licensed Units / Established 1936



122

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

IU-1; mobile home park

### LAND USE PLAN DESIGNATION

Industrial and Office

### Surrounding Properties

NORTH	IU-1; vacant land, expressway	Industrial and Office
SOUTH	City of Miami; commercial retail	Industrial and Office
EAST	IU-1; vacant land	Industrial and Office
WEST	IU-1; commercial shopping center	Industrial and Office

The subject parcel is located at 3617 NW 36 Street. Vacant land, an expressway and commercial uses characterize the surrounding area. The City of Miami is located to the south.

Approximate maximum number of units permitted by existing zoning: None

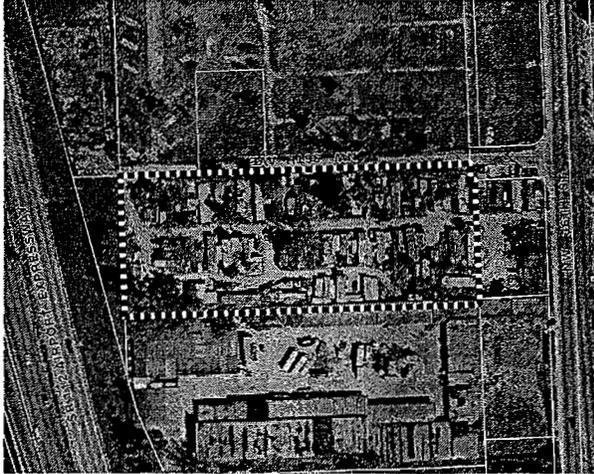
Approximate maximum number of units permitted by CDMP: None

## ZONING HISTORY

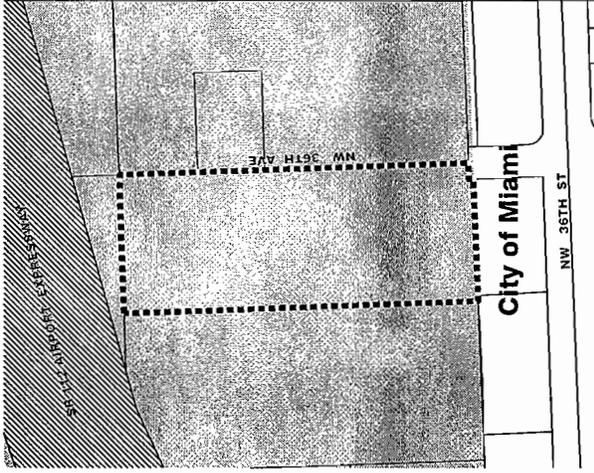
- 1948: Special Permit No. 5663 for mobile home park

### Recent Code Enforcement Citations

- Failure of homeowner to get permit
- Maintaining a structure encroaching in required setbacks
- Illegally maintaining or depositing junk or trash
- Fail to obtain/transfer a cert of use and occupancy for a mobile home park
- Unlawful storage of construction materials without having active building permit

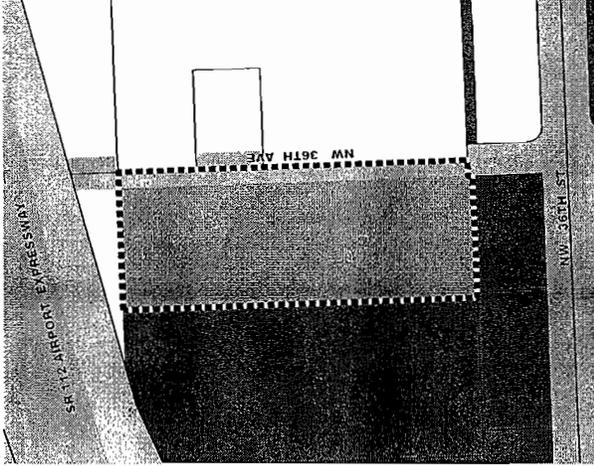


2007 Aerial Photography



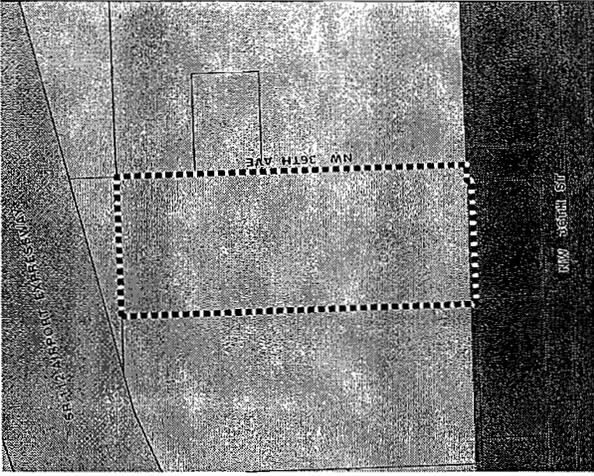
Existing Zoning

- GU
- IU-1



Existing Land Use

- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Industrial
- Streets/Roads, Expressways, Ramps
- Expressway Right of Way Open Areas
- Vacant Unprotected



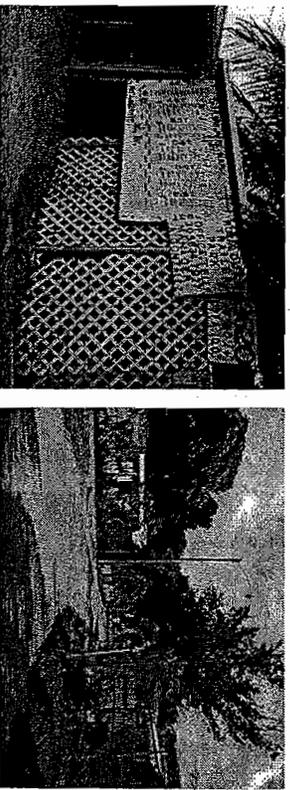
LUP Map Designation

- Industrial and Office
- Business and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

123

# 25 Royal Duke

Folio: 30-3121-022-0010\* / 3620 NW 30th Avenue / 7.09 Acres / 138 Licensed Units / Established 1948



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

RU-3B, GU; mobile home park

### LAND USE PLAN DESIGNATION

Industrial and Office

### Surrounding Properties

<b>NORTH</b>	IU-1; light manufacturing, lumber yard	Industrial and Office
<b>SOUTH</b>	City of Miami; commercial retail	Business and Office
<b>EAST</b>	IU-1; mixed use commercial center	Industrial and Office
<b>WEST</b>	IU-1; vacant land, parking lots, automotive center	Industrial and Office

The subject parcel is located at 3620 NW 30 Avenue. Vacant land, parking lots, light and heavy industrial uses and commercial uses characterize the surrounding area.

Approximate maximum number of units permitted by existing zoning: 97 (GU=1.4 Acres, 0 Units; RU-3B=5.6 Acres, 97 Units)

Approximate maximum number of units permitted by CDMP: None

## ZONING HISTORY

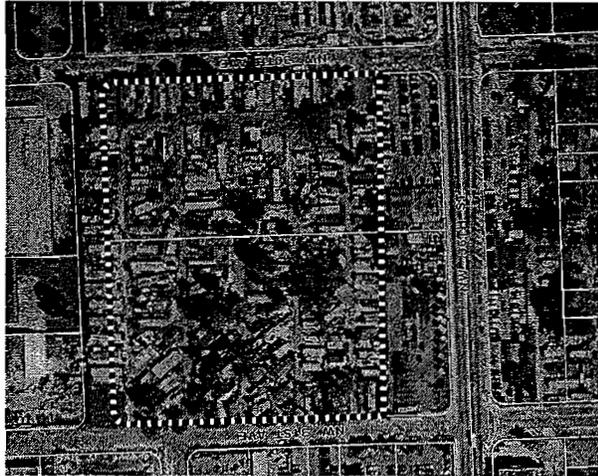
- 1948: Special Permit No. 27991 for mobile home park

### Recent Code Enforcement Citations

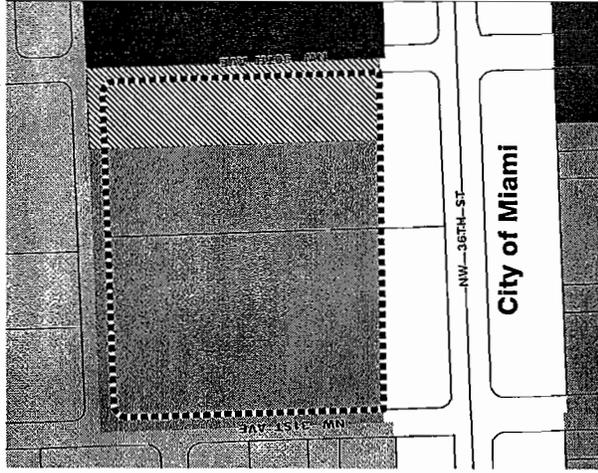
- Unauthorized use in an industrial, light manufacturing district
- Failure of owner-builder or contractor to obtain permit
- Failure to obtain required inspection
- Failure to provide required handicapped accessibility

129

\*Multiple Folios

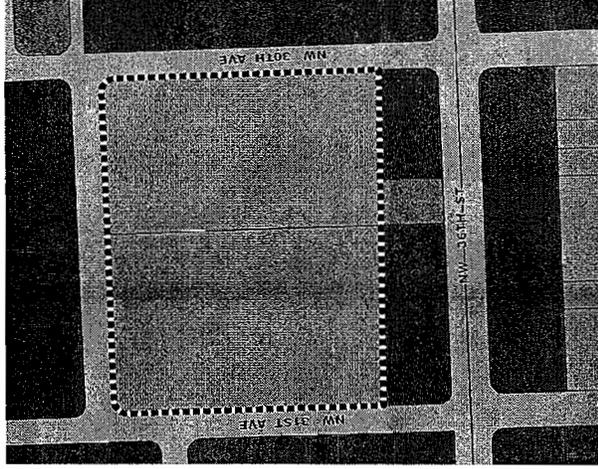


2007 Aerial Photography



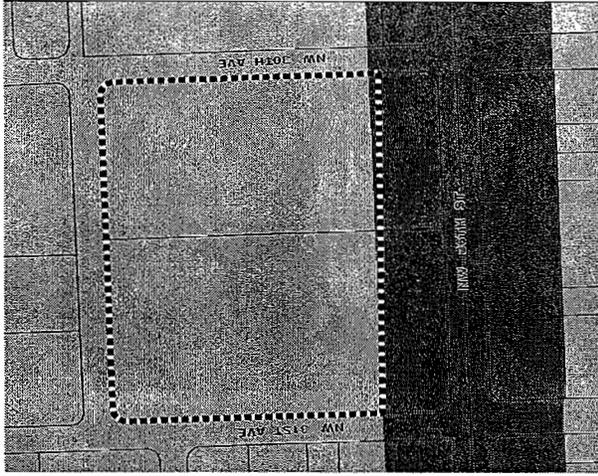
Existing Zoning

- BU-1A
- BU-3
- CU
- IU-1
- RU-3
- RU-3B



Existing Land Use

- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps



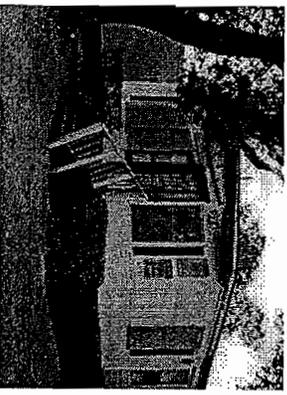
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Industrial and Office
- Business and Office

125

# 26 All Star 36 Street

Folio: 30-3128-012-0010\* / 3010 NW 36th Street / 1.89 Acres / 73 Licensed Units / Established 1938



126

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-3B, BU-1A; mobile home park

### LAND USE PLAN DESIGNATION

Low-Medium Density Residential (6 to 13 dua)

#### Surrounding Properties

DIRECTION	PROPERTY TYPE	DESIGNATION
NORTH	City of Miami; office building	Business and Office
SOUTH	GU; school	Low-Medium Density Residential (6 to 13 dua)
EAST	BU-1A; auto dealership	Low-Medium Density Residential (6 to 13 dua)
WEST	RU-3; parking lot	Low-Medium Density Residential (6 to 13 dua)

The subject parcel is located at 3010 NW 36 Street. The subject property is surrounded on three (3) sides, north, east and south, by properties located in the City of Miami which include offices, an auto dealership, schools. To the west is a multifamily apartment building which is in Miami-Dade County.

Approximate maximum number of units permitted by existing zoning: RU-3B=1.5 Acres, 26 Units

Approximate maximum number of units permitted by CDMP: 24

## ZONING HISTORY

- 1938: Special Permit No. 173 for mobile home park
- 1950: Resolution No. 3517 to permit expansion of a mobile home park
- 1952: Resolution No. 5153 to permit expansion of a mobile home park
- 1995: Resolution No. 5-ZAB-448-95 – Non-use Variances of setbacks, landscaping, mobile-home size, additional structures

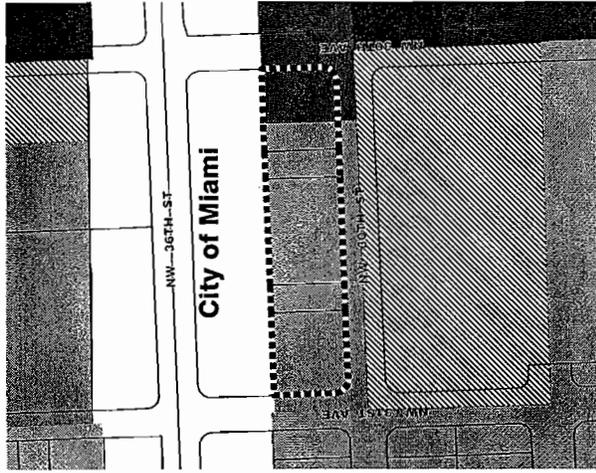
### Recent Code Enforcement Citations

- Failure of homeowner to get permit
- Failure to obtain mandatory inspection
- Illegally maintaining or depositing junk or trash
- Failure to comply with the condition of a resolution

\*Multiple Folios

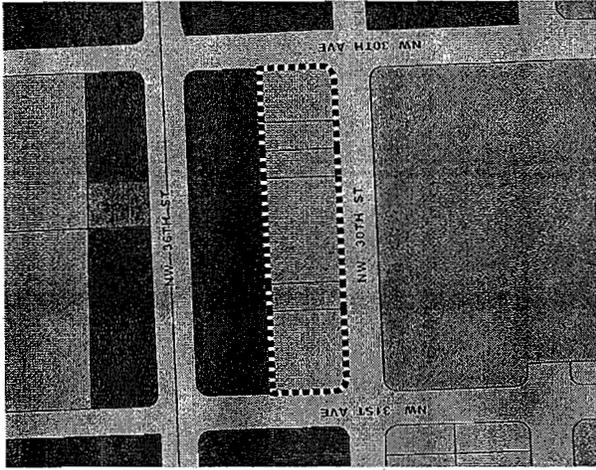


2007 Aerial Photography



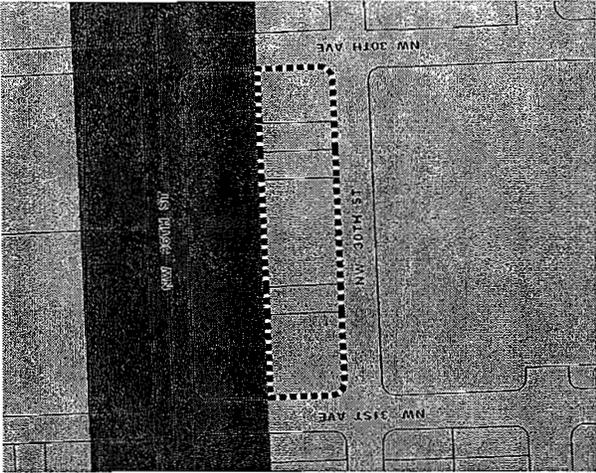
Existing Zoning

- BU-1A
- BU-3
- CU
- IU-1
- RU-2
- RU-3
- RU-3B
- RU-4



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps



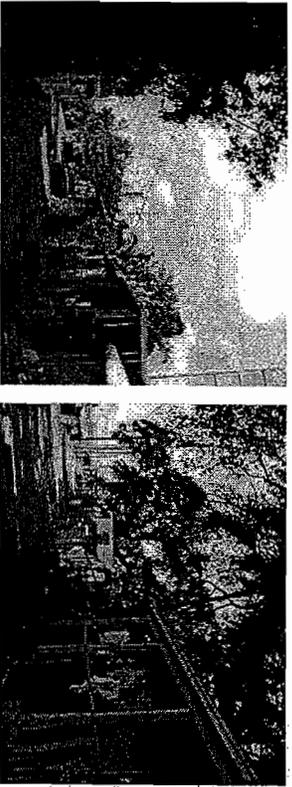
LUP Map Designation

- Low-Medium Density (LMDR) 6-13 Units/Acre
- Industrial and Office
- Business and Office

127

# 27 River Park Apts & Trailer Park

Folio: 30-3128-018-0010 / 2260 NW 27th Avenue / 5.94 Acres / 110 Licensed Units / Established 1936



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

IU-1; Mobile Home Park

### LAND USE PLAN DESIGNATION

High Density Residential (50-125 du)

### Surrounding Properties

<b>NORTH</b>	BU-3 and IU-1 and IU-2; Industry, Vacant parcels	Industrial and Office Business and Office
<b>SOUTH</b>	BU-3 and IU-1 and RU-3b; Warehouses, Duplexes, Vacant parcels and bungalow apartments	Industrial and Office Business and Office
<b>EAST</b>	City of Miami; Commercial	Business and Office
<b>WEST</b>	IU-1; Miami-Dade Water and Sewer Plant	Industrial and Office

The subject parcel is located on the west side of NW 27 Avenue (Route 9) a well-traveled vehicular corridor, which is the boundary limit of the City of Miami. Industrial uses of varying intensities, as well as sporadic residential housing and vacant parcels of land characterize this area located approximately 700 feet to the northeast of the Miami River and approximately 4,250 feet (0.8 mile) to the north of State Road 836 (the Dolphin Expressway) Interchange.

Approximate maximum number of units permitted by the existing zoning: None

Approximate maximum number of units permitted by the CDMR: 500

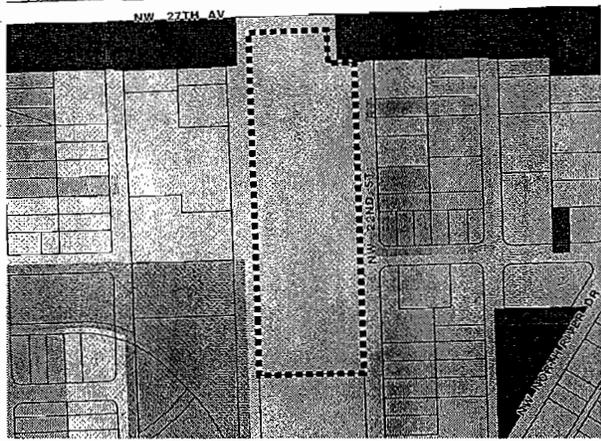
## ZONING HISTORY

- 1936: Special Permit No. 6020 for mobile home park
- 1965: Resolution No. 3-ZAB-515-65—Zone change from IU-1 and RU-3B and BU-3 to IU-1, and a use variance were recommended for approval to the Board of County Commissioners
- 1965: Resolution No. Z-289-65 – change from IU-1 and RU-3B and BU-3 to IU-1

128

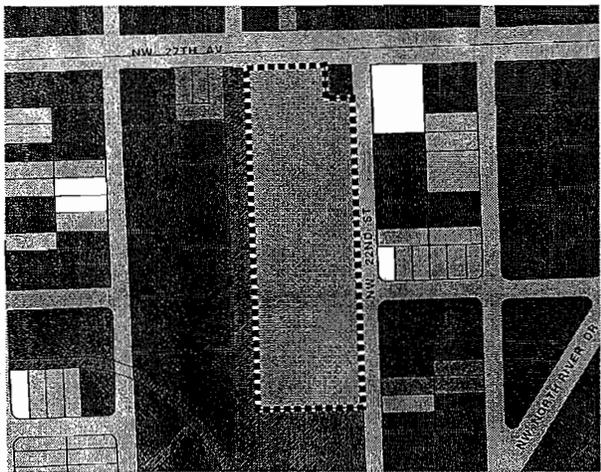


2007 Aerial Photography



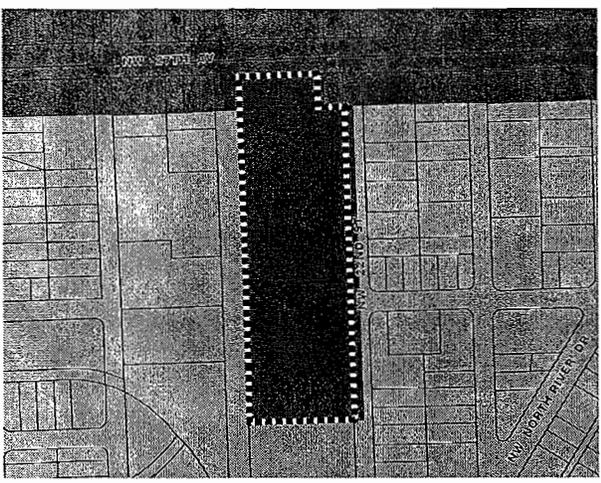
Existing Zoning

- BU-2
- BU-3
- IU-1
- IU-2
- NONE
- RU-2
- RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Institutional
- Airports, Ports
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



LUP Map Designation

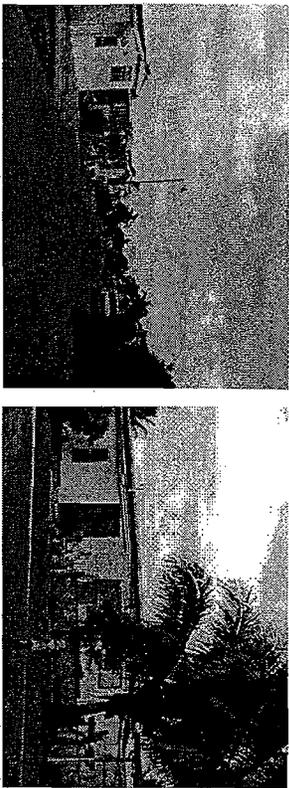
- Low-Medium Density (LMDR) 6-13 Units/Acre
- High Density Residential (HDR) 60-125 Units/Acre
- Industrial and Office
- Business and Office

Adopted Application No. 3 in the April 2005-06 amendment cycle designated the subject property for High Density Residential use. A Declaration of Restrictions as part of this application limits the property to a density to 500 units, limits the height of structures, requires 25 percent of total units reserved for workforce housing within certain time limits, transit improvements, and water conservation.

129

# 28 Lil Abner Mobile Home Park

Folio: 30-4006-001-2390\* / 11239 NW 4th Street / 101 Acres\*\* / 908 Licensed Units\*\* / Established 1969



130

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

CU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Medium Density (13-25 dua)

#### Surrounding Properties

Direction	Surrounding Properties	Land Use Plan Designation
NORTH	RU-4L; 1 - and 2-story Apartments	Medium Density (13-25 dua)
SOUTH	City of Sweetwater; Commerical	Medium Density (13-25 dua) Low Medium Density (5-13 dua)
EAST	City of Sweetwater; Apartment and School	Medium Density (13-25 dua)
WEST	RU-4L and RU-3M; 1 - and 2-story Apartments	Medium Density (13-25 dua)

The subject parcel is located on the north side of West Flagler Street and extends northward to NW 7 Street, on the east side of NW 114 Avenue. A 4-acre commercial plaza is located in the northeast corner of this intersection and abuts the subject property to the north and to the east. The corporate limits of the City of Sweetwater run through and divide the active mobile home park. The northwest corner of the site is located approximately 1,305 feet (0.25 mile) from the Florida Turnpike and interchanges to State Road 836 and State Road 821.

**Maximum number of units permitted by the existing zoning:** CU=56.2 Acres, 11 Units within Unincorporated Miami-Dade County; remaining 44.8 acres in the City of Sweetwater

**Maximum number of units permitted by the CDMP:** 2,525

\* Multiple Folios

\*\* Including portions of park within the City of Sweetwater

## ZONING HISTORY

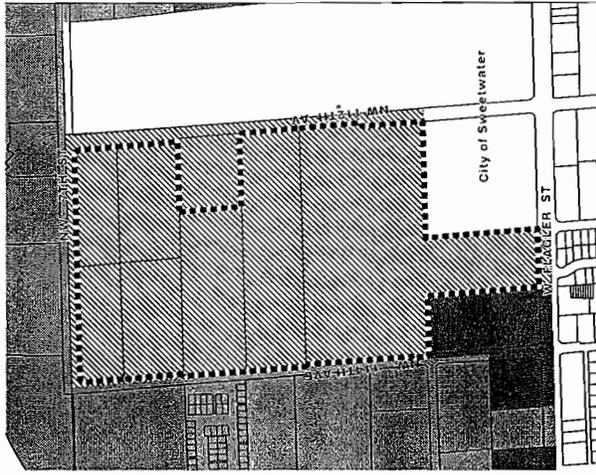
- 1969: Resolution No. Z-214-69; Unusual Use for mobile home park expansion and non-use variance (landscaping)
- 1970: Resolution No. 4-ZAB-9-70 – Unusual Use to permit expansion of mobile home park and non-use variance (landscaping)
- 1981: Resolution No. 4-ZAB-269-81; Special Exception for site plan approval and mobile home park expansion and non-use variances (open space, lighting, lot sizes, landscaping) and Use Variance (density 10.02 dua/7.5units permitted)
- 1982: Resolution No. 4-ZAB-355-82; Special Exception for site plan approval and mobile home park expansion and non-use variances (open space, lighting, lot sizes, landscaping) and Use Variance (density 8.83 dua/7.5units permitted) and modification of plans

### Recent Code Enforcement Citations

- Failure of homeowner to get permit
- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order
- Unlawfully depositing, storing or maintaining junk

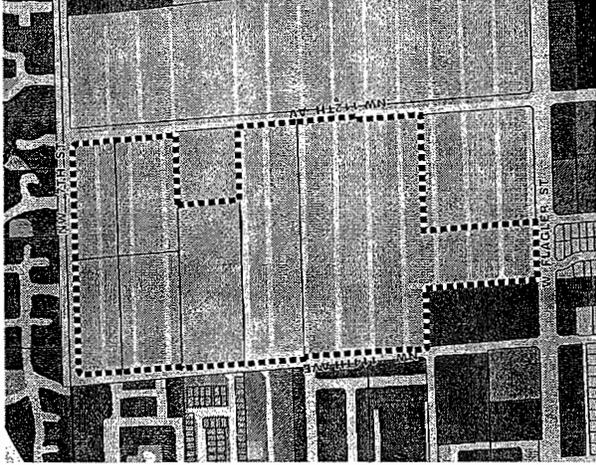


2007 Aerial Photography



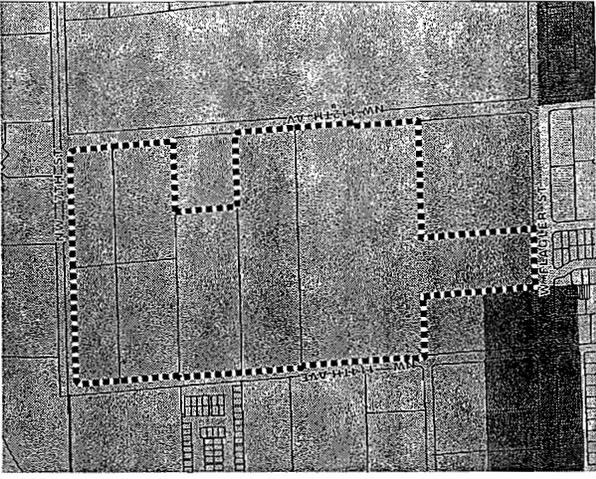
Existing Zoning

- AU
- BU-1A
- GU
- RU-3M
- RU-4L
- RU-5A



Existing Land Use

- Single-Family
- Townhouses
- Two-Family Duplexes
- Low-Density Multi-Family
- High Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Expressway Right of Way Open Areas
- Inland Waters



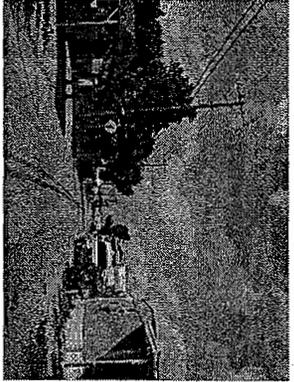
LUP Map Designation

- Low-Medium Density (LMDR) 5-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre
- Business and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

131

# 29 Miami Terrace Mobile Home Park

Folio: 30-4011-012-0010\* / 1040 SW 70th Avenue / 4.01 Acres / 89 Licensed Units / Established 1947



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

IU-1; Mobile Home Park

LAND USE PLAN DESIGNATION  
Industrial and Office

#### Surrounding Properties

NORTH	IU-1; Warehouse	Industrial and Office
SOUTH	IU-1; Warehouse	Industrial and Office
EAST	IU-1; Railway/Warehouses and Vacant parcels	Industrial and Office
WEST	IU-1; Warehouses and Vacant parcels	Industrial and Office

The subject parcel is located on the west side of the Florida East Coast Railway line which runs north-south in an industrial area. The northernmost portion of the site is located approximately 300 feet to the south of SW 8 Street (Tamiami Trail.) There are no contiguous residential uses, but single-family, duplex and multiplex residences can be found further to the west beginning at about SW 71 Avenue.

Maximum number of units permitted by the existing zoning: None

Maximum number of units permitted by the CDMIP: None

## ZONING HISTORY

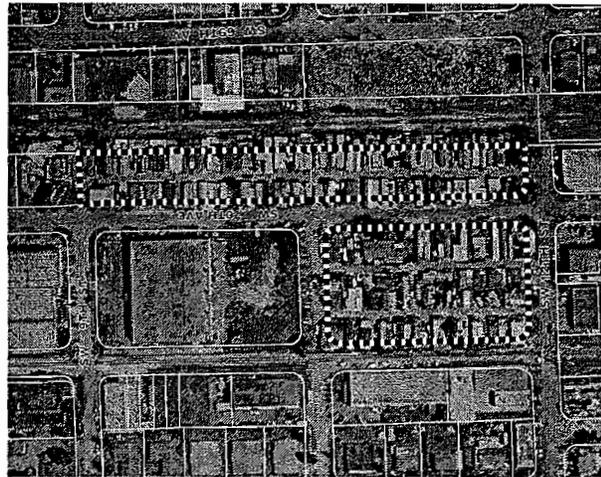
- 1947: Special Permit No. 4749 for mobile home park

### Recent Code Enforcement Citations

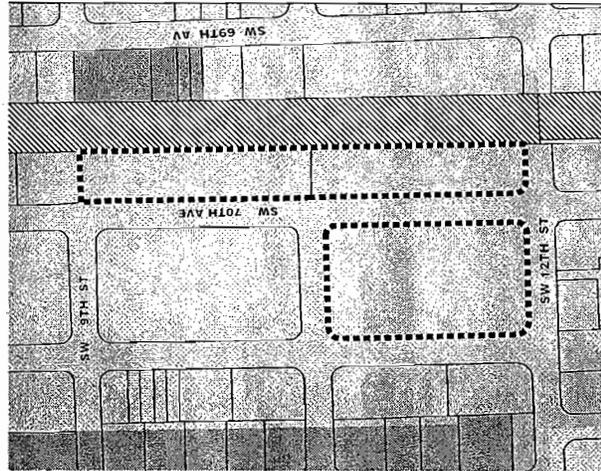
- Unauthorized use within a district
- Allowing a violative condition to exist
- Failure of owner-builder or contractor to obtain permit
- Unlawfully parking, storing or otherwise keeping a Category 2 commercial vehicles in a residential zoned district

132

\*Multiple Folios

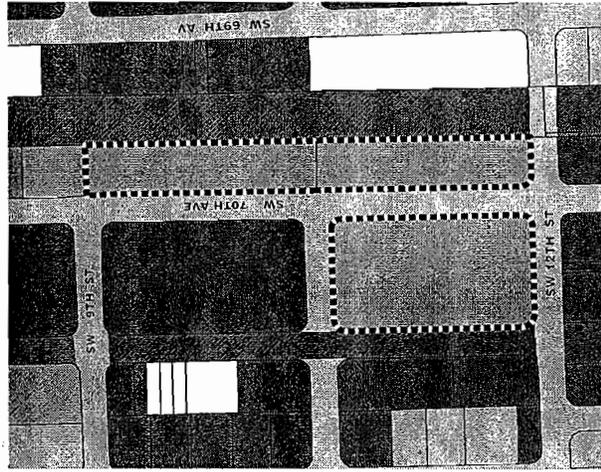


2007 Aerial Photography



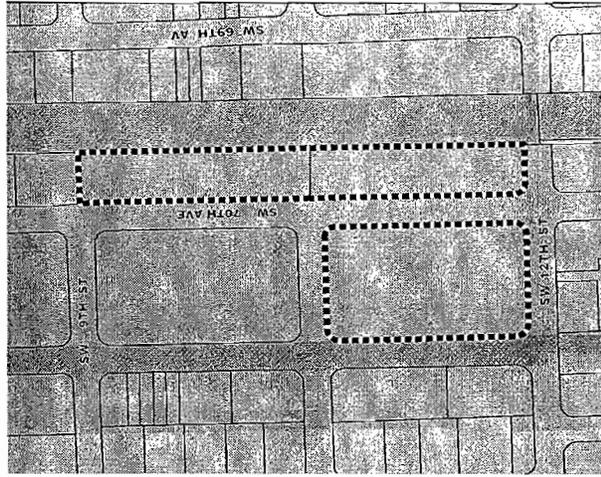
Existing Zoning

- GU
- IU-1
- IU-2
- RU-1
- RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Institutional
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



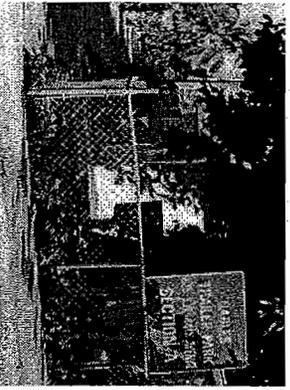
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Industrial and Office
- Transportation (ROW, Rail, Metrorail, Etc.)

