

ORDINANCE NO. 2008-03

AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING THE HOLMES COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING CHAPTER V, "SITE DESIGN STANDARDS" SECTION 5.06.07 TO ADD MOBILE HOME PARK REGULATIONS. PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, lack of specific language regarding mobile home parks; and

WHEREAS, the Board of County Commissioners want to provide for consistent application and standards within the Land Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HOLMES COUNTY, FLORIDA, that:

Section 1. The Land Development Regulations of Holmes County, Chapter V, "Site Design Standards" Section 5.06.07 is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

CHAPTER V

SITE DESIGN STANDARDS

~~5.06.07~~ MOBILE HOME PARKS

5.07.00 AGPUD

~~5.07.01~~ ~~Generally~~

5.07.01 GENERALLY

~~5.07.02~~ ~~Uses Allowed~~

5.07.02 USES ALLOWED

~~5.07.03~~ ~~Density and Intensity~~

5.07.03 DENSITY AND INTENSITY

~~5.07.04~~ ~~AgPUD Density Bonuses~~

5.07.04 AGPUD DENSITY BONUSES

5.07.05 Restrictions

5.07.05 RESTRICTIONS

***Staff Note: The table of contents is amended to add mobile home parks and minor scribers error is corrected for consistent usage**

5.06.07 MOBILE HOME PARKS

A mobile home park is an un-subdivided parcel of land which is improved to accommodate the placement of mobile manufactured homes. A mobile home park shall have a minimum of five (5) mobile home spaces for rent or lease. All State Statutes (F.S.), Florida Administrative Codes (F.A.C.), State Building Codes, and Florida State Division of Motor Vehicles regulations are adopted by reference and all Holmes County Comprehensive Plan (C.P.) and Land Development Code (LDC) regulations shall be enforced.

A. General Provisions

- a. Densities. Mobile home park densities and minimum lot size are determined by the Future Land Use category's listed in the Comprehensive Plan Chapter 2 and shall be allowed within the Agriculture, Rural Residential, Crossroads Mixed-Use, Low Density Residential, Medium Density Residential, and Urban Mixed-Use.
- b. State permits. Holmes County adopts by reference all required State of Florida permits, certificates, and approvals for development and operation of a proposed mobile home park shall be obtained prior to issuance of a Development Order. Additionally, all mobile home parks shall comply with F.A.C. Chapter 64E-15 Mobile Homes.
- c. Wind Zones. Holmes County adopts by reference F.S. Chapter 723 regarding HUD approved in accordance with The Department of Highway Safety and Motor Vehicles wind zone placement regulations.
- d. Installation and set-up. Holmes County adopts by reference F.S. Chapter 723 which requires mobile homes to be set up by a Florida licensed mobile home installer, skirted around the entire perimeter, tied down, and blocked. All County building, safety, and sanitary code requirements must be adhered to (see Section 5.06.02 in this code).
- e. Environmental Hazards. Holmes County adopts by reference F.A.C. Chapter's 64E-6 and 64E-15 which requires all mobile home parks to be evaluated by the County Public Health Department to determine

that it is not subject to environmental hazards, grading, and drainage issues.

B. Site Plans

1. An application for a Development Order to develop a mobile home park shall be accompanied by a site plan drawn to scale and prepared by a licensed professional. Holmes County adopts by reference F.A.C. Chapter 64E-15 and F.S. Chapter's 177 and 723 addresses site plan design, motor vehicle ingress and egress, internal traffic circulation patterns, off-street parking, parking areas within the park, minimum lot size with additional out buildings, and drainage.
2. Additional site plan requirements are listed in Chapter's 5, 6, 10, and Appendix B in this code.

C. Internal Roadways

1. Internal roadway minimum widths and acceptable paving materials are established in Chapter 6 in this Code. See Appendix B for additional regulations.

D. Water, Sewage, and Refuse Disposal

1. Holmes County adopts by reference for the water supply for each mobile home park Chapter's 64E-8, 64E-15, 62-550, 62-555, 62-560 F.A.C., and Chapter 381 F.S.
2. Holmes County adopts by reference for the sewage collection, disposal, or treatment and disposal Chapter's 64E-6, 64E-15, 62-600 F.A.C. and Chapter 381 F.S. In areas where there are no sewage facilities, septic tanks shall be installed in accordance with current regulations of the Florida Department of Environmental Regulation and the Holmes County Health Department.
3. Plumbing shall be in compliance with applicable plumbing provisions of the State Building Code, as adopted in Rule 9B-3.047, F.A.C.
4. Holmes County adopts by reference Chapter 62-701 F.A.C. regulations for garbage and refuse storage, collection, and disposal.

Section 2. Severability

If any section, sentence, clause, or phrase of this Ordinance is declared to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Inclusion in the Code

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by Section 125.68, Florida Statutes (2007); and that the sections, subsections, and other provisions of this Ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 4. Effective Date

This Ordinance shall become effective upon filing with the Department of State.
DONE AND ENACTED by the Board of county Commissioners of Holmes County, Florida this 24th day of June, 2008.

BOARD OF COUNTY COMMISSIONERS
OF HOLMES COUNTY, FLORIDA

By: Raymon Thomas
Raymon Thomas, Chairman

ATTEST: CODY TAYLOR
CLERK OF THE CIRCUIT COURT

By: Cody Taylor
Deputy Clerk

Seal: