

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, December 05, 2023
1:30 PM
600 S. Commerce Ave. Sebring, FL 33870
AGENDA

(Please turn off pagers and cell phones)

1 MEETING CALLED TO ORDER

2 INVOCATION

3 PLEDGE OF ALLEGIANCE

4 MOBILE HOME WORKSHOP

- 4.A *Workshop on Mobile Homes*
Deputy County Administrator/Chief of Staff Nick Sawyer
[Mobile Home Workshop Presentation.pdf](#)

5 ADJOURN

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: December 5, 2023

PRESENTER: Deputy County Administrator/Chief of Staff Nick Sawyer

SUBJECT/TITLE: Workshop on Mobile Homes

RECOMMENDED ACTION

No action requested.

Attachments: [Mobile Home Workshop Presentation.pdf](#)



MOBILE HOME WORKSHOP

HIGHLANDS COUNTY BOARD OF
COUNTY COMMISSIONERS

AGENDA

- Opening Comments
 - Introduction of Workshop
 - Introduction of Team
- Presentation
- Questions and Answers
- Closing
- Adjourn



Mobile or Manufactured Home



Modular Home



Park Model



Tiny Home on Wheels



Tiny Home on Foundation

PROPERTY APPRAISAL

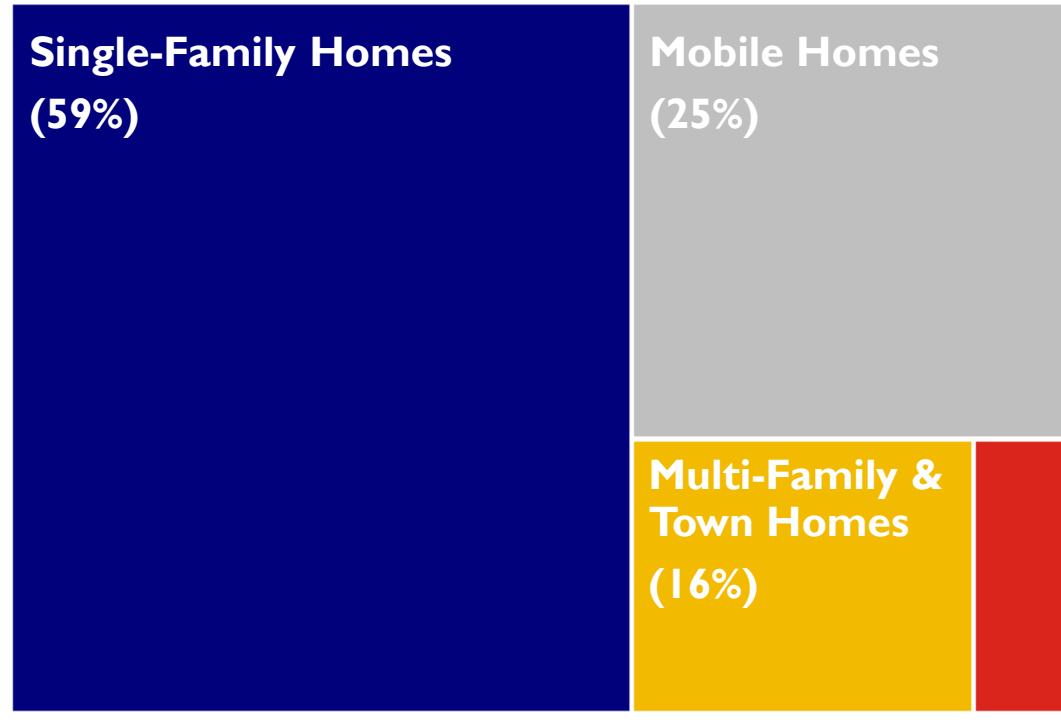
USE CODE	BUILDING CODE	PARCEL COUNT	UNITS	AVG TAXABLE VALUE	2023 COUNTY MILLAGE	AVG TAXES	NOTES
01	Single Family	31,461		\$ 122,359	7.85	\$ 960.52	
01	Mobile Home	5,353		\$ 40,834	7.85	\$ 325.55	
03	Multi-Family >10	56	1,587	\$ 37,605	7.85	\$ 295.20	
08	Multi-Family <10	682	1,510	\$ 53,883	7.85	\$ 422.98	
MOBILE HOME RENTAL PARKS (SAMPLE)							
	Year	Site Count	Avg tax value	Millage	Avg taxes	Notes	
Park 1	2022	216	\$ 83,054	7.85	\$ 651.97		
Park 2	1998	1,080	\$ 55,117	7.85	\$ 432.67	\$ 10.3m Differential	
Park 3	1984	398	\$ 41,412	7.85	\$ 325.08	\$ 2.0m Differential	



2019 HIGHLANDS COUNTY HOUSING STUDY

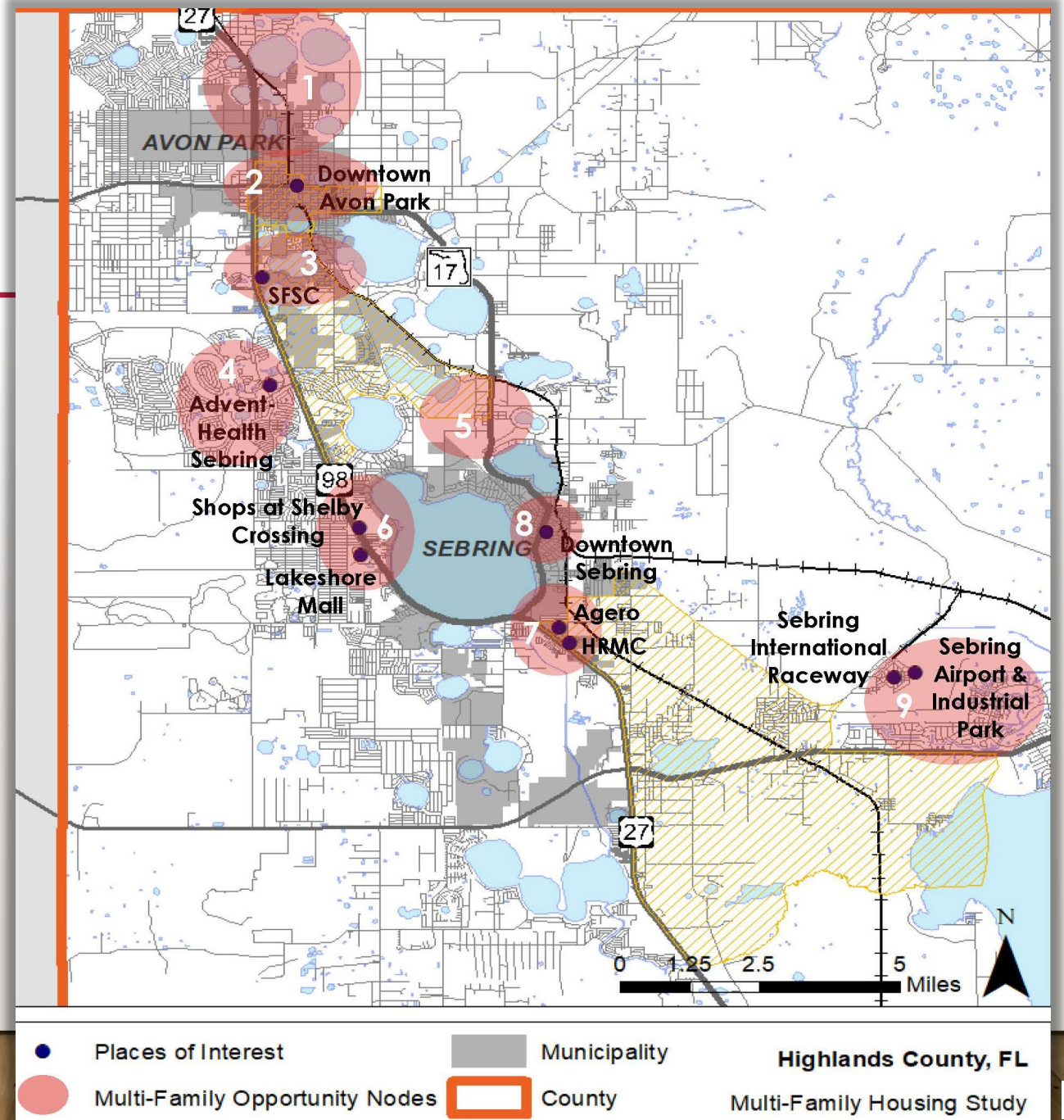
2019 HIGHLANDS COUNTY HOUSING STUDY

- Lack of Multi-Family Housing Options
- Rental Development Lags Behind
 - Desirable area for vacation homes
 - As a second home location
- In the last decade, 2013 - 2023:
 - 63 permits issued for duplexes
 - 65 permits issued for apartment units
- Future rental unit needs:
 - 685 additional multi-family units by 2028



HOUSING STUDY RECOMMENDATIONS

1. Diversify Housing Options to include more Multi-Family (MF) Units
 - 21% of the County's population rents
 - 12.5% of housing units are MF units
2. Identified and Recommend Pursuing the Development of Nine Multi-Family Nodes



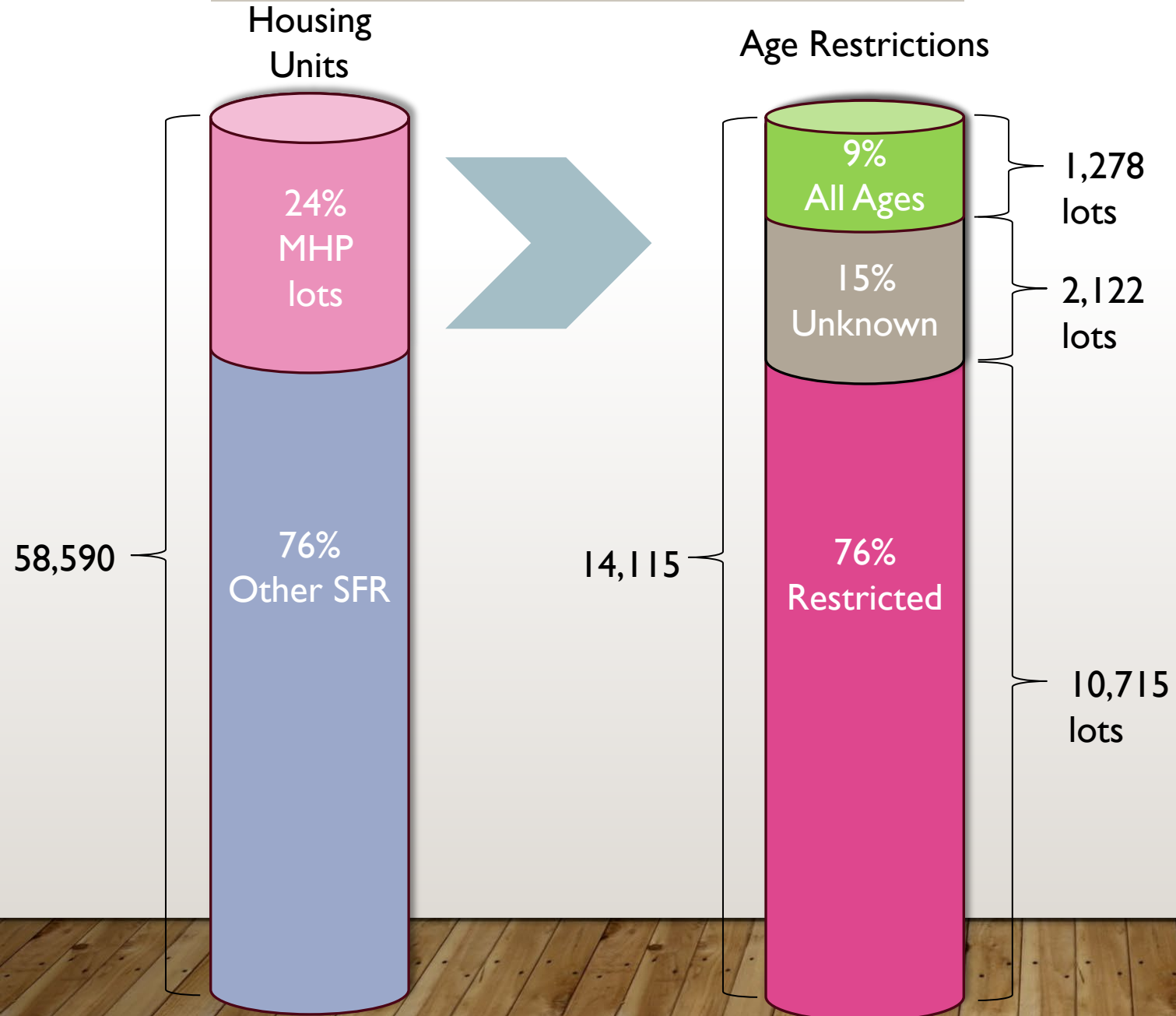
AFFORDABLE AND WORKFORCE HOUSING



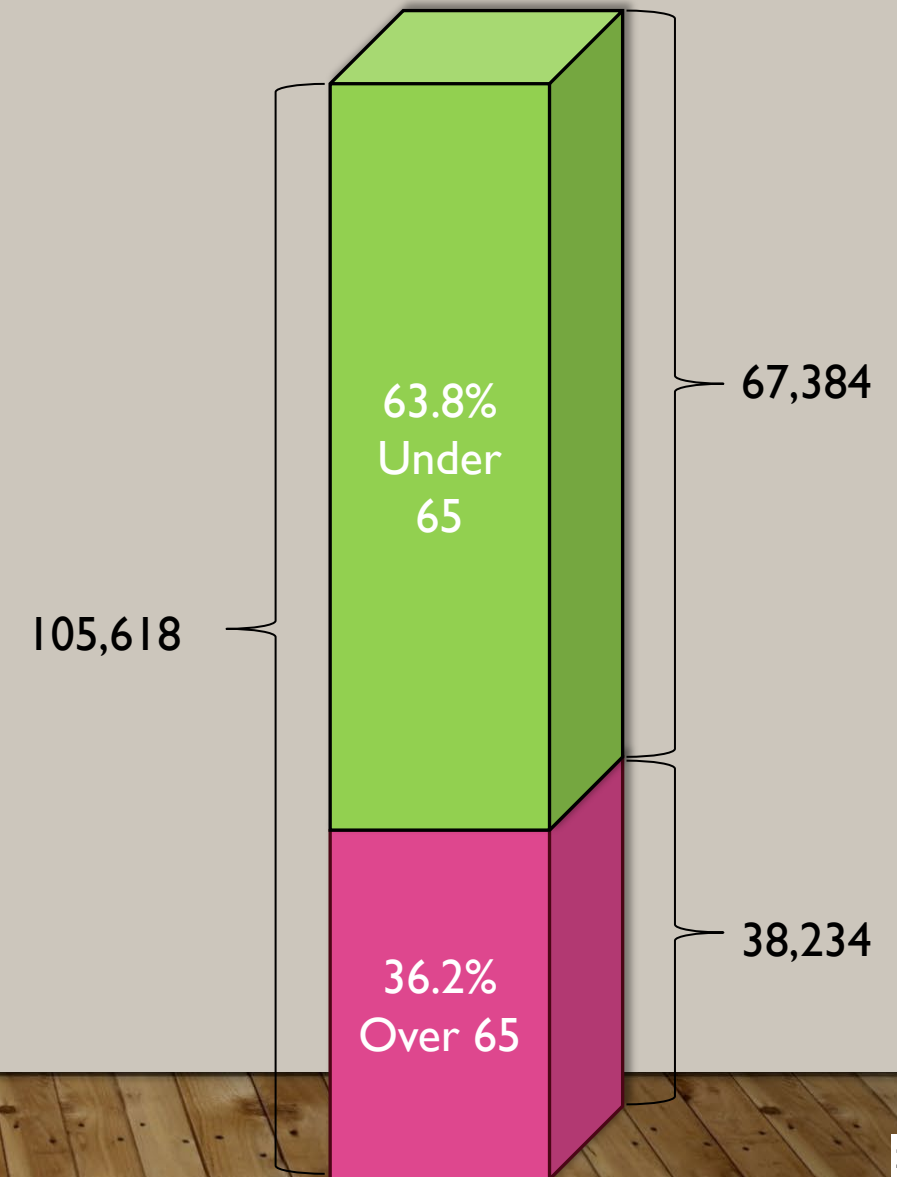
Mobile Homes and Manufactured Homes **do not** meet the long-term housing needs of the workforce community or those who would qualify for housing assistance programs like SHIP.

AMI adjusted for household size		Affordable Housing Maximum Rental Rates	
Persons in Household	"Moderate" Income (120% AMI)	Number of Bedrooms	Rent Limit
1	\$55,080	1	\$1,474
2	\$62,880	2	\$1,770
3	\$70,800	3	\$2,044
4	\$78,600	4	\$2,280
5	\$84,960	5	\$2,517

HOUSING DISTRIBUTION



POPULATION DISTRIBUTION



POPULATION AND HOUSING CHARACTERISTICS

Population Estimates, July 1, 2022, (V2022)	105,618	Housing units, July 1, 2022, (V2022)	58,590
Persons under 5 years, percent	3.90%	Owner-occupied housing unit rate, 2017-2021	76.60%
Persons under 18 years, percent	16.60%	Median value of owner-occupied housing units, 2017-2021	\$131,900
Persons 65 years and over, percent	36.20%	Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,074
Female persons, percent	51.00%	Median selected monthly owner costs -without a mortgage, 2017-2021	\$369
		Median gross rent, 2017-2021	\$839

Potential Mobile Home or RV Parks:

Properties currently having the correct zoning, land use, and lot size, but have not submitted for development