KEY/33

# 30 Gables Trailer Park

Folio: 30-4108-014-0010 / 825 SW 44th Avenue / 2.46 Acres / 90 Licensed Units / Established 1936



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-3b and RU-2; Mobile Home Park

### LAND USE PLAN DESIGNATION

Business and Office  
Low Density Residential (2.5-6 dua)

## ZONING HISTORY

- 1936: Special Permit No. 5769 for mobile home park

### Recent Code Enforcement Citations

- Maintaining a structure encroaching in required setbacks

### Surrounding Properties

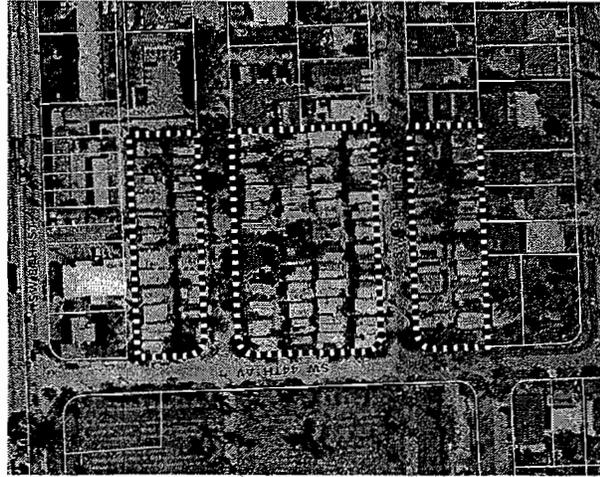
<b>NORTH</b>	BU-2; Commercial	Business and Office
<b>SOUTH</b>	RU-1; Single-family residences	Low Density Residential (2.5-6 dua)
<b>EAST</b>	RU-3b; Hotel RU-2; Apartments, Duplex, Single-family residences	Business and Office Low Density Residential (2.5-6 dua)
<b>WEST</b>	CU; Cemetery	Low Density Residential (2.5 to 6 dua)

The subject parcel is located approximately 100 feet to the south of Tamiami Trail (SW 8 Street), on the east side of the Graceland Memorial Cemetery park. The area is predominantly characterized by established single-family and duplex residences with a commercial corridor extending along SW 8 Street.

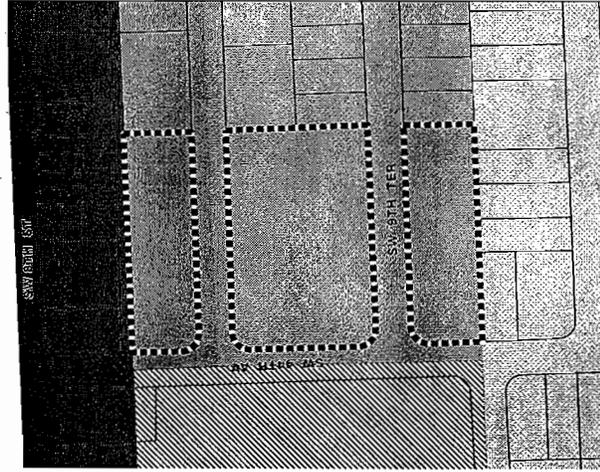
**Maximum number of units permitted by the existing zoning:** 30 (RU-3B=0.62 Acres, 10 units; RU-2= 1.85 Acres, 20 units)

**Maximum number of units permitted by the CDMR:** Business and Office=13 dua x 0.615 acres = 7 units; Low Density=6 dua x 1.845 acres = 11 units

134

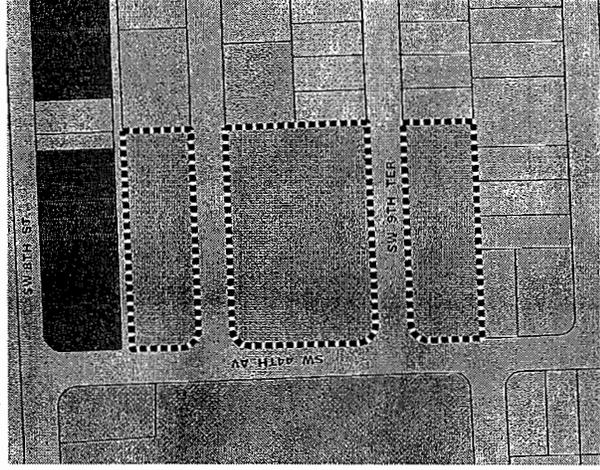


2007 Aerial Photography



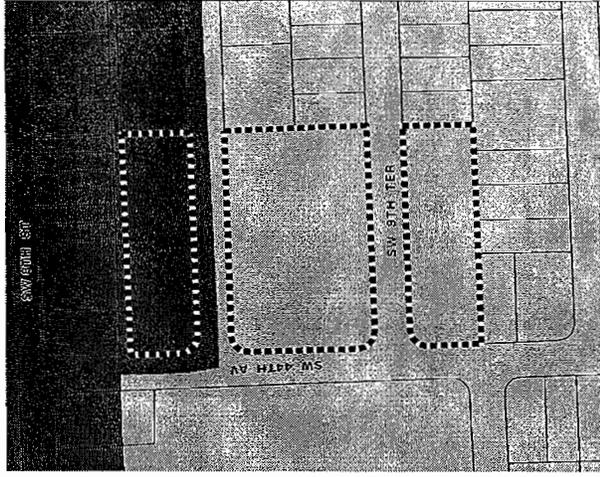
Existing Zoning

- BU-2
- GU
- RU-1
- RU-2
- RU-3B



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Transient Residential (Hotel, Motel)
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps



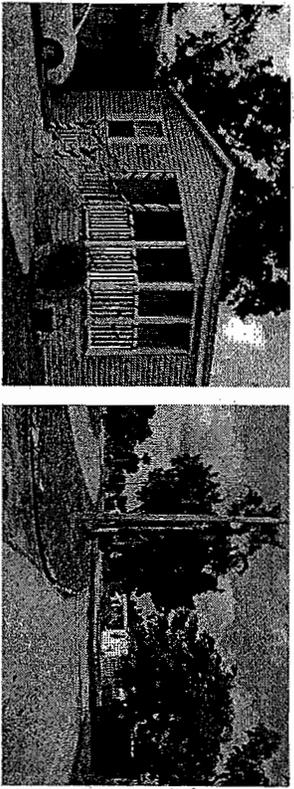
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Business and Office

135

# 31 University Lakes

Folio: 30-4911-000-0010\* / 12850 SW 14th Street / 186.44 Acres / 1153 Licensed Units / Established 1967



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

EU-1 and GU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Business and Office, Low-Medium Density (5-13 dua), Low Density Residential (2.5-6 dua)

### Surrounding Properties

**NORTH** EU-1 and RU-1 and GU

(Across SW 8 Street) Low Density Residential (2.5-6 dua)  
Estate Density (1-2.5 dua)

**SOUTH** RU-TH; Townhouses, RU-1; Single-family residences

Low Density Residential (2.5-6 dua)

**EAST** BU-2; Commercial, RU-TH; Townhouses  
RU-3M; Apartments

Business and Office  
Low-Medium Density (5-13 dua)

**WEST** BU-2; Commercial, RU-TH; Townhouses, RU-4L;  
Apartments

Business and Office  
Low-Medium Density (5-13 dua)  
Low Density Residential (2.5-6 dua)

The subject parcel is located on the south side of SW 8 Street (Tamiami Trail), in a densely populated area of Miami-Dade County. The area is predominantly characterized by established single-family and townhouse residences, along with a commercial corridor extending along SW 8 Street.

**Maximum number of units permitted by the existing zoning:** 61 (GU=175.5 Acres, 35 Units; EU-1= 11.1 Acres, 26 Units)

**Maximum number of units permitted by the CDMP:** Business and Office=25 dua, Low-Medium Density=13 dua, Low Density Residential=6 dua

\*Multiple Folios

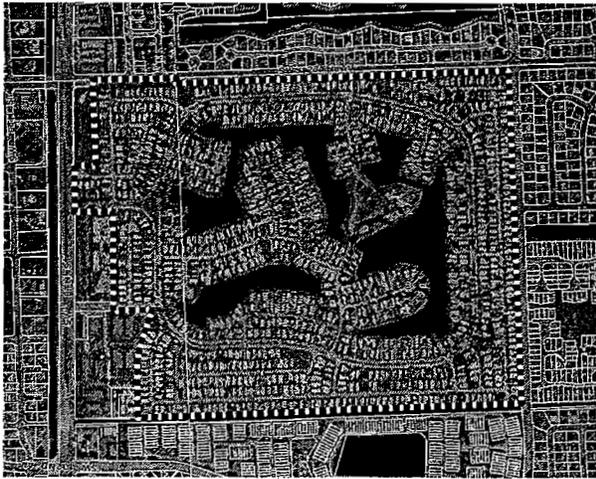
## ZONING HISTORY

- 1967: Resolution No. Z-80-67 – Mobile home park, lake excavations and variance requests were approved
- 1969: Resolution No. 4-ZAB-436-69 – Modification of the site plan approved in 1967
- 1970: Resolution No. 4-ZAB-362-70 – Entrance Feature for mobile home park
- 1994: Resolution No. 5-ZAB-271-94 – Non-use variances for setback, height, and structures

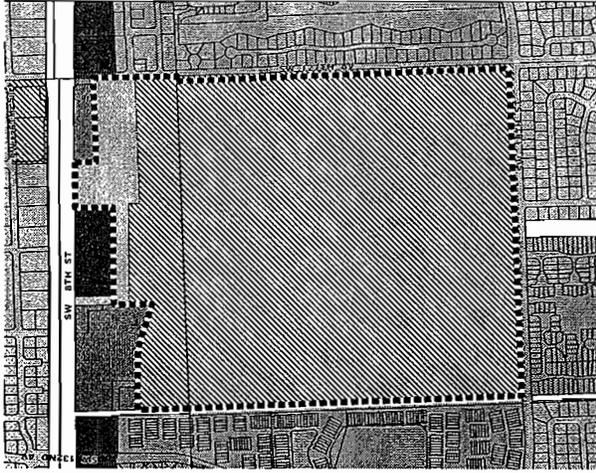
### Recent Code Enforcement Citations

- Failure to obtain mandatory inspection
- Failure of owner-builder or contractor to obtain permit
- Unauthorized use within a district
- Illegal signs in the right-of-way constructed and/or framed in wood, metal, or
- All other south florida building code violations
- Prima facie evidence of illegal multiple use or illegal subdivision of a residence
- Illegally maintaining or depositing junk or trash
- Towing without a license
- Maintaining a structure encroaching in required setbacks
- Failure to obtain ZIP to wit: two 2 metal with canvas canopies and chain link fences erected on property
- Failure to maintain a building or structure in a safe condition, failure to maintain devices or safeguards in good working order

136

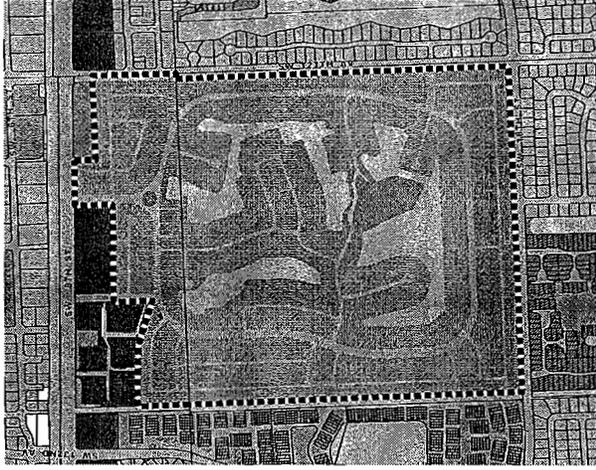


2007 Aerial Photography



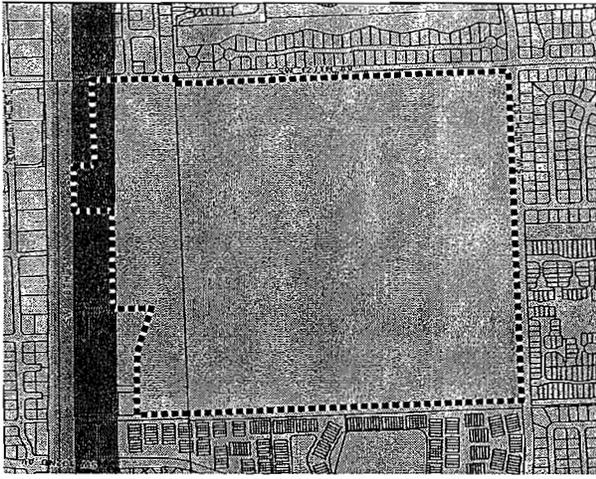
Existing Zoning

- BU-1A
- BU-2
- EU-1
- CU
- RU-1
- RU-2
- RU-3M
- RU-4L
- RU-TH



Existing Land Use

- Single-Family
- Townhouses
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Institutional
- Parks (including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Vacant, Government Owned
- Vacant Unprotected
- Inland Waters



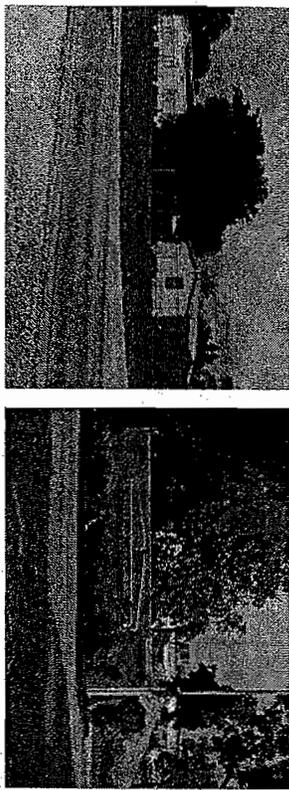
LUP Map Designation

- Estate Density (EDR) 1-2.5 Units/Acre
- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Business and Office
- Water
- Transportation (ROW, Rail, Metrorail, Etc.)

137

# 32 Americana Village Condominium

Folio: 30-6801-001-0001 \* / 19800 SW 180th Avenue / 110.2 Acres / 529 Licensed Units / Established 1967



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

GU (AU trend); Mobile Home Park

### LAND USE PLAN DESIGNATION

Agriculture

### Surrounding Properties

Direction	Surrounding Properties	Land Use Plan Designation
NORTH	GU (AU trend); Row crops, agriculture	Agriculture
SOUTH	BU-1; Auto service station GU (AU trend); Single-family residences, Row crops, and Vacant parcels	Agriculture
EAST	AU; Row crops, agriculture	Agriculture
WEST	GU (AU trend); Row crops, agriculture	Agriculture

The subject parcel is a rectangular 110-acre parcel of land located to the west of SW 177 Avenue on the north side of SW 200 Street and bound to the north by the C-102 Canal. The area is predominantly characterized by rural single-family residences interspersed among mostly agricultural fields. A small, commercial node exists at the intersection of SW 200 Street and SW 177 Avenue, consisting of 1- and 2-story retail uses, among them, an automobile service station.

\*It must be noted that the subject property is located approximately 4 miles west of and outside of the Urban Development Boundary (UDB.)

Maximum number of units permitted by the existing zoning: 22

Maximum number of units permitted by the CDMR: 22

\*Condominium Reference Folio

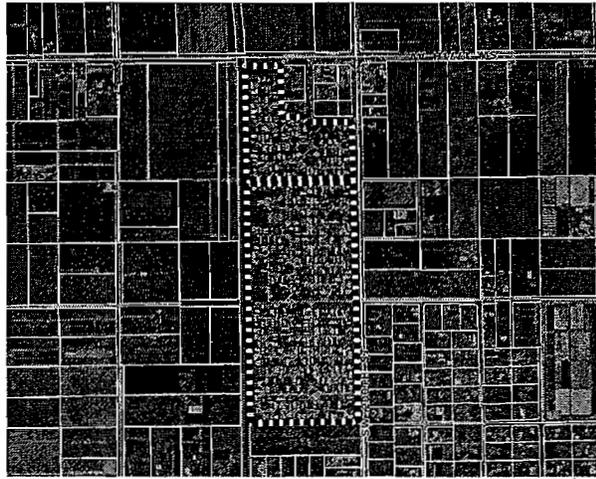
## ZONING HISTORY

- 1967: Resolution No. Z-35-67 – zone change from GU to BU-1A, Use Variance (sale trailers), unusual use for mobile home park, Non-use variances for setback
- 1972: Resolution No. 4-ZAB-42-72 – Modification of conditions imposed
- 1987: Resolution No. 4-ZAB-74-87 – Unusual use for entrance feature, Non-use variance of sign size

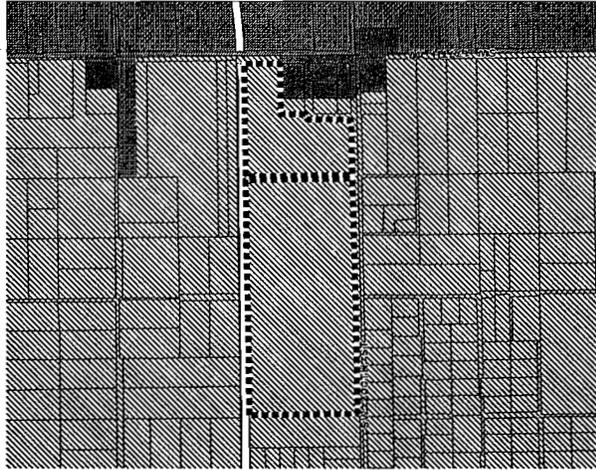
### Recent Code Enforcement Citations

- Illegal boat storage
- Failure to obtain mandatory inspection

32

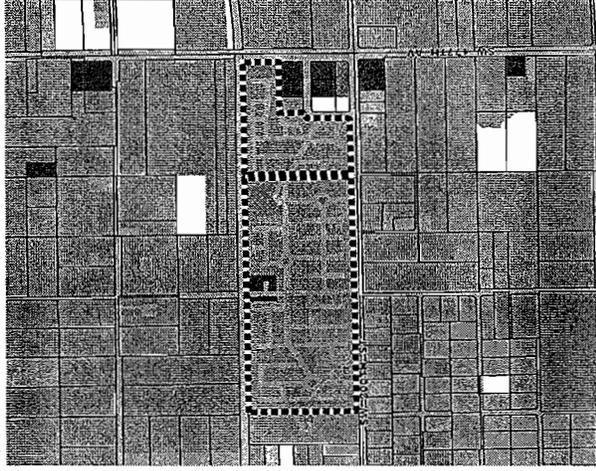


2007 Aerial Photography



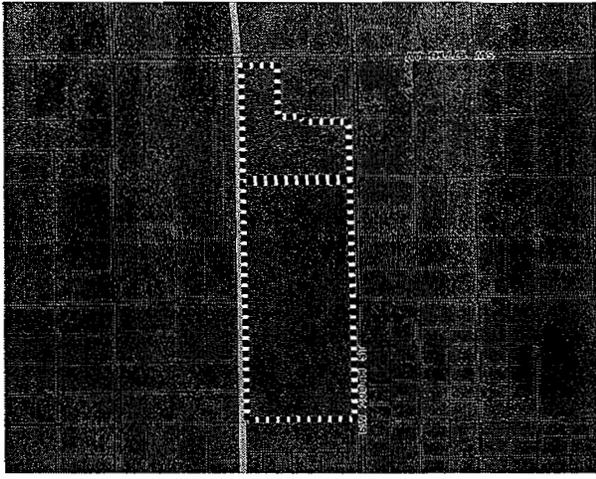
Existing Zoning

- AU
- BU-1
- BU-1A
- EU-1
- GU



Existing Land Use

- Single-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Agriculture
- Vacant Unprotected
- Inland Waters



LUP Map Designation

- Business and Office
- Agriculture
- Open Land

139

# 33 Silver Palm Mobile Home Park

Folio: 30-6919-000-0150 / 17350 SW 232nd Street / 9.1 Acres / 112 Licensed Units / Established 1958



140

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

### LAND USE PLAN DESIGNATION

#### Subject Property

AU; Mobile Home Park

Agriculture

#### Surrounding Properties

NORTH	AU; Row crops, agriculture	Agriculture
SOUTH	AU; Redland Mobile Home Park	Agriculture
EAST	AU; Row crops, agriculture	Agriculture
WEST	AU; Row crops, agriculture	Agriculture

The subject parcel(s) is located on the south side of SW 232 Street, west of SW 173 Avenue and extends southward to SW 236 Street. The area is predominantly characterized by established rural single-family residences among agricultural uses, and is approximately 500 feet to the north of Redland Golf and Country Club. The combined area of the north and south trailer park totals approximately 18.24 acres and constitutes a residential development of 192 licensed units.

\*It must be noted that the subject property is located approximately 4 miles west of and outside of the Urban Development Boundary (UDB.)

Maximum number of units permitted by the existing zoning: 1

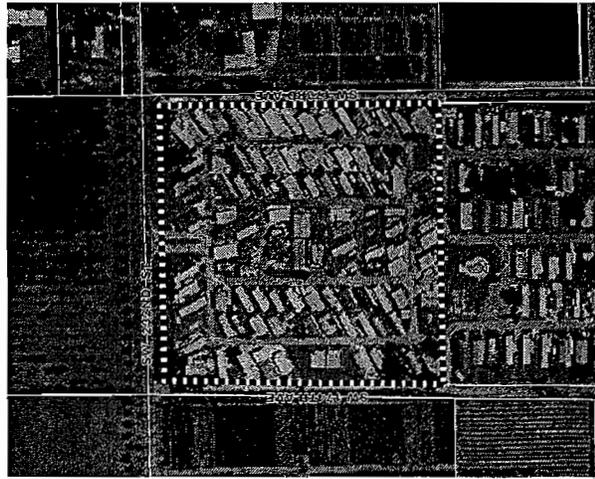
Maximum number of units permitted by the CDM: 1

## ZONING HISTORY

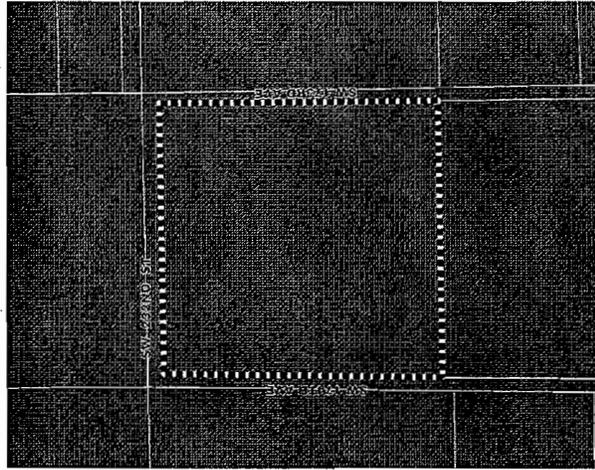
- 1958: Special Permit No. 2882 for mobile home park
- 1985: Resolution No. 4-ZAB-246-85 – Non-use variances (setback existing trailers, spacing trailers)
- 1993: Resolution No. 4-ZAB-316-93 – SE for reestablishment of Mobile Home Park, Non-use variances for common open space, lot area, setbacks, buffer area, parking
- 1998: Resolution No. CZAB14-16-98 – Modification of previously approved plans, Non-use variance of landscaping, setbacks, and spacing

### Recent Code Enforcement Citations

- Failure to comply with the condition of a resolution
- Failure to obtain mandatory inspection
- Failure of homeowner to get permit
- Violations of Chapter 24 or of orders of the director of the Department of Environmental Resources Management or of conditions of an operating permit
- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order

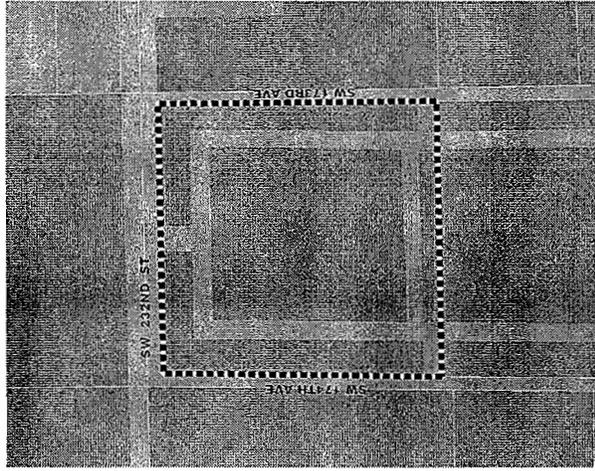


2007 Aerial Photography



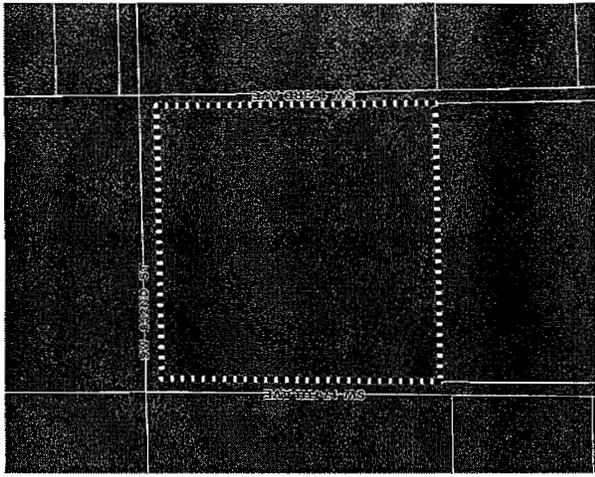
Existing Zoning

AU



Existing Land Use

- Single-Family
- Mobile Home Parks
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Agriculture



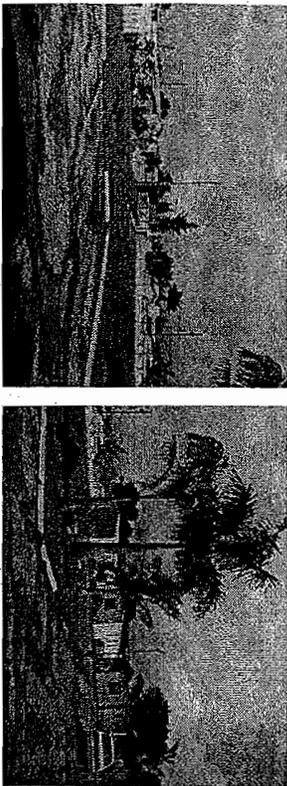
LUP Map Designation

Agriculture

141

# 34 Redland Mobile Home Park

Folio: 30-6919-000-0151 / 17360 Silver Palm Drive / 9.13 Acres / 80 Licensed Units / Established 1958



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

AU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Agriculture

#### Surrounding Properties

NORTH	AU; Row crops, agriculture	Agriculture
SOUTH	AU; Redland Mobile Home Park	Agriculture
EAST	AU; Row crops, agriculture	Agriculture
WEST	AU; Row crops, agriculture	Agriculture

The subject parcel(s) is located on the south side of SW 232 Street, west of SW 173 Avenue and extends southward to SW 236 Street. The area is predominantly characterized by established rural single-family residences among agricultural uses, and is approximately 500 feet to the north of Redland Golf and County Club.

\*It must be noted that the subject property is located approximately 4 miles west of and outside of the Urban Development Boundary (UDB.)

Maximum number of units permitted by the existing zoning: 1

Maximum number of units permitted by the CDMR: 1

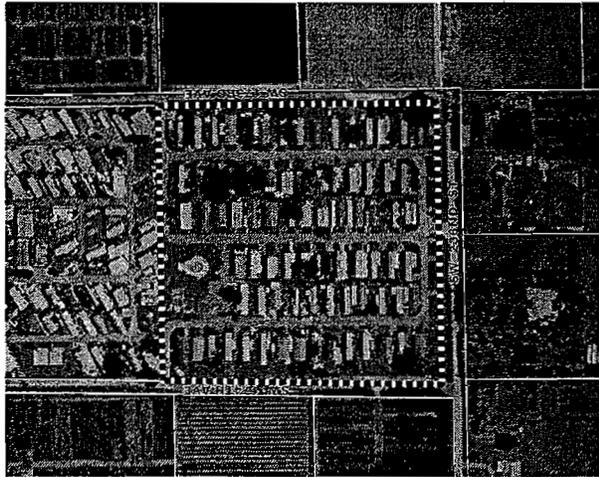
## ZONING HISTORY

- 1958: Special Permit No. 1605 for mobile home park
- 1958: Resolution #2882; denied request by prosector to rehear item
- 1985: Resolution #4-ZAB-246-85; Non-use variance for setbacks and spacing
- 1993: Resolution #4-ZAB-316-93; trailer park, Non-use variances for parking, lot area, landscaping, open space
- 1998: Resolution CZAB14-16-98; modification of plans, Non-use variances for required buffer, landscape, and spacing

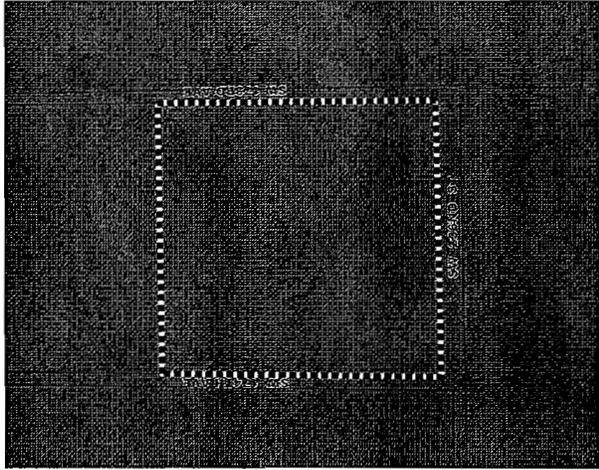
### Recent Code Enforcement Citations

- Failure to maintain a building or structure in a safe condition; failure to maintain devices or safeguards in good working order

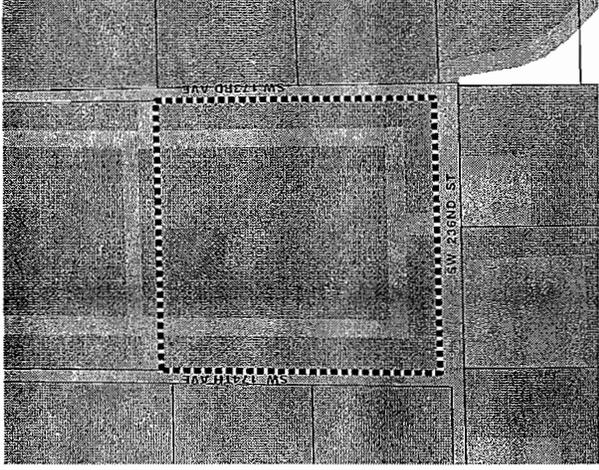
142



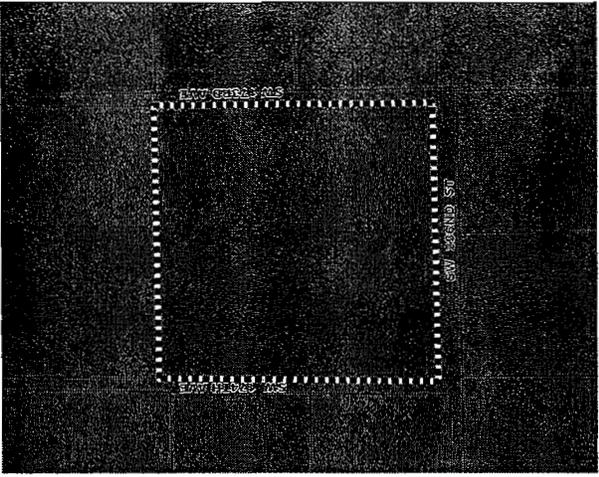
2007 Aerial Photography



Existing Zoning  
■ AU



Existing Land Use  
 ■ Single-Family  
 ■ Mobile Home Parks  
 ■ Parks (Including Preserves & Conservation)  
 ■ Streets/Roads, Expressways, Ramps  
 ■ Agriculture  
 ■ Vacant Unprotected



LUP Map Designation  
 ■ Agriculture

193

# 35 Gateway Estates Condominium

Folio: 30-7825-011-0001 \* / 35250 SW 177th Court / 37 Acres / 220 Licensed Units / Established 1968



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

AU; Mobile Home Park

LAND USE PLAN DESIGNATION

Low-Medium Density Residential (6 to 13 dual)

### Surrounding Properties

NORTH	Florida City; Miami-Dade Public School property	Industrial and Office
SOUTH	GU; Everglades National Park	Environmental Protection
EAST	GU; Vacant land (owned by Transit)	Transportation
WEST	GU; Vacant land	Low-Medium Density Residential (6 to 13 dual)

The subject parcel is located to the west of South Dixie Highway and abuts a Miami-Dade Public School property within Florida City which is located to the north of the site. Additionally, the subject property is located immediately north of and within the Urban Development Boundary (UDB) and abuts the Everglades National Park located to the south.

