

Project Data Sheet



**Project:** Coral Lake Mobile Home Park  
Mobile Home Relocation and Residential Displacement  
Coconut Creek, Florida  
Closed June 2006

**Owner:** Square Lake Management Co. Inc.

Coral Lake Mobile Home Park (Park) is a privately owned and operated family mobile home community. The Park has 234 mobile lots. Mobile home owner's rented the lots where the mobile homes are placed. The lots surround a 4 acre lake with a fountain feature. Amenities include a community and recreation building, and pool. The Park owner's sold the park, and petitioned the City of Coconut Creek for a land use change to permit redevelopment of the 39 acre Park. The rezoning was granted. As a result, a multi-family townhouse development will be constructed on the property. With the change in land use, residents who owned their mobile homes only, and leased their lots, were given a "Notice of Park Closing." Lot tenants must vacate the Park, and under Florida Law, these tenants have 6 month to relocate.

Under the provisions of Florida Statutes 723, mobile home lot lease tenants displaced because of a land use change receive benefits to move, abandon, or sell their mobile home. The Urban Group, Inc. (TUG) was contracted to provide assistance to residents under a menu of relocation advisory services. A Needs Assessment Survey was conducted in order to help mobile home owners to find replacement housing opportunities, or move their mobile home. At an office inside the Park, TUG staff calculated relocation claims, helped residents complete claim forms, coordinated with mobile home movers, provided oversight of utility disconnections, and property management services. Community information meetings were set up.

F.S. 723 compels mobile home park owners to conduct a housing study to determine locations of available replacement mobile home lease lots and other housing opportunities within a 50 mile radius of the Park. TUG conducted a Housing Replacement Study to establish the quantity, and location of other similar parks with available lease lots. The study also identified other types of available housing including rentals and homes for sale. The study did find that there were replacement mobile home lease lots available, but due to their age and condition, many of the mobile homes in this Park were unable to be moved, or could not new meet park standards. Affordable and attainable housing opportunities for many residents who are required to vacate mobile home parks has become an issue of significance to replacement housing because many households have limited income, title or credit problems. At Coral Lake MHP, a Special Fund was set up to provide incentive move out assistance to mobile home owners. TUG administered distribution of the relocation funds.