Potential Mobile Home Subdivisions: 5

Potential Density (Low End): 425

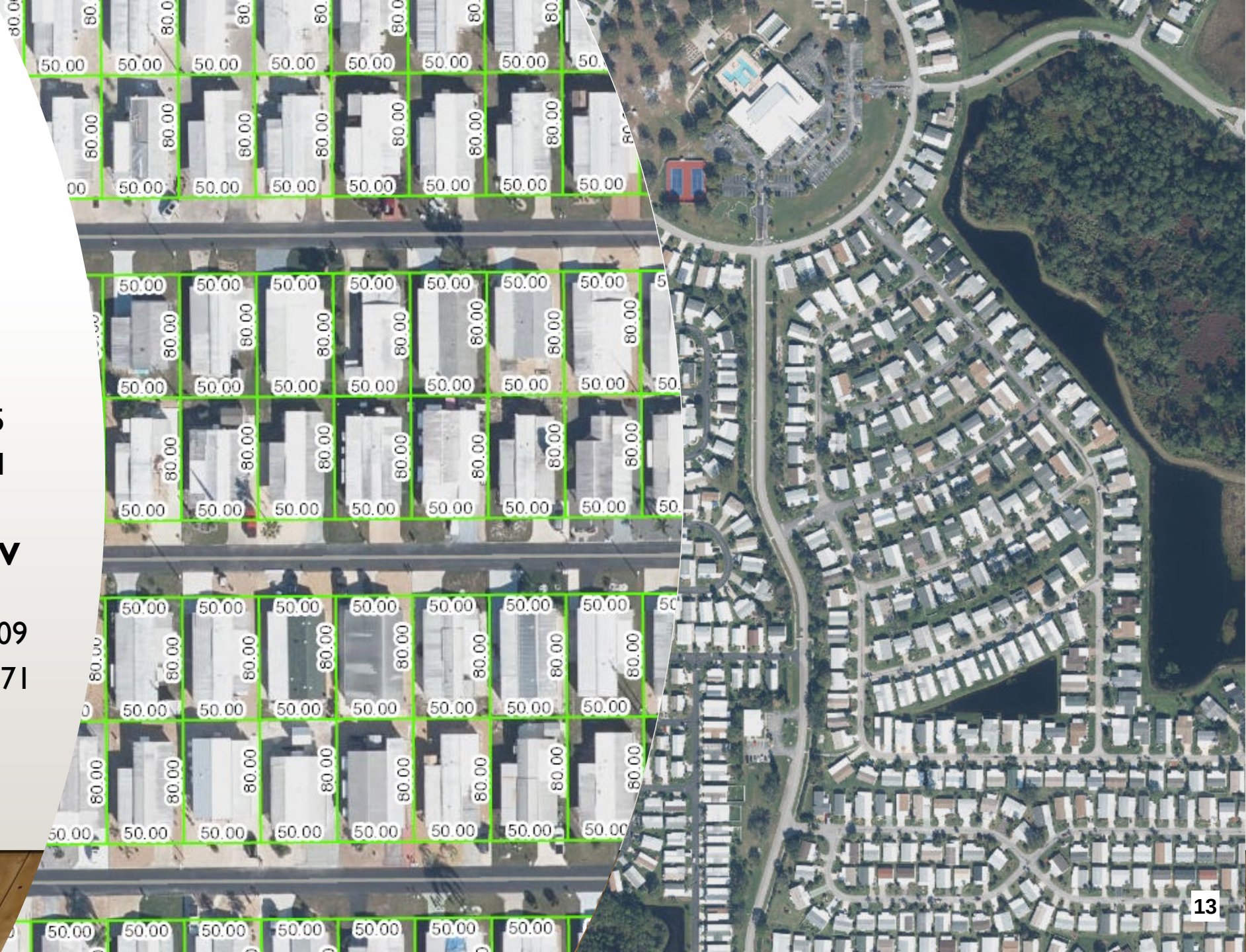
Potential Density (High End): 831

Potential Mobile Home or RV Parks: 13

Potential Density (Low End): 2,109

Potential Density (High End): 3,771

Total density allowed:
4,602 units

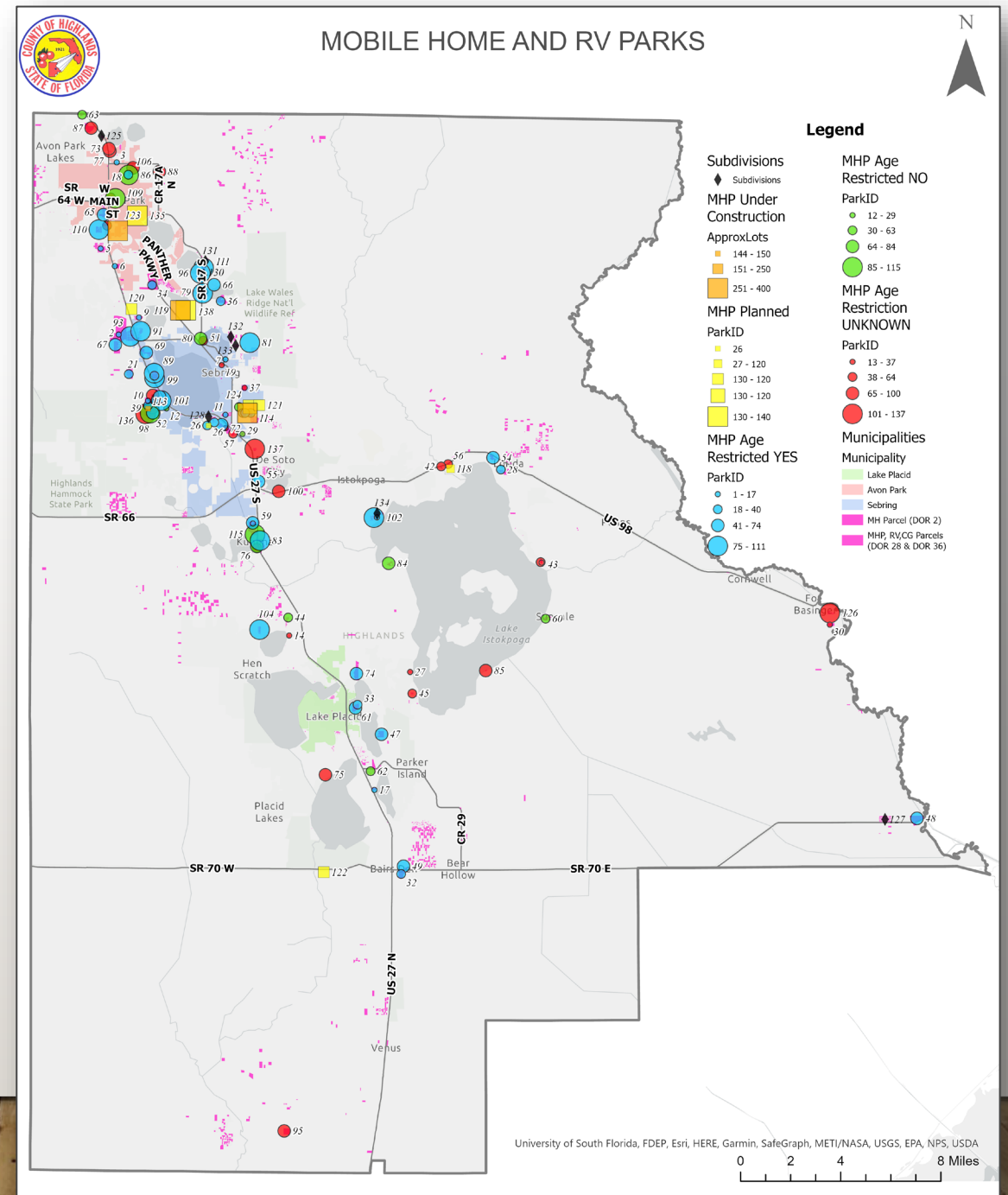


MOBILE HOME PARK DISTRIBUTION & DENSITY

97
Current Mobile Home Parks

14,115
MH & RV Park Lots

5,261
Parcels with DOR Code=2

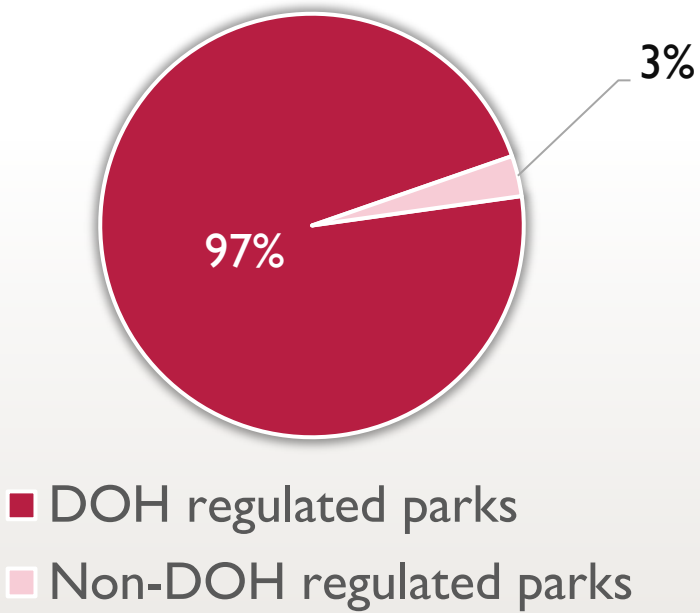


FLORIDA DEPARTMENT OF HEALTH LICENSURE AND INSPECTION

MOBILE HOME PARKS

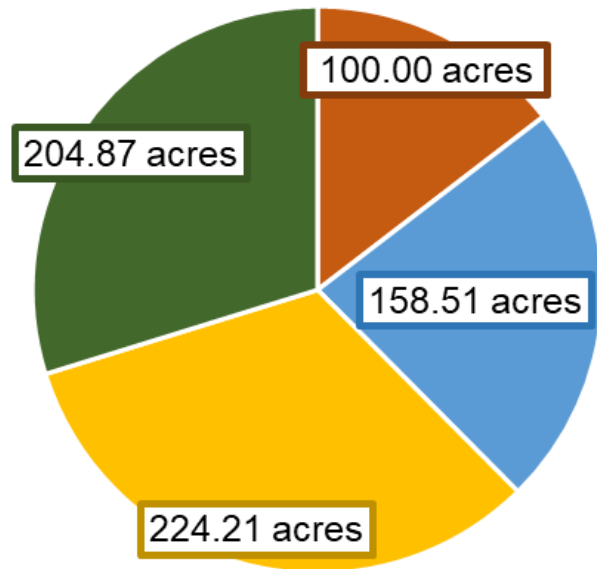
- Certain mobile homes, lodging and recreational vehicle parks, are licensed annually by the Florida Department of Health (DOH).
- Routine inspections are conducted for drinking water, sewage and solid waste disposal, fire protection, and insect and rodent control.
- Post-storm inspections are conducted during emergency response to natural disasters.
- Plans are reviewed for new or renovated parks and temporary campgrounds to ensure compliance with state regulations before a permit is issued.