Maximum number of units permitted by the existing zoning: 7

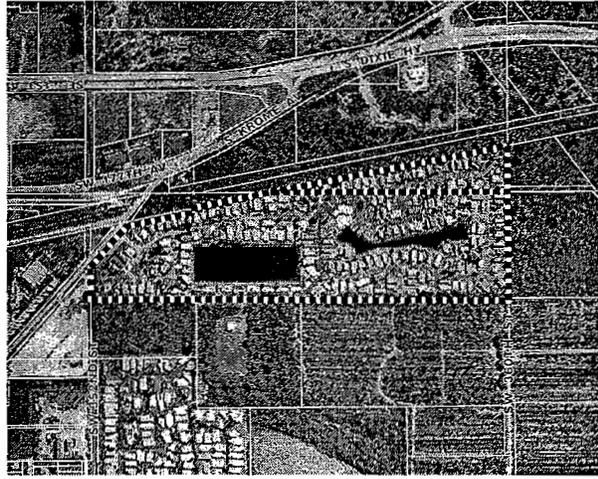
Maximum number of units permitted by the CDMP: 481

\*Condominium Reference Folio

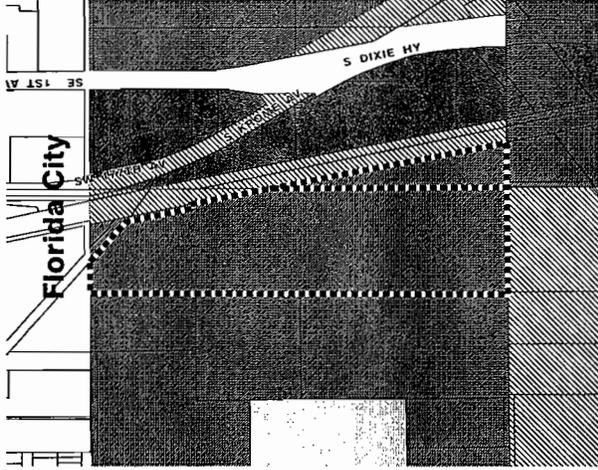
## ZONING HISTORY

- 1968: Resolution No. 3-ZAB-194-68 – Zone change from BU-3 and AU and GU to BU-1A, Unusual Use for mobile home park, Unusual Use for office and check-in to mobile home park, Non-use variances for frontage, setback
- 1968: Resolution No. 3-ZAB-498-68 – Unusual Use for expansion to mobile home park, Non-use variances for buffers, Unusual Use for lake excavation
- 1970: Resolution No. 4-ZAB-292-70 – Modification of conditions
- 1971: Resolution No. 4-ZAB-52-71 – Modification of conditions

44

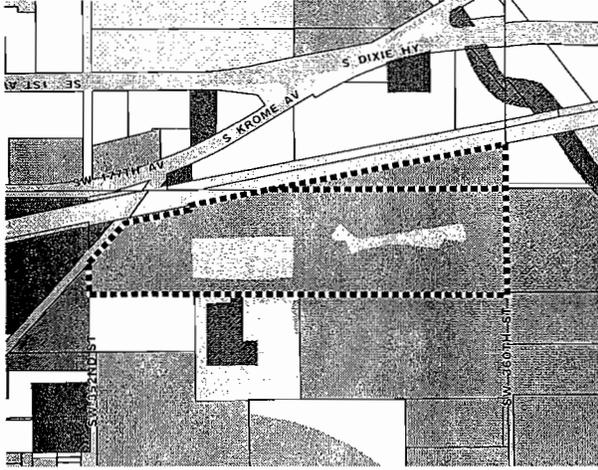


2007 Aerial Photography



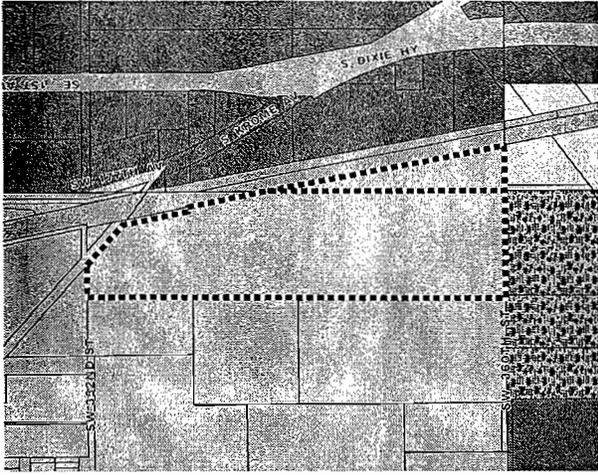
Existing Zoning

- AU
- BU-1A
- BU-2
- GU
- RU-1Z
- RU-4A



Existing Land Use

- Single-Family
- Townhouses
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Industrial
- Institutional
- Parks (Including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Expressway Right of Way Open Areas
- Agriculture
- Vacant, Government Owned
- Vacant Protected
- Vacant Unprotected
- Inland Waters



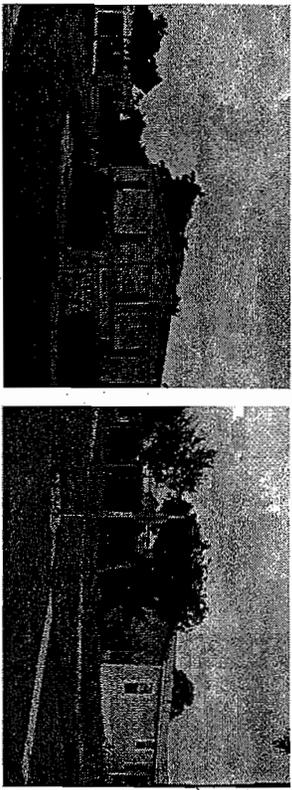
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Industrial and Office
- Business and Office
- Agriculture
- Open Land
- Environmental Protection
- Water
- Transportation (ROW, Rail, Metrorail, Etc.)

145

# 36 Gateway West Condominium

Folio: 30-7825-014-0001 / 35303 SW 180th Avenue / 20 Acres / 111 Licensed Units / Established 1968



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

AU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)

#### Surrounding Properties

NORTH	Florida City; Industrial and vacant parcels	Low Density Residential (2.5 to 6 dua)
SOUTH	RU-1Z; Vacant	Low-Medium Density (6 to 13 dua)
EAST	AU; Vacant	Low-Medium Density (6 to 13 dua)
WEST	AU; Vacant	Low-Medium Density (6 to 13 dua)

The subject parcel is located approximately 1/2 mile north of and within the Urban Development Boundary (UDB) on the southeast corner of SW 352 Street and SW 180 Avenue. Additionally, the subject property abuts industrial and vacant parcels within Florida City which is located to the north of the site. The remaining surrounding properties are vacant.

Maximum number of units permitted by the existing zoning: 4

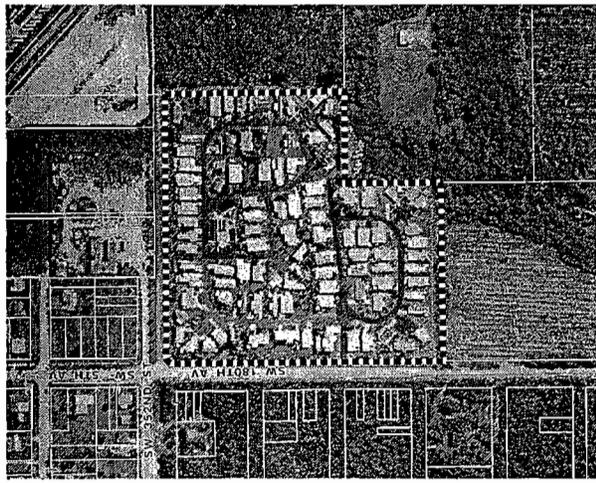
Maximum number of units permitted by the CDMP: 260

## ZONING HISTORY

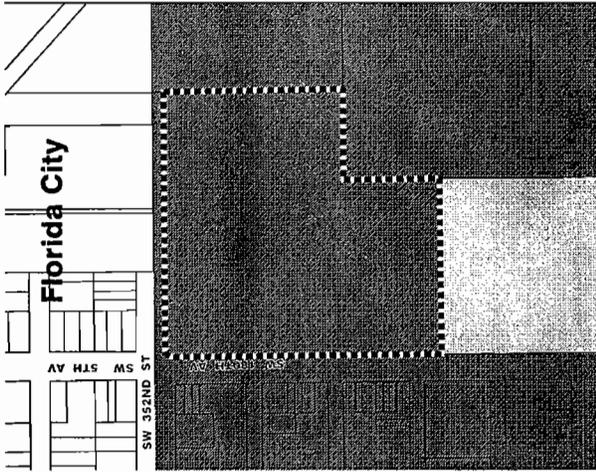
- 1968: Resolutions No. 3-ZAB-194-68 and 3-ZAB-498-68 – Unusual use for mobile home park, lake excavation, Non-use variance for buffer
- 1979: Resolution No. 4-ZAB-447-79 – Special exception and Unusual use for mobile home park, Non-use variances for lot area, landscape buffer, open space were recommended for approval to the Board of County Commissioners
- 1980: Resolution No. ZAB-40-80 – Special exception and Unusual use for mobile home park, Non-use variances for lot area, landscape buffer, open space

981

\*Condominium Reference Folio

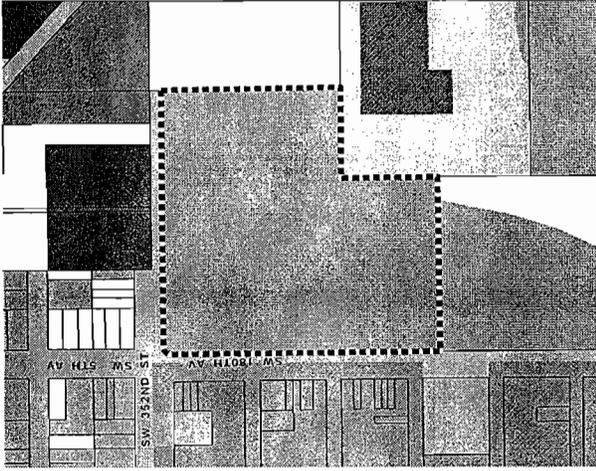


2007 Aerial Photography



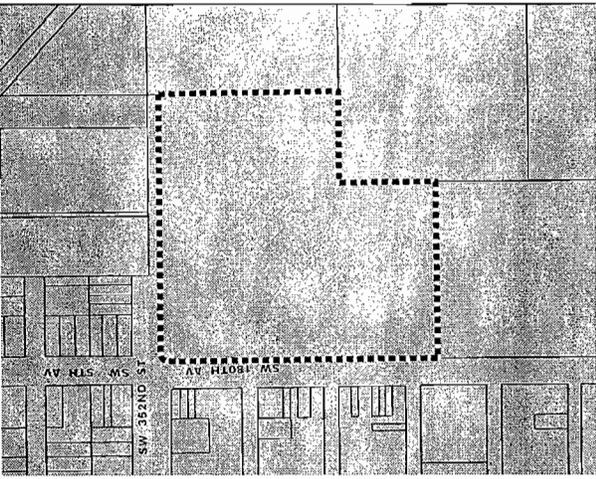
Existing Zoning

- AU
- RU-12



Existing Land Use

- Single-Family
- Townhouses
- Mobile Home Parks
- Industrial
- Parks (Including Preserves & Conservation)
- Communications, Utilities, Terminals, Plants
- Streets/Roads, Expressways, Ramps
- Agriculture
- Vacant, Government Owned
- Vacant Unprotected



LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Industrial and Office

147

# 37 Gold Coaster Trailer Park

Folio: 30-7826-011-0010 / 34850 SW 187 Avenue / 81.35 Acres / 259 Licensed Units / Established 1969



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

AU and GU; Mobile Home Park

### LAND USE PLAN DESIGNATION

Low Density Residential (2.5 to 6 dua)

### Surrounding Properties

<b>NORTH</b>	AU; vacant	Low Density Residential (2.5 to 6 dua)
<b>SOUTH</b>	EU-M; estate residences and vacant parcels	Estate Density Residential, 1 to 2.5 dua
<b>EAST</b>	Florida City; Park, apartments, church and gas station	Low Density Residential (2.5 to 6 dua) Business and Office
<b>WEST</b>	PAD and AU; vacant parcels	Low Density Residential (2.5 to 6 dua)

The subject parcel is located approximately 1 mile north and east of and within the Urban Development Boundary (UDB) on the southwest corner of SW 344 Street and SW 187 Avenue. Additionally, the subject property abuts a park, apartments, a church and gas station within Florida City which is located to the east of the site. Estate residences and vacant parcels characterize the remaining of the surrounding properties.

**Maximum number of units permitted by the existing zoning: 16**

**Maximum number of units permitted by the CDMP: 488**

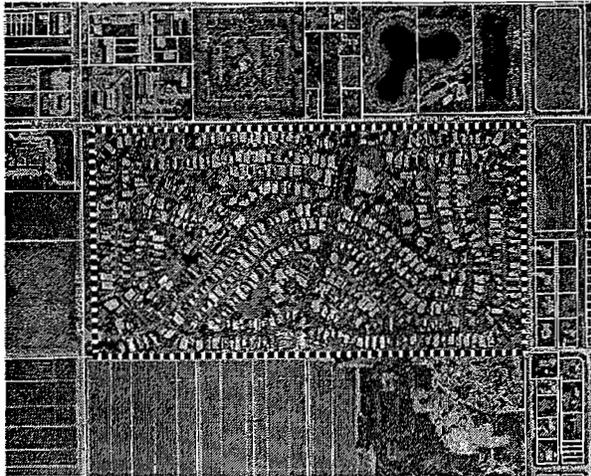
## ZONING HISTORY

- 1969: Resolution No. 4-ZAB-617-69 – Unusual use for a mobile home park; Non-use variances
- 1970: Resolution No. 4-ZAB-388-70 – Modification of site plans
- 1970: Resolution No. 4-ZAB-611-70 – Modification of site plans
- 1993: Resolution No. Z-36-93—Special Exception to permit site plan approval for proposed mobile home park and non-use variances (setback, lot sizes, spacing)

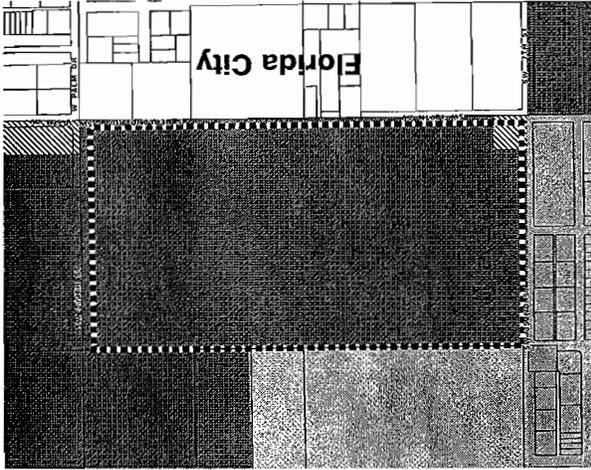
### Recent Code Enforcement Citations

- Failure of owner-builder or contractor to obtain permit
- Failure to obtain mandatory inspection
- Unauthorized use within a district
- General littering in an amount not exceeding 100 pounds in weight or 50 cubic feet in volume
- Dog not classified as dangerous attack/severely injures/causes death to animal
- Unauthorized bulky or industrial waste on right-of-way

