

## The Urban Group, Inc.

### Project Data Sheet



**Project:** Rancho Margate Mobile Home Park, Margate, Florida  
Mobile Home Relocation and Residential Displacement Housing Study

**Owner:** United Homes International, Inc.

The Rancho Margate Mobile Home Park is a 246-unit mobile home park located in the City of Margate, Broward County, Florida. Broward County is built-out and has little residential vacant land. Mobile home parks have been a target for developers looking to building opportunities through land use reutilization. On February 17, 2006, a Notice of Intent to Close Rancho Margate was sent to all mobile home owners. A planned residential community of 368 townhouses will be constructed on the site. Under the provisions of the State of Florida, Manufactured Home Land Lease Community Landlord Tenant Act (Florida Statutes 723), mobile home owners who lease their lots must vacate the Park. At a minimum, the residents have 6 month to relocate. Mobile home owners displaced because of a park closing receive state mandated compensation to move or abandon their mobile home.

Pursuant to the, Florida Statutes 723, The Urban Group prepared a study to identify adequate mobile home parks with lease lots, and other suitable facilities for the relocation of mobile home owners at Rancho Margate. Rancho Margate is an age restricted mobile home park with lot lessees restricted to persons 55 years old and over. A number of mobile home owners are seasonal residents. The study identified housing resources at mobile home parks, rental apartment projects, and marketed single-family homes for sale. Dwellings for purchase include other mobile homes, single-family, multifamily, townhouse, and condominium ownerships. A central focus of the study was examining age restricted housing.

The study researched mobile home lease lots and other housing for lease and sale within Miami-Dade, Broward, Palm Beach, and south Martin Counties. A wide range of housing was explored. To verify availability of lease lots, a survey of 111 regional mobile home parks that comprise 100 or more mobile home lease lots was conducted. In addition to the search for available mobile home lease lots, The Urban Group conducted research to identify other types of rental housing opportunities available to residents of Rancho Margate. Several data bases and information sources were used including: 1.) The Florida Housing Data Clearinghouse. This resource is maintained by the "Shimberg Center for Affordable Housing" at the University of Florida; 2.) Board of Realtor's Multiple Listing Exchange Services (MLS); 3.) Newspapers such as the "Palm Beach Post" and "South Florida Sun Sentinel" classified sections; 4.) Florida Association of Realtors, "Planet Realtor" information service. The study established that there was adequate housing options for mobile home owners being displaced within a radius of 50 miles of Rancho Margate.