Highlands County Mobile Home Parks



# of Highlands MHPs total	97
# of Highlands MHPs licensed by DOH	94
# of DOH MHPs failed inspection in 2023	14 (15%)
DOH staff time for MHP in FY 2022-2023	1,070 hours

Zoning Changes since 2018 to allow Mobile Home or RV Parks



■ 2018 (1 change) ■ 2020 (1 change) ■ 2022 (3 changes) ■ 2023 (6 changes)

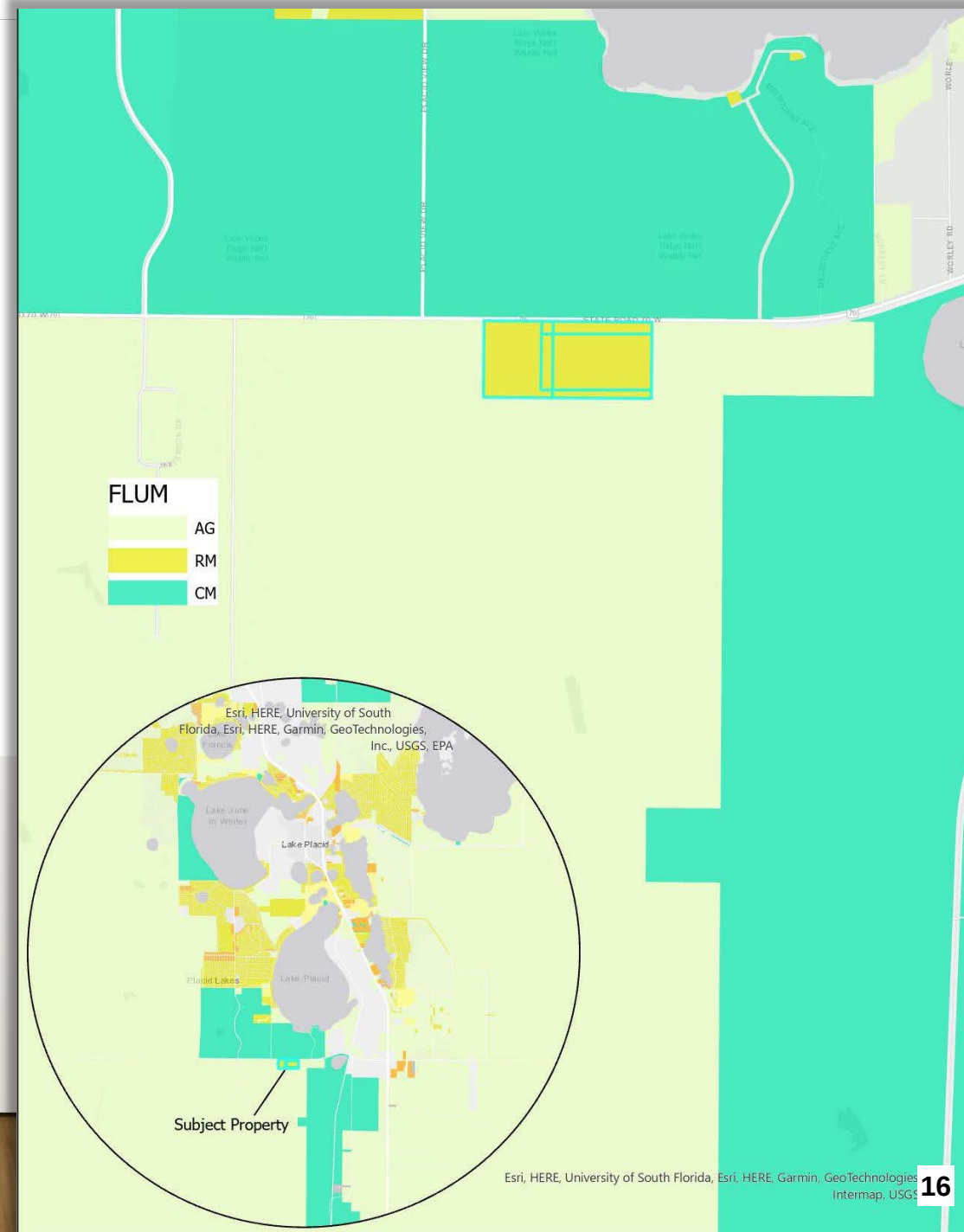
Density Increases

11 Zoning Changes totaling 687.59 acres

Density Allowed prior to 2018: 1,999

New Density Allowed after zoning changes: 4,996

Difference: Increase of 2,997 or 250%



THE VALUE OF GOOD PLANNING (RISKS AND LIABILITIES OF BAD PLANNING)

What is the Florida Comprehensive Plan?

The Comprehensive Plan, or Comp Plan for short, includes the following elements: Future Land Use, Transportation, Housing, Infrastructure, Natural Resources, Recreation and Open Space, Intergovernmental Coordination, Economic Development, Capital Improvements, Public School Facilities, and Property Rights.

THE VALUE OF GOOD PLANNING (RISKS AND LIABILITIES OF BAD PLANNING)

COMPREHENSIVE PLANS LEAD TO BETTER DECISION MAKING FOR GROWTH BY:

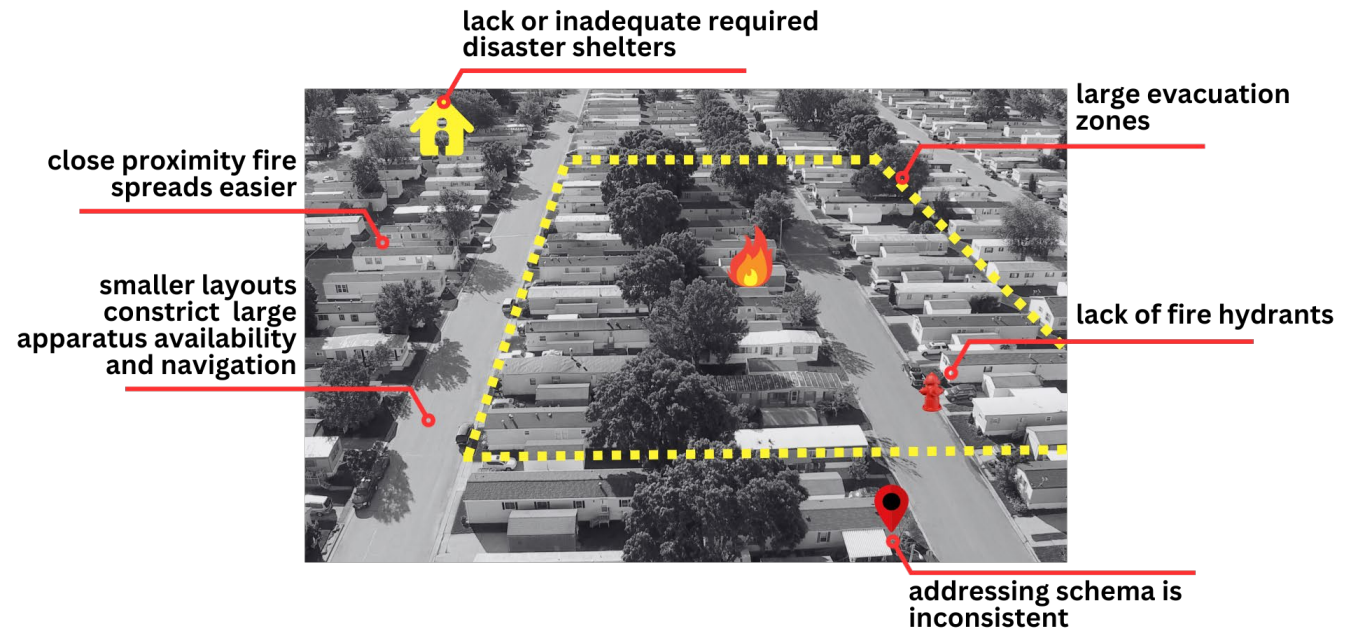
- ENCOURAGING PLANNED GROWTH
- ENCOURAGING ORGANIZED AND PLANNED IMPROVEMENTS FOR DEVELOPMENTS
- **REDUCING RISKS AND LIABILITIES FOR COUNTY DEPARTMENTS (FIRE, EMS, SHERIFF, TRANSPORTATION, GARBAGE, ETC.)**

THE VALUE OF GOOD PLANNING (RISKS AND LIABILITIES OF BAD PLANNING)

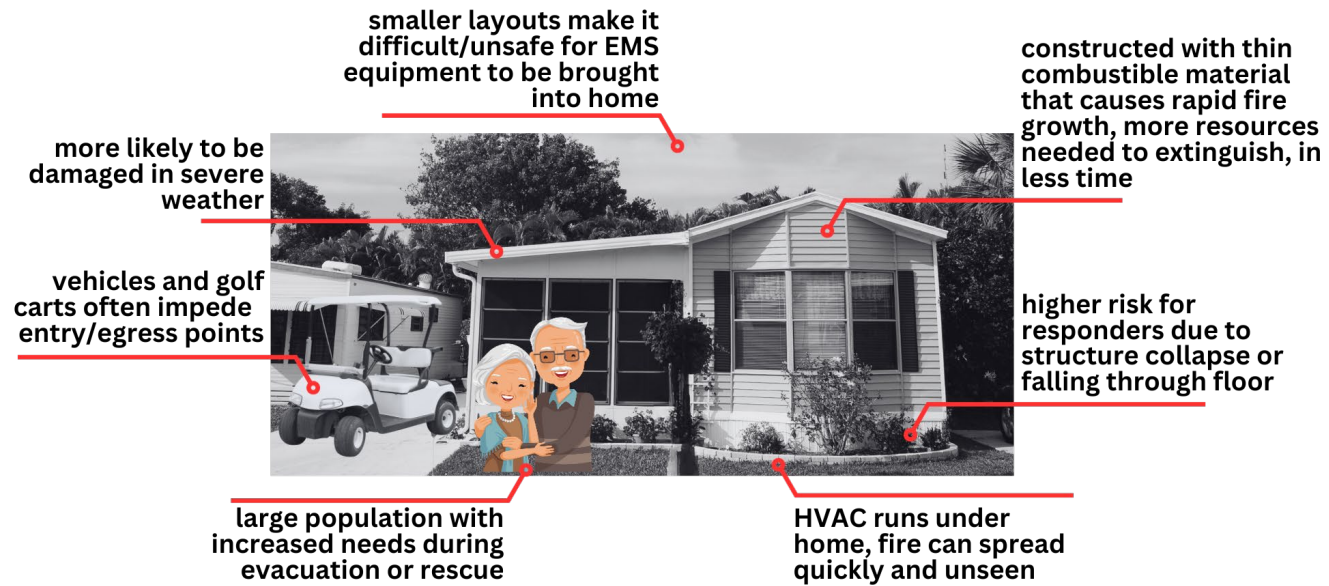
COMPREHENSIVE PLANS LEAD TO BETTER DECISION MAKING FOR GROWTH BY:

- **HELPING CONTROL COSTS AND INCREASE EFFICIENCY IN SERVICES**
- **REDUCING UNACCOUNTED FOR EXPENSES (TAKING OVER WATER TREATMENT PLANTS, ADDITIONAL FIRE/SHERIFF SUBSTATIONS, EMS RESPONSE TIMES, MORE EFFICIENT GARGABE PICKUP, ETC.)**
- **BOCC AND STAFF HAVE RESPONSIBILITY FOR ALLOWING GROWTH IN A LOGICAL MANNER THAT BENEFITS ALL HIGHLANDS COUNTY NOT JUST SPECIFIC LANDOWNERS**

INHERENT RISK FACTORS

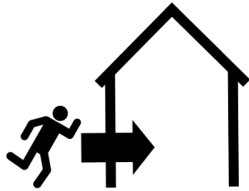


INHERENT RISK FACTORS



SHELTERS

COUNTY ORDINANCE



...manufactured home subdivisions, mobile home parks, RV parks, campgrounds, and seasonal parks containing **more than 25 lots**, built after **Nov 14, 1994**, require recreation/disaster **shelter building** in which **15 sqft per lot** is needed.

211,725 ft²

SHELTER SPACE NEEDED FOR
14,115 LOTS IN CURRENT MHP

179,546 ft²

COUNTY SHELTER SPACE FOR
ALL RESIDENTS

INSURANCE

UNKNOWN
3,719 lots

26%

INSURED
4,644 lots

33%

41%

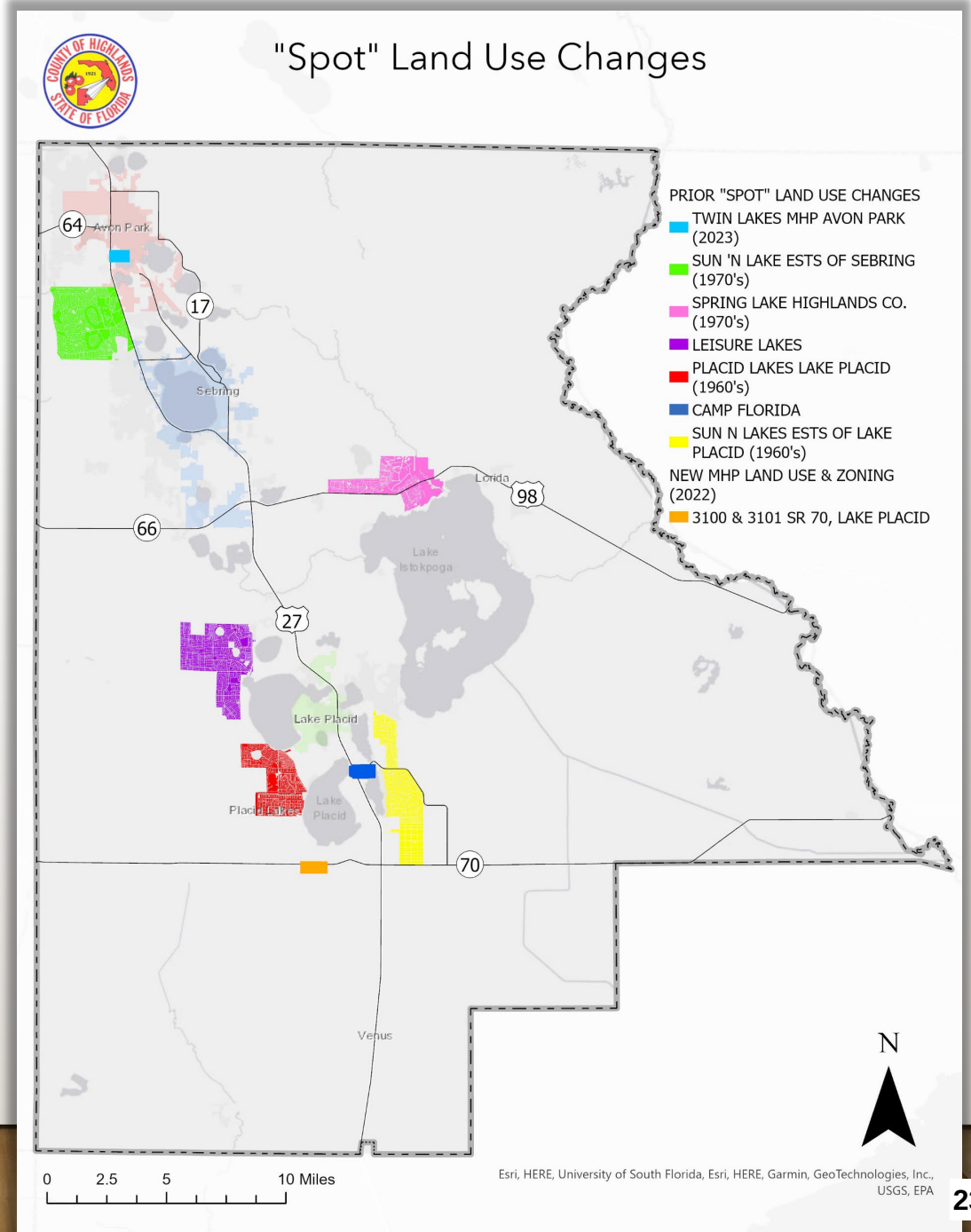
NOT INSURED
5,752 lots

THE VALUE OF GOOD PLANNING (RISKS AND LIABILITIES OF BAD PLANNING)

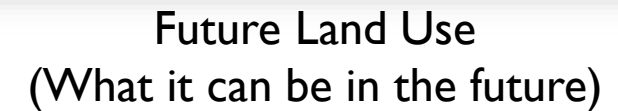
What Happens With “SPOT” Changes In Land Use?

“Depends on Land Use Change. Some helped form the County, some are beneficial, some may be a liability.”

**New “Spot” Land Use
Changes – “Lake Placid MHP”
(93.2+ ac. = 500 unit Manufactured Homes)
1,000 new residents where would have been
38 residents
(Assumes 1 residence per 5 ac. prior)
12+ miles from “downtown Lake Placid” or
15 minutes**