861

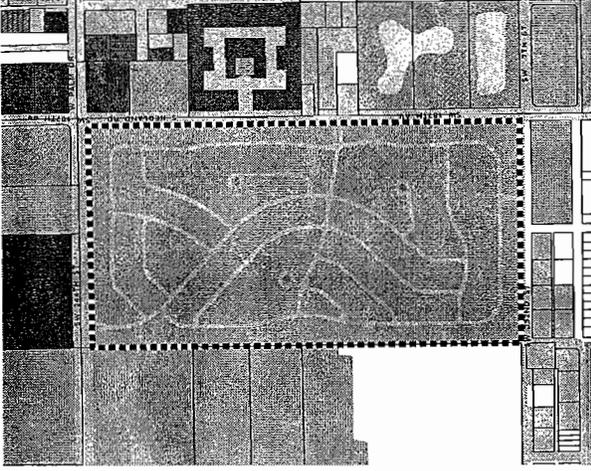


2007 Aerial Photography



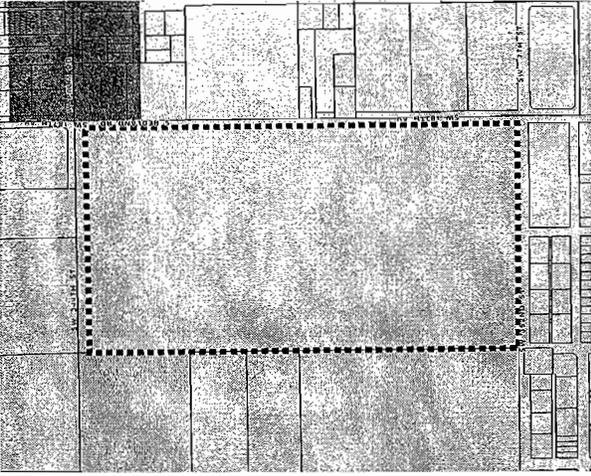
Existing Zoning

- AU
- EU-M
- GU
- PAD



Existing Land Use

- Single-Family
- Townhouses
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Transient Residential (Hotel, Motel)
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Agriculture
- Vacant Unprotected
- Inland Waters



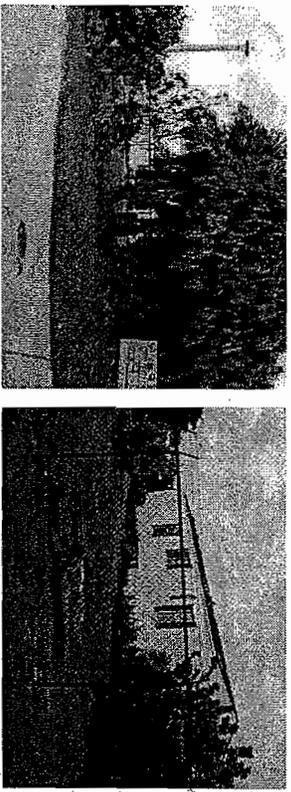
LUP Map Designation

- Estate Density (EDR) 1-2.5 Units/Acre
- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Business and Office

149

# 38 Pine Isle Mobile Home Park

Folio: 30-7902-000-0061 \* / 28600 SW 132nd Avenue / 45 Acres / 317 Licensed Units / Established 1958



150

## NEIGHBORHOOD CHARACTERISTICS

### ZONING

#### Subject Property

RU-1; Mobile Home Park

Low Density Residential (2.5 to 6 dua)

#### Surrounding Properties

### LAND USE PLAN DESIGNATION

**NORTH** AU and RU-1M(a); Single-family residences and a vacant parcel

Low Density Residential (2.5 to 6 dua)

**SOUTH** RU-1Z, GU and AU; Single-family residences, Vacant parcels and Air Force Base

Estate Density Residential, 1 to 2.5 dua  
Institutional and Public Facility

**EAST** RU-1, AU and IU-2; Single-family residences, and vacant parcels

Low Density Residential (2.5 to 6 dua)

**WEST** RU-1Z, RU-1 & BU-1A; Single-family residences, and a vacant parcel

Business and Office

The subject parcel is primarily developed with residential units and an open space and is located on the northwest corner of SW 288 Street and SW 132 Avenue. This site abuts the Homestead Air Force Base located to the southeast. Single-family residences and vacant parcels of land characterize the remaining abutting properties.

Maximum number of units permitted by the existing zoning: 209

Maximum number of units permitted by the CDMP: 270

## ZONING HISTORY

- 1958: Special Permit No. 1002 for mobile home park
- 1966: Resolution No. R-1240-66 – Modification of site plans
- 1981: Resolution No. 4-ZAB-180-81 – Modification of conditions and Non-use variances for fence height

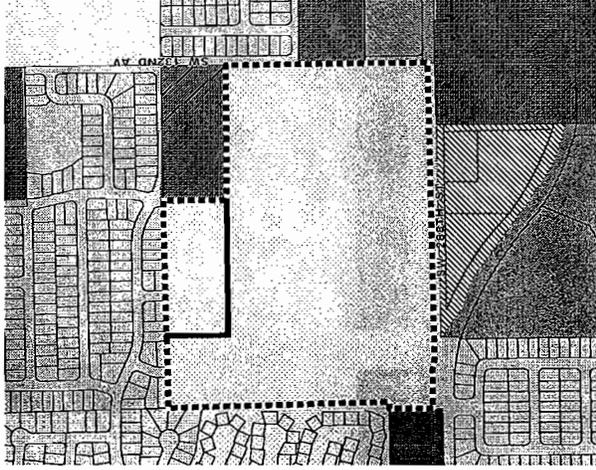
### Recent Code Enforcement Citations

- Failure to perform lot maintenance in residential district
- Failure of owner-builder or contractor to obtain permit
- Failure to obtain mandatory inspection

\* Multiple Folios

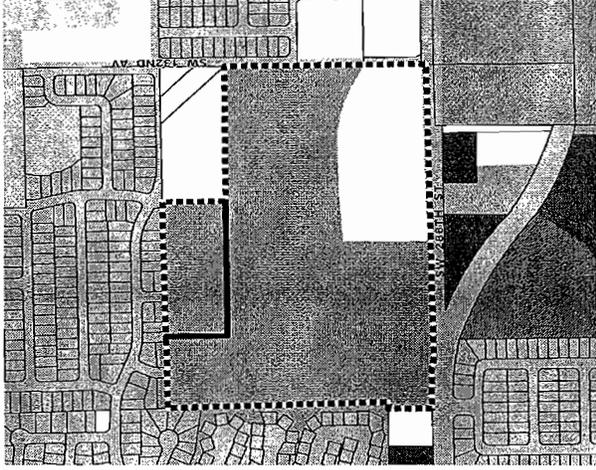


2007 Aerial Photography



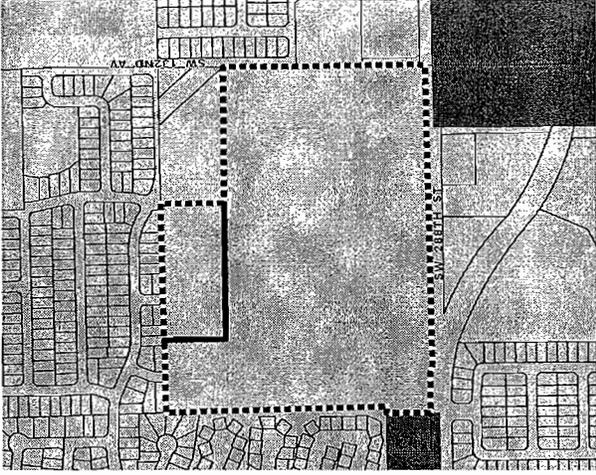
Existing Zoning

- AU
- BU-1A
- GU
- IU-2
- RU-1
- RU-1MA
- RU-1Z
- RU-3M



Existing Land Use

- Single-Family
- Townhouses
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Transient Residential (Hotel, Motel)
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Agriculture
- Vacant Protected
- Vacant Unprotected
- Inland Waters



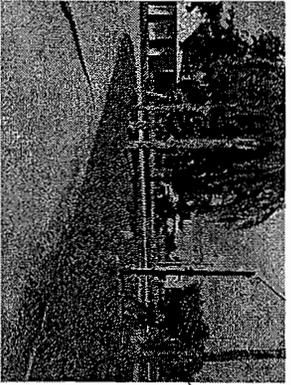
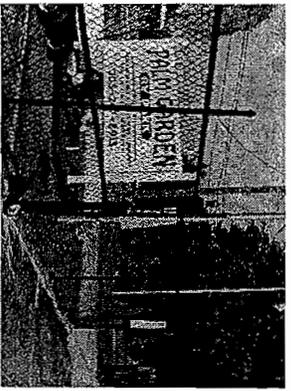
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Business and Office
- Institutional and Public Facility
- Water

151

# 39 Leisure East (Palm Garden R.V. Park)

Folio: 30-7904-000-0020 / 28300 SW 147th Avenue / 4 Acres / 39 Licensed Units / Established 1968



## NEIGHBORHOOD CHARACTERISTICS

### ZONING

Subject Property

CU; Mobile Home Park

LAND USE PLAN DESIGNATION

Low-Medium Density (6 to 13 dua)

### Surrounding Properties

NORTH	CU; vacant	Low-Medium Density (6 to 13 dua)
SOUTH	RU-1; Single-family residences	Low Density Residential (2.5 to 6 dua)
EAST	RU-4L; Mobile Home Park	Low-Medium Density (6 to 13 dua)
WEST	CU; vacant	Low-Medium Density (6 to 13 dua)

The subject parcel is located approximately 1 mile south and east of and within the Urban Development Boundary (UDB) on the northwest corner of SW 284 Street and SW 147 Avenue. A Mobile Home Park, single-family residences and vacant parcels of land characterize the surrounding area.

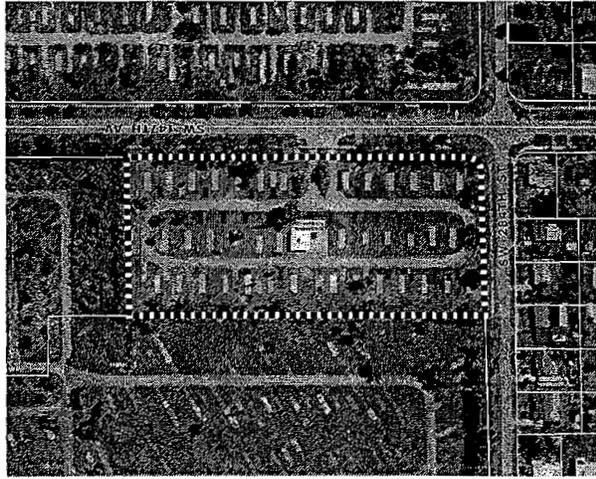
Maximum number of units permitted by the existing zoning: None

Maximum number of units permitted by the CDMR: 52

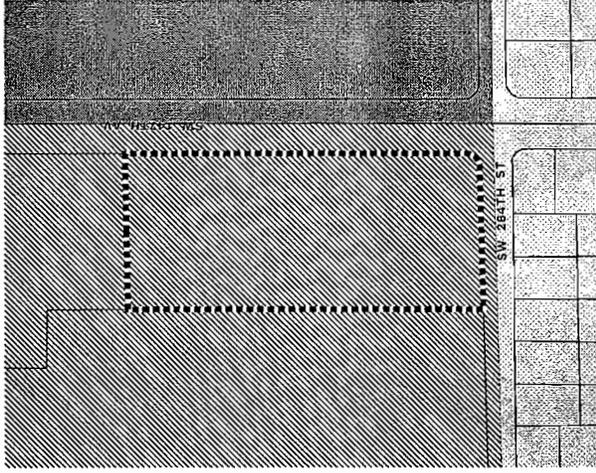
## ZONING HISTORY

- 1968: Resolution No. 3-ZAB-317-68 – Unusual use for a mobile home park approved

152

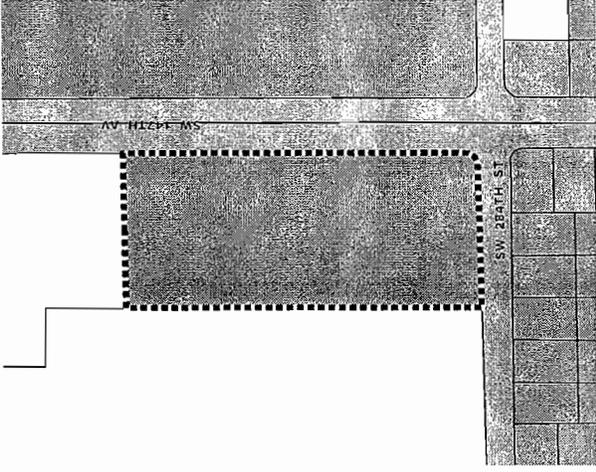


2007 Aerial Photography



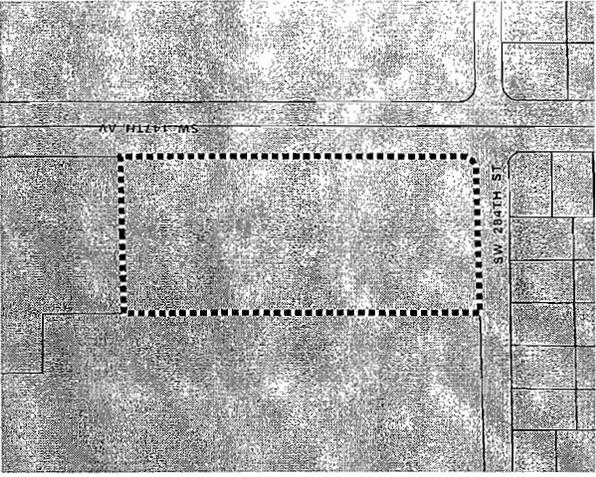
Existing Zoning

- CU
- RU-1
- RU-4L



Existing Land Use

- Single-Family
- Mobile Home Parks
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



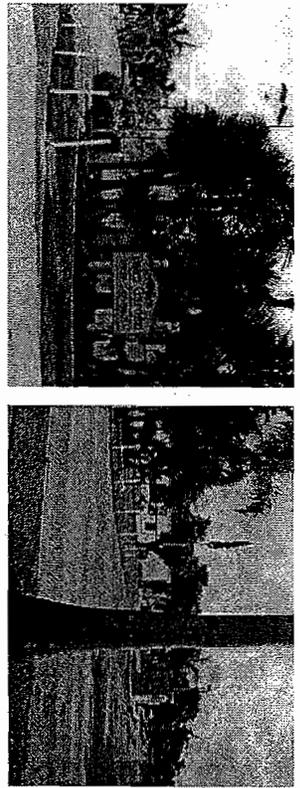
LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre

153

# 40 Leisure Mobile Home Park (Palm Garden Mobile Home Park)

Folio: 30-7904-000-0090 / 28501 SW 152nd Avenue / 36.2 Acres / 279 Licensed Units / Established 1958



hsl

## NEIGHBORHOOD CHARACTERISTICS

### ZONING LAND USE PLAN DESIGNATION

#### Subject Property

RU-1 and RU-3; Mobile Home Park Low-Medium Density (6 to 13 dua)

#### Surrounding Properties

**NORTH** RU-3; vacant Low-Medium Density (6 to 13 dua)  
 Low Density Residential (2.5 to 6 dua) Estate Density Residential (1 to 2.5 dua)

**SOUTH** RU-1 and RU-5A; Single-family residences and an office building Low Density Residential (2.5 to 6 dua)

**EAST** CU; vacant Low Density Residential (2.5 to 6 dua)

**WEST** RU-1, RU-3 and RU-4L; Apartments and a Park Medium Density (13 to 25 dua)  
 The subject parcel is located approximately 1 mile southeast of and within the Urban Development Boundary (UDB) on the northeast corner of SW 288 Street and SW 152 Avenue. Vacant parcels of land, a park, apartments, an office building and single-family residences characterize the subject area.

Maximum number of units permitted by the existing zoning: 155 (RU-1 = 18.0 Acres, 83 Units; RU-3 = 18.2 Acres, 72 units)

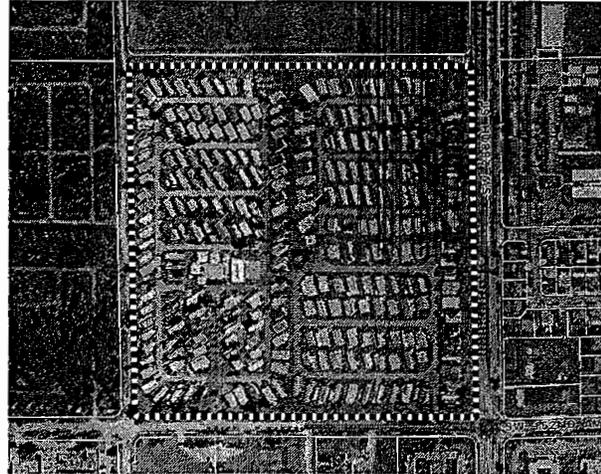
Maximum number of units permitted by the CDMP: 474 units.

