ORDINANCE NO. 26-05 fka 25-36 / LDCT-25-06
COUNTY-INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT
RECREATIONAL VEHICLES IN MOBILE HOME PARKS PLN2506-0012

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE ; PROVIDING A STATEMENT OF PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING LAND DEVELOPMENT CODE CHAPTER 2, DEFINITIONS, MODIFYING THE DEFINITION FOR "DWELLING," ADDING A DEFINITION FOR THE TERM "PARK TRAILER;" MODIFYING THE DEFINITION FOR "RECREATIONAL VEHICLE"; AMENDING CHAPTER 4, ZONING, SECTION 402.5, SCHEDULE OF USES FOR PD DISTRICTS, ADDING PARK TRAILERS, CORRECTING SCRIVENER'S ERRORS; SECTION 402.9, PDRV - PLANNED DEVELOPMENT RECREATIONAL VEHICLE, CLARIFYING USE OF PARK TRAILERS; CHAPTER 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES, SECTION 521.7, TEMPORARY DWELLINGS, DELETING THIS SECTION IN ITS ENTIRETY TO AVOID REDUNDANCY; SECTION 521.11, POSTDISASTER TEMPORARY DWELLINGS, SPECIFYING FIRE AS ITS OWN CATASTROPHE ELIGIBLE FOR A TEMPORARY USE PERMIT; SECTION 531.32, MOBILE HOMES, MOBILE HOME SUBDIVISIONS, AND MOBILE HOME PARKS, AMENDING TO ALLOW THE USE OF RECREATIONAL VEHICLES IN MOBILE HOME PARKS; SECTION 531.42, RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS, SETTING SPECIFIC CRITERIA FOR LENGTH OF STAY OF RECREATIONAL VEHICLES AND OTHER APPLICABLE STANDARDS; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida :

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The proposed text amendment includes Chapter 2 – Definitions, Chapter 4 - Zoning and Chapter 5 - Standards for Accessory Uses and Structures amending language to allow recreational vehicles in mobile home parks, clarifying terms, correcting scrivener's errors, and allowing recreational vehicles to remain in place for more than 180 days if they meet certain criteria.

2. Staff of the Development Services Department have provided testimony to the Board, in their opinion, there is a public need for alternatives to permanent fixed housing such as allowing the use of recreational vehicles as a permanent housing option following a fire or natural disaster.

3. The County has initiated LDC Text Amendment No. LDCT-25-06 (the "LDC Text Amendment") to allow recreational vehicles in Mobile Home Parks and changes to length of stay for recreational vehicles and related standards.

4. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency for the County.

5. Section 163.3174(4)(c), Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.

6. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code.

7. The Planning Commission, acting in its capacity as the Local Planning Agency, held duly noticed and advertised public hearings on October 16, 2025 and December 11, 2025, as to the proposed LDC Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.

8. The Board of County Commissioners held duly noticed and advertised public hearings on January 8, 2026, and January 18, 2026, (1st reading – no action), and February 12, 2026 (2nd reading – adoption hearing), to receive public comments and consider the recommendation of the Planning Commission as to the LDC Text Amendment.

9. The adoption of the LDC Text Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and secure development of Manatee County and thus will serve a valid public purpose.

Section 3. Adoption of the Land Development Code Text Amendment.

The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibits "A," "B," and "C" are hereby adopted as an Amendment to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapter and Section of the Land Development Code as set forth in the following Exhibits "A," "B," and "C" with deleted text indicated by ~~strikethrough~~ and added text indicated by underline:

CHAPTER 2, DEFINITIONS

- Section 200., *Definitions*, amending the definition for *Dwelling* to no longer refer to recreational vehicles and adding the definition for *Park Trailer*. Amending the definition for recreational vehicle to specify when RVs can be considered dwellings.

CHAPTER 4, ZONING

- Section 402.5., *Schedule of Uses for PD Districts*, adding Park Trailers under the schedule of uses and correcting a scrivener's error in table that says mobile homes are not allowed in PDRV districts.
- Section 402.9., *PDRV-Planned Development Recreational Vehicle*, clarifying that park trailers can be included on these sites.

CHAPTER 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES

- Section 521.7., *Temporary Dwellings.*, removing section as it is redundant with Section 521.11.
- Section 521.11., *Postdisaster Temporary Dwellings*., calling out fire as a separate catastrophe eligible for a post-disaster temporary use permit.
- Section 531.32., *Mobile Homes, Mobile Home Subdivisions, and Mobile Home Parks*., allow ing Recreational Vehicles to be permitted in mobile home parks and subdivisions if they meet certain conditions.
- Section 531.42., *Recreational Vehicle Parks and Subdivisions*., allowing Recreational Vehicles to remain in parks and subdivisions for over 180 days with certain requirements.

Section 4. Codification. The publisher of the County's Land Development Code, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 12th day of February 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By:_____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

EXHIBIT "A"

Chapter 2 – DEFINITIONS.

Section 200. – Definitions.

[***]

Dwelling shall mean a conventional or manufactured, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one (1) family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. A dwelling shall not include hotels, boatels, rooming or boarding houses, dormitories, fraternity or sorority houses, lodging houses, guest houses, nursing homes, transient ~~recreational vehicles~~ or any temporary lodging, boarding or rooming building or structure designed for transient residence.

[***]

Park Trailer shall mean a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, may not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions. All park trailers must comply with the requirements of Florida Statute § 320.01.

[***]

Recreational Vehicle shall mean a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle pursuant to Section 320.01, Florida Statutes. This definition shall include (but not be limited to): travel trailers, motor homes, camping trailers, campers, recreational vans, boats, yachts and related private pleasure craft. Recreational Vehicles may only be used as permanent residences if they are in Recreational Vehicle Parks or

Mobile Home Parks; and meet all the requirements of 531.42 (C), or meet all requirements applicable to manufactured homes.

EXHIBIT "B"

Chapter 4 – Zoning.

[***]

Section 402.5. – Schedule of Uses for PD Districts.

[***]

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV
[***]										
COMMERCIAL - SERVICES										
[***]										
Park Trailers	—	X	X	X	X	X	X	X	X	P
RESIDENTIAL USES										
[***]										
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	~~X~~ P

[***]

Section 402.9. – PDRV–Planned Development Recreational Vehicle.

A. Intent. PDRV districts shall hereafter be established in accordance with the general requirements, standards, and criteria set forth in this chapter. It is the intent of this district to provide an opportunity for existing recreational vehicle parks to formalize their existing development pattern and establish guidelines for further operation and expansion, and to provide criteria and regulations for the development of new recreational vehicle parks. The requirements of Sections D, E, and F, below, shall be met when existing RV parks are expanded. Existing parks shall not be required to meet minimum lot area, lot size, and the dustless parking pad requirements.

B. **Permitted Uses and Density/Intensity.** Permitted uses are identified in Table 4-12, or as voluntarily proffered by applicant. Portions of individual PDRV districts which permit recreational vehicles shall be considered commercial and are limited to twelve (12) sites per acre.

   A PDRV district may include sites designated for mobile home or park trailers, subject to the limitations of the Comprehensive Plan regarding residential uses,

and subject to the requirements of Section 513.014, Florida Statutes, so long as at least fifty-one (51) percent of the units within the site are designated for recreational vehicles.

EXHIBIT "C"

Chapter 5 – STANDARDS FOR ACCESSORY USES AND STRUCTURES.

[***]

PART III. - STANDARDS FOR TEMPORARY USES

[***]

Section 521. - Temporary Uses Allowed.

[***]

~~**521.7. - Temporary Dwellings.**~~

~~A. A temporary dwelling unit shall only be allowed in a case where a single family, detached or single family, attached dwelling has been destroyed or damaged by fire or other disaster to an extent which makes such dwelling uninhabitable and only where a valid building permit has been issued for the rebuilding or repairing of the dwelling.~~

~~B. Temporary dwellings are permitted for up to one (1) year, or upon repair of the destroyed or damaged dwelling.~~

~~C. Such a use shall be allowed only on a lot where a single family, detached or single family, attached dwelling is permitted by the provisions of this Code.~~

~~D. No mobile home may be allowed as a temporary dwelling in any district unless such mobile home is allowed as a Special Permit use without regard to lot size. No recreational vehicle is allowed under any circumstance as a temporary dwelling in any district, except within a Recreational Vehicle Park.~~

~~E. The provisions of this Subsection 521.7 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit as long as such temporary use permit remains in effect.~~

[***]

521.11. – Postdisaster Temporary Dwellings.

A. A temporary use permit may be issued to the owner of each parcel of residential single-family property for the purpose of placing one (1) temporary dwelling on said property and connecting the temporary dwelling to utility service if the single-family residence located on the property is damaged or destroyed by fire or as a result of a disaster. The temporary dwelling shall be occupied by the owner of the

property and the owner's family during the time that the residence is repaired or reconstructed or a replacement residence is constructed on the property.

[***]

PART IV. – STANDARDS FOR SPECIFIC USES.

[***]

Section 531. – Standards for Specific Uses

[***]

Section 531.32. – Mobile Homes, Mobile Home Subdivisions, and Mobile Home Parks

[***]

I. Recreational vehicles may be allowed in mobile home parks on a non-transient residential basis provided they meet all the requirements of section 531.42., the park obtains an approved evacuation plan with Manatee County, and so long as fifty-one (51) percent of the units within the park remain designated for mobile homes. Recreational Vehicles in Mobile Home parks must apply for a permit for installation of the pedestal for water and electrical connections.

[***]

531.42. – Recreational Vehicle Parks and Subdivisions.

Recreational Vehicle Parks and Subdivisions shall comply with the dimensional standards of the district as stated in Chapter 4, in addition to the following:

A. The construction of accessory structures and additions to recreational vehicles (RV) other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments that are integral to the recreational unit as originally manufactured shall not be permitted.
B. Recreational vehicle sites in the one hundred (100) year floodplain shall comply with all applicable requirements of the Floodplain Management Ordinance.
C. Recreational vehicles may not remain in new and expanded parks or subdivisions for more than one hundred eighty (180) days within any three hundred sixty-five (365) day period~~.~~ unless the following requirements are met. The Recreational Vehicle (RV) must:
    1. Be fully licensed and ready for highway use, meaning it is on wheels or a jacking system and is either self-propelled or accompanied by a towing-capable vehicle kept on-site.

2. Be attached to the site only by quick-disconnect type utilities and security devices.
3. Have no permanent attachments such as additions, rooms, stairs, decks and porches.
4. Evacuate the recreational vehicle (RV) from the park or subdivision in the event that Manatee County Emergency Management calls for an evacuation due to a tropical cyclone.