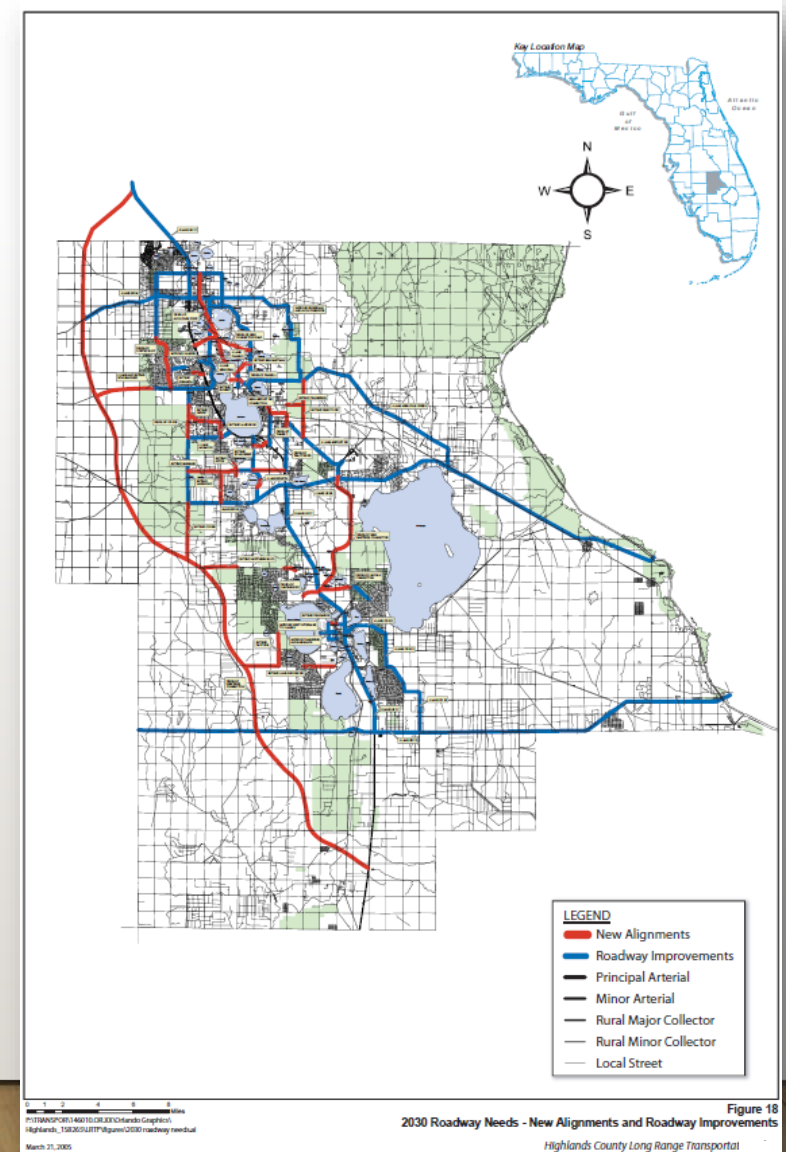
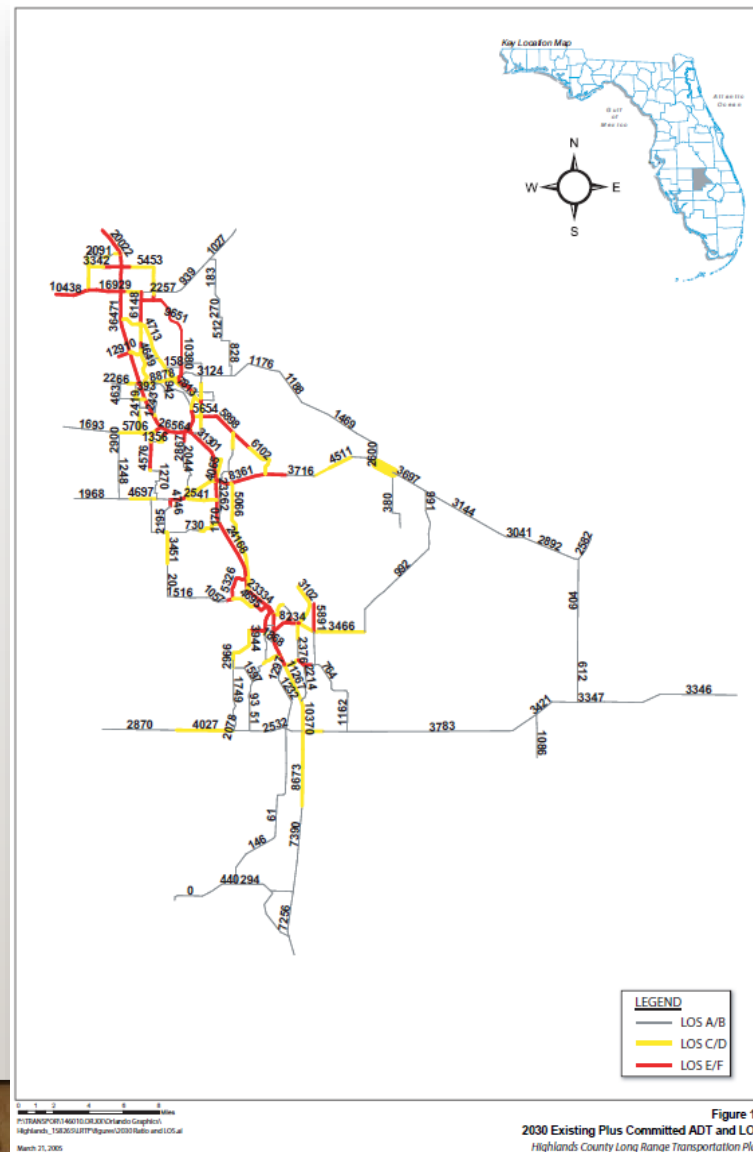
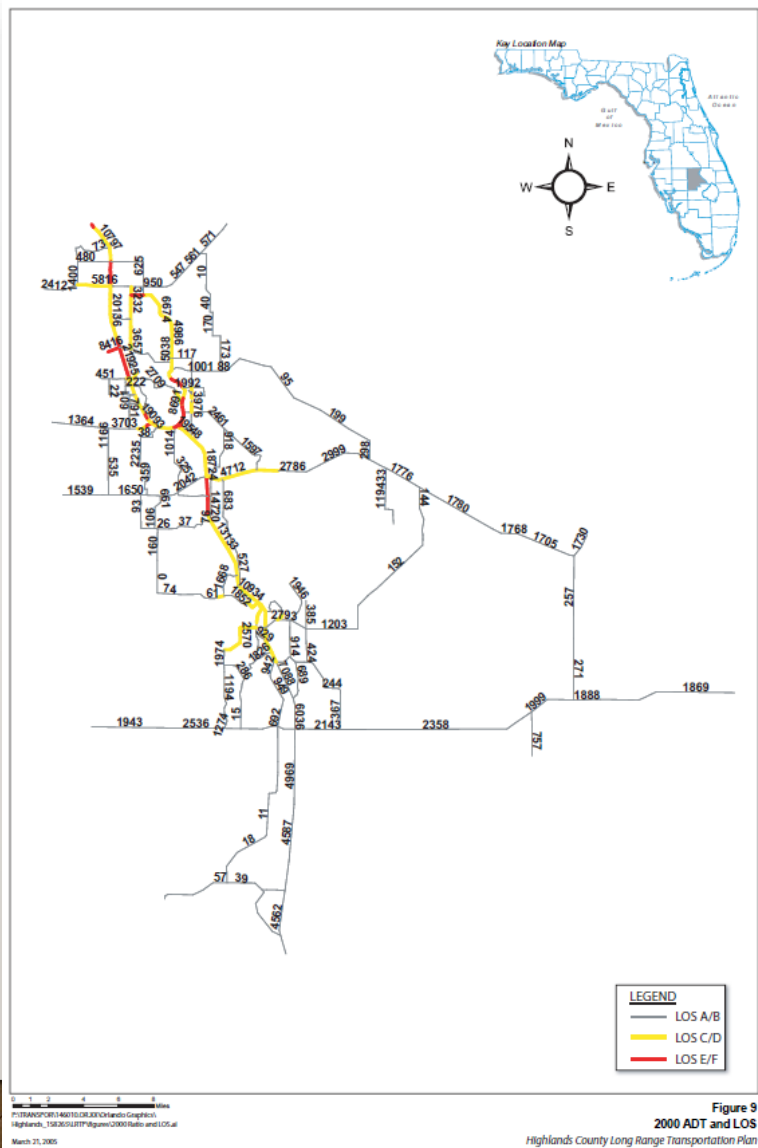


- Water
- Sewer
- Garbage
- Electric
- Internet
- ???



Highlands County has had to take over several utilities the past 10-20 years, pay for repairs and give them away to local Utility providers such as the City.

TRANSPORTATION/TRAFFIC



ESTIMATED TRIP GENERATION FOR HOUSING IN HIGHLANDS COUNTY

Housing Type	Daily Traffic Trips (per unit) ¹	Number of Units in Highlands County ²	Total Traffic Trips	Percentage of Total Units	Percentage of Total Traffic Trips
Single Family ³	9.43	58,590	552,504	73.3%	78.5%
Single Family Attached ³	7.20	4,794	34,517	6.0%	4.9%
Multi-Family	6.74	3,097	20,874	3.9%	3.0%
Mobile Home Park	7.12	13,491	96,056	16.9%	13.6%
Total			703,950	100%	100%

1 - Institute of Traffic Engineers (ITE) 11th Edition, Sept. 2021.

2 - Highlands County Zoning and Planning and/or GIS Departments

3 - Single Family Attached Land Use is Estimated based on percentage of Single Family and Single Family Attached from 2021 Census Update

FUTURE BOARD DIRECTION ON NEXT STEPS

1. Stick a pin in it

Place a temporary hold on any new future land use/zoning change applications for mobile homes, for staff to review the Land Development Regulations. Possible revisions could include:

- Ages of Mobile Homes
- Disaster Shelter/Clubhouse Regulations
- Allowable Density of Mobile Homes within the County
- Ensure compliance with the Comprehensive Plan in reference to Spot Zoning/Sprawl

2. Continue as is

3. Or other direction by the Board



QUESTIONS?