## ZONING HISTORY

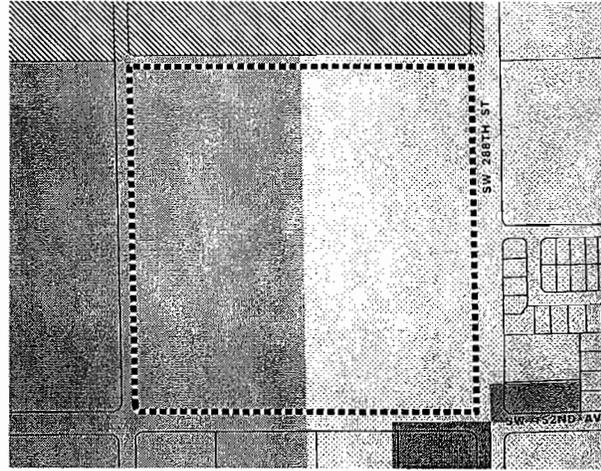
- 1958: Special Permit No. 4334 for mobile home park
- 1965: Resolution No. 10972 – Modification for less landscaping than required
- 1968: Resolution No. 4-ZAB-101-68 – Unusual Use for mobile home park
- 1975: Resolution No. Z-261-75 – Special Exception expansion of mobile home park
- 1980: Resolution No. 4-ZAB-337-80 – Non-use variance (fence)

### Recent Code Enforcement Citations

- Failure to obtain mandatory inspection

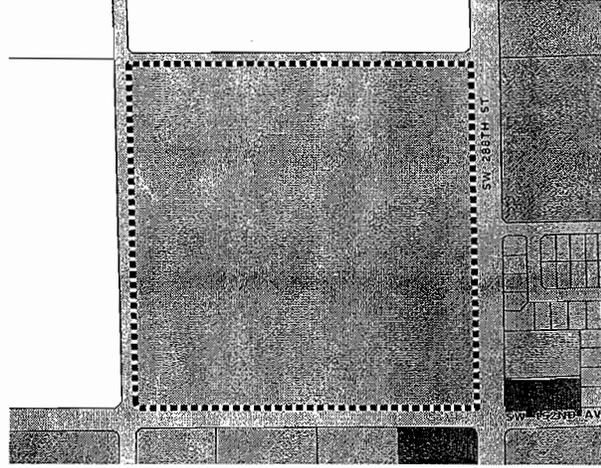


2007 Aerial Photography



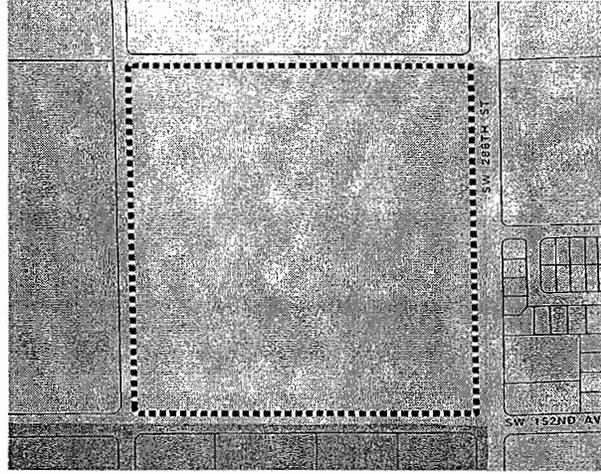
Existing Zoning

- GU
- RU-1
- RU-3
- RU-4L
- RU-5A



Existing Land Use

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Mobile Home Parks
- Shopping Centers, Commercial, Stadiums, Tracks
- Institutional
- Parks (Including Preserves & Conservation)
- Streets/Roads, Expressways, Ramps
- Vacant Unprotected



LUP Map Designation

- Low Density (LDR) 2.5-6 Units/Acre
- Low-Medium Density (LMDR) 5-13 Units/Acre
- Medium Density (MDR) 13-25 Units/Acre

155

*This page intentionally left blank*

156



# The Florida Senate

Interim Project Report 2007-106

October 2006

Committee on Community Affairs

## MOBILE HOME RELOCATION

### SUMMARY

Escalating property values, especially in Florida's urban coastal counties, have prompted an increasing number of mobile home park owners to close their parks and redevelop or sell the land for other uses. While the statewide impact of this land use trend is uncertain, its effect has been most directly felt by residents of older mobile home parks. These parks typically serve seniors and low-income individuals who have relatively few affordable housing alternatives.

The Florida Mobile Home Relocation Corporation was established in 2002 to provide financial assistance to mobile home owners displaced as a result of the closure of mobile home parks pursuant to a change in land use. Since its inception, this program has helped more than 1,000 home owners adversely impacted by park closures. However, the recent increase in the number of applications for assistance, combined with concerns relative to the adequacy of current assistance payments and the availability of alternative affordable housing, suggest that changes to the program may be warranted.

While stakeholders differ regarding specific recommendations for the relocation program, there is broad support for several key propositions. First, additional financial assistance is needed to help the most economically disadvantaged of the displaced mobile home owners. Similarly, local government efforts to assist impacted home owners in securing safe and affordable housing should be strengthened. Finally, state and local policies should support the preservation of viable mobile home parks and, where appropriate, encourage resident ownership opportunities.

### BACKGROUND

For many low- and moderate-income Floridians, manufactured or mobile homes represent an important source of safe and affordable housing. However, recent land use trends, combined with more severe hurricane

seasons, have placed significant pressure on some mobile home park owners to close their parks and redevelop or sell the land for other uses. Mobile home owners displaced by such closures often encounter difficulties in relocating their mobile homes and in finding suitable housing alternatives.

### Florida's Mobile Home Communities

*Definitions* - It is probably useful to clarify at the outset of this report certain terms used to describe building types and communities in Florida. "Manufactured homes" are constructed in a factory and meet the Federal Manufactured Home Construction and Safety Standards, commonly referred to as the "HUD Code." The HUD Code (originally adopted in 1976) is a federal building code adopted and administered by the U.S. Department of Housing and Urban Development (HUD).

The term "mobile home" is defined in s. 723.003, F.S., to mean a residential structure, transportable in one or more sections, which is 8 body feet or more in width, over 35 body feet in length with the hitch, built on an integral chassis, designed to be used as a dwelling when connected to the required utilities. Pursuant to ch. 320, F.S., this term is used to denote manufactured homes built prior to 1976 when the first HUD Code went into effect. As a practical matter, this term is often used interchangeably with "manufactured housing." For purposes of consistency, this report uses the term mobile home regardless of the date of construction.

The term "mobile home park" is defined in s. 723.003, F.S., to mean a use of land in which lots or spaces are offered for rent or lease for the placement of mobile homes and in which the primary use of the park is residential. The size of mobile home parks vary from a few units to hundreds of homes in the larger parks. Residents of mobile home parks containing 10 or more units are afforded certain protections under ch. 723, F.S. ("Mobile Home Park Lot Tenancies"). The

157

Department of Business and Professional Regulation (DBPR) administers the provisions of ch. 723, F.S.

There are two types of mobile home parks typically found in Florida: land lease communities and resident owned communities. In land lease parks, residents lease lots from the community owner. Lease rates vary based on the quality of the community, its location, amenities and services included in the rent. Resident owned communities are typically organized in a condominium or cooperative ownership entity.

*Number and Distribution of Mobile Home Parks* - The 2000 U.S. Census indicated there are approximately 850,000 mobile homes located in Florida. This figure represents almost 12 percent of the state's total number of housing units. Census data further indicates that 82 percent of mobile homes are owner occupied and 18 percent are renter occupied. Data provided by DBPR indicates that during 2006, there were 2,585 registered mobile home parks representing 320,006 lots. Research by Florida International University indicates that 57 percent of all mobile home parks and 68 percent of all mobile home park spaces are located in coastal counties.<sup>1</sup>

**Table 1 - Number of Registered Mobile Home Parks by County (2006)**

County	Parks	Lots
Polk	230	32,068
Pinellas	223	32,680
Hillsborough	181	18,782
Volusia	119	17,579
Broward	113	19,160
Brevard	111	10,959
Palm Beach	104	13,943
Pasco	95	12,029
Marion	91	8,267
Lake	90	12,554

Source: Department of Business and Professional Regulation

*Age of Mobile Homes* - According to the Florida Manufactured Home Association (FMHA), approximately 28 percent of the 850,000 mobile homes in Florida were built prior to the implementation of the 1976 HUD Code. Less than a quarter (23 percent) of the state's mobile homes were built after the adoption of the more rigorous 1994 HUD Code. In its 2003 report on manufactured housing, the Affordable Housing Study Commission found that older mobile

home parks predominate in the coastal counties in central and south Florida.<sup>2</sup>

*Mobile Home Residents* - The 2000 U.S. Census reported that 10 percent of the state's population or almost 1.4 million Floridians live in a mobile home. Almost half of mobile home households have elderly members, and a significant number (36 percent) are composed exclusively of individuals 65 years of age or older. More than half (52 percent) of the state's mobile home residents live within a mobile home park. In terms of income, census data indicates that 36 percent of mobile home residents have household incomes of less than \$20,000 annually, and only 13 percent have incomes in excess of \$50,000. Approximately 61 percent of mobile home residents indicated that affordability was the major reason they elected to live in a mobile home.

#### Land Use Trends and Mobile Home Communities

*Conversion of Mobile Home Parks* - The recent double-digit growth in Florida's property values has accelerated the conversion of mobile home parks to alternative land uses. In coastal areas of the state, mobile home parks are being transformed into more expensive residential developments, such as condominiums, townhouses, and apartments. Parks that are strategically located near transportation corridors are often targeted for conversion to retail and commercial uses.

Although no entity has undertaken a comprehensive review of mobile home park closures in Florida, several groups have attempted to document this concern. For example, FMHA recently examined park closures during an 18-month period from January 2005 to June 2006. This admittedly non-scientific study found that 58 parks closed during the period in question and approximately 7,584 mobile home lots were lost as a result of the closures.<sup>3</sup> The FMHA study also attempted to classify the cause of the closure as "land values," "functionally obsolete," or both. Of the 58 park closures identified in the study, 18 (31 percent) were attributed to land values, 24 (41 percent) were attributed to functional obsolescence, and 16 (28 percent) were attributed to both.

<sup>2</sup> Annual Report on Manufactured Housing, Florida Affordable Housing Study Commission, 2003.

<sup>3</sup> "Listing of Closing Communities," Florida Manufactured Housing Association, July 2006.

<sup>1</sup> "Hurricane Loss Reduction for Housing in Florida," International Hurricane Research Center at Florida International University, July 2004.

The Federation of Manufactured Home Owners of Florida (FMO) has also attempted to informally track the number of park closures associated with changes in land use. During the period 1994-2006, FMO reported that 263 parks (representing 24,613 lots) closed or were in the process of closing as a result of land use changes.<sup>4</sup> The vast majority of closures occurred during the 2001-2006 timeframe. The FMO data indicates that in Pinellas County alone, 53 parks representing 5,533 lots, closed or were in the process of closing.

*Relocation Obstacles*—Owners seeking to relocate their mobile homes following the closure of a park often find it difficult to move their homes to a new location. The reality is that mobile homes are designed to be permanently placed in one location and maintained there for the useful life of the unit. Moving a mobile home can be a complex process that requires unsealing seams, separating two or three sections of the unit, disconnecting plumbing and other utilities, removing attached structures (carports, porches, etc.), and lifting the home off its foundation and supports for transport and subsequent set-up. The costs associated with moving a mobile home are substantial and vary widely based on the complexity of the relocation. Many older mobile homes that have been in place for long periods cannot be safely moved due to structural integrity concerns. Finally, age and condition restrictions in effect at many parks prohibit the admission of certain mobile homes into those parks.

*Hurricane-Related Impacts*—The devastating 2004 and 2005 hurricane seasons had a number of direct and indirect consequences for mobile home park residents. The eight named hurricanes destroyed at least 5,502 units and damaged 215,696 units.<sup>5</sup> Interestingly, assessments of mobile home damage revealed that post-1994 HUD Code mobile homes withstood hurricane force winds as well as other severe weather conditions and remained intact with little or no damage.<sup>6</sup> An indirect impact of the hurricanes has been increasing reluctance by mobile home parks to accept mobile homes built prior to 1994. Another consequence has been dramatic increases in insurance rates. According to FMHA, Citizens Property

Insurance Corporation has become the largest insurer of mobile homes in Florida.

### Florida Law Governing Mobile Home Relocation

In 2001, the Legislature created the Mobile Home Relocation Program in response to concerns associated with the closure of mobile home parks. The program, which was implemented with the support of FMHA and FMO, was codified in ch. 723, F.S. The Legislature created this chapter (known as the "Mobile Home Act") largely due to the unique relationship between a mobile home owner and a mobile home park owner. Section 723.004, F.S., provides in part that:

Once occupancy has commenced, unique factors can affect the bargaining position of the parties and can affect the operation of market forces. Because of those unique factors, there exists inherently real and substantial differences in the relationship which distinguish it from other landlord-tenant relationships. The Legislature recognizes that mobile home owners have basic property and other rights which must be protected. The Legislature further recognizes that the mobile home park owner has a legitimate business interest in the operation of the mobile home park as part of the housing market and has basic property and other rights which must be protected.

In order to evict mobile home owners due to a change in the use of the land on which the mobile home park is located, the park owner is required to give the tenants affected by the change at least 6 months' notice of the projected change in land use in order to give tenants time to find other accommodations.<sup>7</sup> The notice of a change in land use must be in writing and posted on the premises and sent to the mobile home tenant or occupant.<sup>8</sup> The mobile home park owner does not have to disclose the proposed land use designation for the park.<sup>9</sup>

In addition to the notice required for a proposed change in the use of land, a park owner must provide notice of filing for a zoning change to each mobile home owner or the directors of the homeowners' association, if one has been established, within 5 days after submitting the application to the zoning authority.<sup>10</sup> Local

<sup>4</sup> "Change of Land Use Closures," Federation of Manufactured Home Owners of Florida, September 2006.

<sup>5</sup> *Hurricane Summary Data*, Florida Office of Insurance Regulation, August 2006.

<sup>6</sup> "Mobile Home Damage Assessments from 2004 Hurricanes," Florida Department of Highway Safety and Motor Vehicles, November 2004.

<sup>7</sup> Section 723.061(1)(d), F.S. (2005).

<sup>8</sup> Section 723.061(5), F.S. (2005).

<sup>9</sup> See *Harris v. Martin Regency, Ltd.*, 576 So. 2d 1294, 1296 (Fla. 1991).

<sup>10</sup> Section 723.081, F.S. (2005).

governments and state agencies are prohibited from approving an application for rezoning or taking any other official action that results in the removal or relocation of homeowners from a mobile home park, unless it is first determined whether adequate mobile home parks or other suitable facilities exist for the displaced homeowners.<sup>11</sup> The term "or other suitable facilities" does not have a statutory definition.

*Florida Mobile Home Relocation Corporation* - The Florida Mobile Home Relocation Corporation (corporation), established in s. 723.0611, F.S., governs the collection and payment of relocation expenses for mobile home owners displaced by a change in land use for a mobile home park. Specifically, s. 723.0612, F.S., provides for relocation expenses to be paid from the corporation to the mobile home owner. The amount of the payment is the actual moving expenses of relocating the mobile home to a new location within a 50-mile radius of the vacated park, or \$3,000 for a single-section mobile home, or \$6,000 for a multi-section mobile home, whichever is less. Moving expenses include the cost of taking down, moving, and setting up the mobile home in a new location.<sup>12</sup>

The mobile home park owner is required to make payment to the corporation in the amount of \$2,750 per single-section mobile home and \$3,750 per multi-section mobile home for each application for moving expenses due to a change in land use.<sup>13</sup> These payments are due within 30 days after receipt of the invoice from the corporation. Payments received by the corporation are deposited in the Florida Mobile Home Relocation Trust Fund.<sup>14</sup> The mobile home park owner is not required to make the payments, nor is the mobile home owner entitled to compensation, if:

- The mobile home owner is moved to another space in the park or to another mobile park at the park owner's expense;
- The mobile home owner notified the mobile home park owner, before the notice of a change in land use, that he or she was vacating the premises;
- A mobile home owner abandons the home as provided for in s. 723.0612(7), F.S.; or
- The mobile home owner had an eviction action filed against him or her prior to the mailing date of the change in the use of land.<sup>15</sup>

In addition to the above payments, the mobile home park owners pay a \$1 surcharge on the annual fee that is remitted to DBPR for each lot within a mobile home park that he or she owns.<sup>16</sup> The surcharge payments are deposited in the trust fund and may or may not be imposed depending on the balance in the trust fund. Mobile home owners also contribute to the trust fund through a \$1 surcharge on the decal fee that is remitted to the Department of Highway Safety and Motor Vehicles.

*Applications for Funding Moving Expenses* - In order to obtain payment for moving expenses, the home owner is required to submit an application for payment to the corporation which includes a copy of the notice of change in use and a contract with a moving company for relocation of the mobile home.<sup>17</sup> The corporation must approve payment within 45 days after receiving the information or the payment is deemed approved. Upon approval, the corporation will issue a voucher in the amount of the contract price for relocating the mobile home, which the moving contractor may redeem upon completion of the move and approval of the relocation by the mobile home owner.<sup>18</sup>

In lieu of collecting moving expenses from the corporation, a mobile home owner may elect to abandon the home and collect payment from the corporation in the amount of \$1,375 for a single section mobile home and \$2,750 for a multi-section mobile home.<sup>19</sup> Upon election of abandonment, the mobile home owner must deliver to the park owner an endorsed title with a valid release of all liens on the title to the mobile home.<sup>20</sup>

A mobile home owner whose application for funding that has been approved by the corporation is barred from filing a claim or cause of action under ch. 723, F.S., directly relating to or arising from the proposed change in land use of the mobile home park against the corporation, the park owner, or the park owner's successors in interest.<sup>21</sup> Also, the corporation may not approve an application for funding if the applicant has either filed a claim or cause of action, is actively pursuing such claim or cause of action, or has a judgment against the corporation, the park owner, or

<sup>11</sup> Section 723.083, F.S. (2005).

<sup>12</sup> Section 723.0612(1), F.S. (2005).

<sup>13</sup> Section 723.06116(1), F.S. (2005).

<sup>14</sup> Section 723.06116(1), F.S. (2005).

<sup>15</sup> Section 723.06116(2), F.S. (2005).

<sup>16</sup> Section 723.007(1), F.S. (2005).

<sup>17</sup> Section 723.0612(3), F.S. (2005).

<sup>18</sup> Section 723.0612(3)-(4), F.S. (2005).

<sup>19</sup> Section 723.0612(7), F.S. (2005).

<sup>20</sup> Section 723.0612(7), F.S. (2005).

<sup>21</sup> Section 723.0612(9), F.S. (2005).

the park owner's successors in interest unless the claim or cause of action is dismissed with prejudice.<sup>22</sup>

**Right of First Refusal** – A mobile home park owner who offers his or her park for sale to the general public must notify the officers of the homeowners' association of the offer, asking prices, and the terms and conditions of sale.<sup>23</sup> The mobile homeowners' association must be given 45 days from the date the notice is mailed to meet the price and terms and conditions through the execution of a contract with the park owner. If the homeowners' association and the park owner fail to execute a contract within the 45-day timeframe, the park owner has no further obligation unless he or she agrees to accept a lower price.<sup>24</sup> However, if the park owner agrees to sell the park at a lower price than specified in the notice to the association, then the homeowners' association has an additional 10 days to execute a contract.<sup>25</sup>

If a mobile home park owner receives an unsolicited offer to purchase the park that he or she wishes to consider or make a counteroffer to, the park owner is required to notify the mobile homeowners' association of the offer and disclose the price and material terms and conditions upon which the park owner would consider selling the park.<sup>26</sup> Although the park owner must consider subsequent offers by the homeowners' association, he or she is free to execute a contract to sell the park to a party other than the association at any time.<sup>27</sup>

### Mobile Home Relocation Programs in Other States

More than a dozen states have established programs to assist home owners impacted by park closures. Like Florida, a number of states provide relocation assistance to displaced home owners and require that residents must be given purchase preference in a sale of a park. For example, Delaware's program requires property owners to provide personalized relocation plans for tenants and maintains a state trust fund (supported through a \$3 monthly assessment jointly paid by park and home owners) which provides for relocation expenses as well as certain property owner expenses. Other states have established trust funds to assist resident groups in the purchase of parks. Oregon

recently enacted legislation to provide a personal income tax credit to qualifying home owners who are displaced as a result of a park closure and a capital gains tax break to park owners who sell to selected groups.

### METHODOLOGY

Committee staff, in consultation with staff of the Committee on Regulated Industries, reviewed laws and administrative rules governing mobile home relocation in Florida and comparable programs in other states. Staff interviewed and surveyed interested parties including representatives of the Florida Manufactured Housing Association, the Federation of Manufactured Home Owners of Florida, the Alliance of Park Residents, 1000 Friends of Florida, and Florida Legal Services. In addition, staff interviewed representatives of the Florida Mobile Home Relocation Corporation, the Florida Department of Business and Professional Regulation, and the Florida Housing Finance Corporation. Finally, staff solicited input from the Florida Association of Counties and the Florida League of Cities.

### FINDINGS

Although reliable data on mobile home park closures is limited, DBPR records indicate a number of counties have experienced a loss of mobile home park lots since 2000. More readily apparent is the fact that applications for assistance through the program have increased dramatically since its inception in 2002. Despite this increase, most of the mobile home owners eligible for assistance under the program opt for private settlements with park owners. Current assistance payments through the relocation program do not fully fund actual relocation costs. An issue of continuing debate is the proper role of local governments in addressing the needs of displaced mobile home owners. Finally, changes to the relocation program will require a careful balancing of protections for mobile home owners with the property rights of land owners.

**Closures Appear Concentrated in Coastal Communities** – The fact that data on mobile home park closures is largely anecdotal makes it difficult to quantify this problem with any degree of certainty. However, by examining DBPR data on the number of parks/lots registered under ch. 723, F.S., we can identify recent trends. Registration data for the period 2000-2006 indicates the number of mobile home parks actually increased slightly (from 2,565 to 2,585), while the number of lots decreased from 322,334 to

<sup>22</sup> Section 723.0612(9), F.S. (2005).

<sup>23</sup> Section 723.071(1)(a), F.S. (2005).

<sup>24</sup> Section 723.071(1)(b), F.S. (2005).

<sup>25</sup> Section 723.071(1)(c), F.S. (2005).

<sup>26</sup> Section 723.071(2), F.S. (2005).

<sup>27</sup> Section 723.071(2), F.S. (2005).

161

320,006.<sup>28</sup> Statewide, 27 of Florida's 67 counties experienced a decrease in the number of parks and/or lots during this time period (these counties are highlighted in Table 2 below).

The registration data indicates that park/lot decreases have been concentrated in southwest Florida. For example, the number of mobile home park lots in Sarasota County decreased by 1,298 (a 12 percent decrease) during the 2000-2006 period. Significant decreases in mobile home park lots also occurred in Pinellas, Hillsborough, Lee, and Collier counties. As previously noted, older mobile home parks predominate in this area of the state. These counties have also experienced significant property value increases and changes in land use patterns that are consistent with the recent conversion trend.

**Table 2—Change in the Number of Mobile Home Parks/Lots (2000-2006)**

County	2000		2006	
	Parks	Lots	Parks	Lots
Alachua	19	2,714	19	2,706
Baker	6	81	6	81
Bay	46	2,095	47	2,056
Bradford	4	102	4	102
Brevard	111	10,803	111	10,959
Broward	112	19,310	113	19,160
Calhoun	3	89	3	69
Charlotte	22	3,355	22	2,973
Citrus	42	3,282	43	3,415
Clay	4	62	4	62
Collier	39	3,675	39	3,291
Columbia	8	338	9	361
Dade	68	12,101	69	12,157
Desoto	10	1,241	10	1,241
Dixie	2	61	2	64
Duval	62	8,587	63	8,668
Escambia	34	1,865	34	1,886
Flagler	9	1,009	9	1,082
Franklin	4	74	4	80
Gadsden	10	222	10	226
Glades	7	387	7	384
Gulf	1	16	1	18
Hamilton	3	49	3	49
Hardee	4	139	4	138
Hendry	16	1,096	16	1,096
Hernando	19	2,544	19	2,601
Highlands	67	6,709	67	6,900

Hillsborough	179	19,256	181	18,782
Holmes	1	15	1	20
Indian River	39	5,370	39	5,502
Jackson	15	440	15	413
Jefferson	1	75	1	75
Lake	90	12,847	90	12,554
Lee	87	17,230	88	16,880
Leon	30	2,268	30	2,263
Levy	7	115	7	111
Madison	5	74	5	74
Manatee	88	15,423	89	15,140
Marion	90	7,968	91	8,267
Martin	27	3,934	27	3,861
Monroe	35	1,677	35	1,636
Nassau	11	249	11	249
Okaloosa	32	1,086	31	1,069
Okeechobee	30	1,177	30	1,179
Orange	65	12,652	66	12,629
Osceola	39	4,734	40	4,739
Palm Beach	103	13,944	104	13,943
Pasco	94	12,074	95	12,029
Pinellas	223	33,559	223	32,680
Polk	227	31,353	230	32,068
Putnam	17	658	17	546
Santa Rosa	6	275	8	289
Sarasota	61	10,699	61	9,401
Seminole	16	2,744	16	2,894
St. Johns	16	891	16	921
St. Lucie	29	8,228	29	8,106
Sumter	23	1,419	24	1,495
Suwannee	6	331	6	296
Taylor	6	209	6	209
Union	2	38	2	38
Volusia	119	16,991	119	17,579
Wakulla	3	34	3	34
Walton	9	181	10	200
Washington	1	40	1	10
Statewide	2,565	322,334	2,585	320,006

Source: Department of Business and Professional Regulation.

**Applications to the Corporation Have Increased Dramatically**—As shown in Table 3, applications for assistance to the Mobile Home Relocation Corporation have increased significantly since the program's inception in 2002. From a first year total of 15 approved applications, the number of approved applications has increased to almost 400 for the first half of 2006 (applications through July 20, 2006). Since its creation, the corporation has approved 1,081 applications from 124 closed mobile home parks. The majority of these parks were concentrated in coastal counties in central and south Florida.<sup>29</sup>

<sup>29</sup> "Park Owner List," Florida Mobile Home Relocation Corporation, August 2006.

<sup>28</sup> Staff had difficulty reconciling DBPR registration data with information provided by FMHA, FMO, the corporation, and newspaper accounts. These entities questioned the accuracy of DBPR registration data and maintain that the number of mobile home parks decreased significantly during the period in question.

162

**Table 3 – Approved Applications to the Mobile Home Relocation Corporation (2002-2006)**

Year	Relocation	Abandonment	Total
2002	11	4	15
2003	99	67	166
2004	110	161	271
2005	71	166	237
2006*	71	321	392

\*Approved applications through July 20, 2006.

Source: Florida Mobile Home Relocation Corporation

**Abandonment Applications Have Increased** – As the total number of applications has increased, the percentage of applications requesting assistance for abandonment of mobile homes has also increased. As Table 3 illustrates, the percentage of abandonment applications increased from 27 percent in 2002, to 82 percent for partial year 2006. This increase likely reflects program maturity, as well as the fact that closures are primarily impacting older parks. In such instances relocation is often not an option due to the age and condition of the mobile home.

**Assistance Payments Do Not Cover Actual Costs Incurred** – Current assistance payments do not fully cover the costs incurred by displaced mobile home owners. For fiscal year 2005-2006, the corporation reported the average payout per approved relocation was \$4,035, and the average payout per approved abandonment was \$1,619. Based on receipts provided by moving contractors, the corporation estimates that the maximum relocation payment of \$3,000 for single-section mobile homes covers between 75 and 100 percent of the actual relocation costs. Similarly, corporation representatives indicated that the maximum relocation payment of \$6,000 for multi-section homes covers between 50 and 75 percent of the actual relocation costs.

With respect to abandonments, the current payment schedule of \$1,375 for single-section homes and \$2,750 for multi-section mobile homes often provides only short-term relief for applicants. Displaced homeowners, who are often fixed-income retirees accustomed to lot rentals of \$200 to \$300 per month, encounter significant difficulty in finding affordable replacement housing.

**Most Displaced Home Owners Opt for Private Settlements** – Corporation representatives and other stakeholders reported that the majority of displaced mobile home owners eligible for assistance under the relocation program elect to enter into private

settlements with property owners. Mobile home owners are generally enticed to enter into private settlements by enhanced financial and relocation incentives. In return, residents generally must agree to expedited relocation or abandonment of their mobile home, as well as other terms and conditions. Corporation representatives also reported that a significant number of eligible mobile home owners don't apply for assistance because they were unaware of the existence of the program.

**Role of Local Governments In Mobile Home Relocation is Disputed** – The proper role of local governments in assisting displaced mobile home owners is a source of considerable debate. Representatives of FMHA, FMO, and mobile home owner advocacy groups maintain that local governments realize significant financial benefits from the redevelopment of parks and should be required to play a more prominent role in the relocation of displaced residents. Counties and cities counter this assertion by pointing to existing statutory requirements governing the rezoning of parks and the fact that many local governments have already created programs to address the needs of displaced mobile home residents.

The closure of mobile home parks and subsequent redevelopment of such properties generally increases tax revenues for local governments. A 2006 study sponsored by FMHA compared (using present value analysis) 10-year property tax revenue streams from mobile home parks to 10-year property tax revenue streams from the same mobile home parks after redevelopment.<sup>30</sup> The report found that the five mobile home communities studied increased tax revenues to local governments by more than \$53 million over ten years. A number of stakeholders have suggested that in light of the financial benefits derived from this redevelopment local governments should be sharing the financial responsibility of paying for the relocation of residents. For example, one recent proposal would dedicate a portion of the increased property tax revenue resulting from the redevelopment of parks for relocation assistance.

A related issue is s. 723.083, F.S., which prohibits governmental entities from approving the rezoning of a park, "without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of mobile home owners." As previously

<sup>30</sup> *Property Tax Revenue & Park Redevelopment*, Prepared by Kerr & Downs Research for the Florida Manufactured Housing Association, February 2006.

163

noted, the terms "adequate" and "suitable" are not defined in statute. In the absence of case law on this point, a 1986 Attorney General Opinion is instructive. In response to a request by the Pinellas County Commission seeking clarification of this issue, the Attorney General Opinion concluded that "the zoning authority would necessarily have to consider the financial abilities of the mobile home owners" in determining whether there were adequate and suitable replacement housing. The Attorney General also found that such housing could include other facilities such as apartments. Many stakeholders insist that local governments are either ignoring the requirements of s. 723.083, F.S., or failing to include the home owners' financial needs as a key component of this determination.

In response, local governments maintain that they adhere to current statutory requirements and have established a number of local initiatives to address mobile home relocation. Representatives cited the Pinellas County Mobile Home Transition Program as an example of a local program that provides meaningful assistance to displaced mobile home owners. This program offers one-on-one counseling to develop an individualized replacement housing plan and provides up to two years of rental assistance when affordable housing cannot be located. Finally, local government representatives maintain that they have limited authority to deny rezoning requests when they are consistent with the local comprehensive plan and/or zoning ordinance.

**Program Changes Must Balance Home Owner Needs and Park Owners Rights**—Central to the policy debate surrounding this program is the need to balance protections for mobile home owners with the rights of park owners. As this report attempts to document, park closures often impact a highly vulnerable segment of society, including the elderly, low-income individuals, and the disabled, who have limited affordable housing options. At the same time, mobile home park owners have a reasonable expectation to exercise their constitutionally protected property rights.

Florida courts have previously held that governmental regulations that restrict the sale of property may constitute an unconstitutional regulatory taking if the regulation does not substantially advance a legitimate state interest and creates an unfair burden on the property owner.<sup>31</sup> In *Aspen-Tarpon Springs v. Stuart*,

the court held that s. 723.061(2), F.S., represented an unconstitutional regulatory taking of property without compensation.<sup>32</sup> This provision, since amended,<sup>33</sup> required a mobile home park owner who wished to change the land use of a park to either pay to have the tenants moved to another comparable park within 50 miles or purchase the mobile home from the tenants at a statutorily determined value. The court found that neither the "buy" or "relocation" options were economically feasible, and were, as a practical matter, confiscatory because it authorized a permanent physical occupation of the owner's property.

## RECOMMENDATIONS

The Legislature should consider a range of policy options in addressing possible changes to the mobile home relocation program. Potential strategies include the following:

- Increase the current levels of financial assistance available to mobile home owners through the relocation program;
- Clarify the requirements of s. 723.083, F.S., to specify that local governments must address the unique financial needs of displaced mobile home owners;
- Expand local governments' role in the relocation program, including financial assistance to mobile home owners and preference in local housing assistance programs;
- Authorize the imposition of late fees for park owners who fail to make timely contributions to the Mobile Home Relocation Corporation;
- Encourage resident ownership of mobile home parks through support of community land trusts and home owner cooperatives;
- Direct DBPR to work with interested parties to standardize the collection of statewide data on mobile home parks; and
- Enhance consumer education regarding the availability of mobile home relocation assistance.

<sup>31</sup> See *Aspen-Tarpon Springs Ltd. Partnership v. Stuart*, 635 So. 2d 61, 68 (Fla. 1st DCA 1994).

<sup>32</sup> *Id.*

<sup>33</sup> Section 6, ch. 2001-227, L.O.F.

169

