

**ORDINANCE NO. 05-02**

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF HOLMES COUNTY AND THE MUNICIPALITIES OF ESTO, NOMA, PONCE DE LEON AND WESTVILLE, SPECIFICALLY SECTION 5.08.00, TO PROVIDE STANDARDS FOR MOBILE HOME PARKS; SECTION 6.01.02.H, PROVIDING DIMENSIONAL REQUIREMENTS FOR CUL-DE-SACS; AND SECTION 6.01.03.A.9, STREET DESIGN STANDARDS FOR CUL-DE-SACS; PROVIDING FOR SEVERABILITY, PROVIDING FOR A COPY ON FILE, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires Holmes County and the Municipalities of Esto, Noma, Ponce de Leon and Westville to prepare and adopt and enforce a comprehensive plan; and,**

**WHEREAS, Section 1673.3202 (1), F.S. requires that each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and,**

**WHEREAS, the Holmes County Planning Commission held a Public Hearing to consider the Proposed Amendment to the Land Development Regulations on May 18, 2005, and recommended the Amendment be approved by the Holmes County Board of County Commissioners for adoption; and,**

**WHEREAS, The Holmes County Commission held a Public Hearing on May 31, 2005 to amend the Land Development Regulations with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,**

**WHEREAS, in exercise of its authority, the Holmes County Commission finds it necessary and desirable to adopt and does hereby amend the Land Development Regulations, as follows:**

**NOW THEREFORE BE IT ORDAINED by the County Commission of Holmes County, Florida as follows:**

**Section 1 Purpose and Intent.**

**The purpose of this ordinance is:**

- (1) To allow mobile home parks only within the Commercial land use district.**
- (2) To establish development standards for mobile home parks.**
- (3) To establish design standards for cul-de-sacs.**

**Section 2. Land Development Code Amendment-Mobile Home Parks.**

**Chapter V, Site Design Standards, of the Land Development Regulations is hereby amended by adding the following Section 5.08.00, Mobile Home Parks:**

**5.08.00 MOBILE HOME PARKS**

**General Provisions.**

- A. A mobile home park is an unsubdivided parcel of land which is improved to accommodate the placement of mobile manufactured homes and or house trailer.**
- B. All mobile home parks must be licensed through the Florida Department of Health and Rehabilitative Services in compliance with all applicable administrative regulations.**
- C. Parks must be limited to a maximum base density of two (2) units per acre. Individual mobile home sites within the park must comply with the HRS minimum size requirements.**
- D. Minimum Lot Size shall be:  
(1) Singlewide - 2,400 square feet  
(2) Doublewide - 3,500 square feet**
- E. Landscaping: Clearance and preservation of natural vegetative, storm-water retention, buffer requirements, trees, shrubs, and required open space shall be consistent with the Holmes County Land Development Chapter V Site Development Standards**
- F. Improvement Standards for private roadway developed within the mobile home park must meet the minimum standard of the Holmes County Land Development Code Chapter VI.**

**5.08.02 STANDARDS FOR MOBILE HOME PARKS**

**A. Generally.**

**Placement of two (2) up to five (5) mobile homes for the establishment of a mobile home park outside of the commercial FLUM category shall request a land use change to commercial, and comply with all rules set forth in the mobile home park ordinance and to comply with rules set forth from the Florida Department of Health and Rehabilitate Services (Environmental Services) in accordance with Chapter 513, F. S.**

*Mobile Home Park Ordinance/Standards/Cul-de-Sacs Page II*

All mobile home parks with parking or accommodation for five (5) or more mobile home spaces shall obtain a permit from the Florida Department of Health and Rehabilitative Services (Environmental Services) in accordance with Chapter 513, F. S.

**B. Location.**

All mobile home parks shall be allowed only within the Commercial land use district. Any desired mobile home park to be located within another land use district other than commercial will require a *minor land use change* to commercial for acreage of (10) acres or below. Any acreage above ten (10) acres located within another land use district other than commercial will require a *major large scale amendment*. All requirements as set forth in the mobile home park ordinance will strictly be enforced.

**C. Mobile Home Standard Requirements.**

All mobile homes placed within a commercial designated mobile home park must be Zone II or Zone III HUD approved mobile homes. Any Zone I mobile home shall be specifically addressed on an individual case by case basis through the Holmes County Building Department. While there shall be no age restrictions, all Zone II and Zone III HUD approved mobile homes, whether new or used, must meet minimum HUD code construction criteria, set up by a Florida licensed mobile home installer and skirted around the entire perimeter of the mobile home.

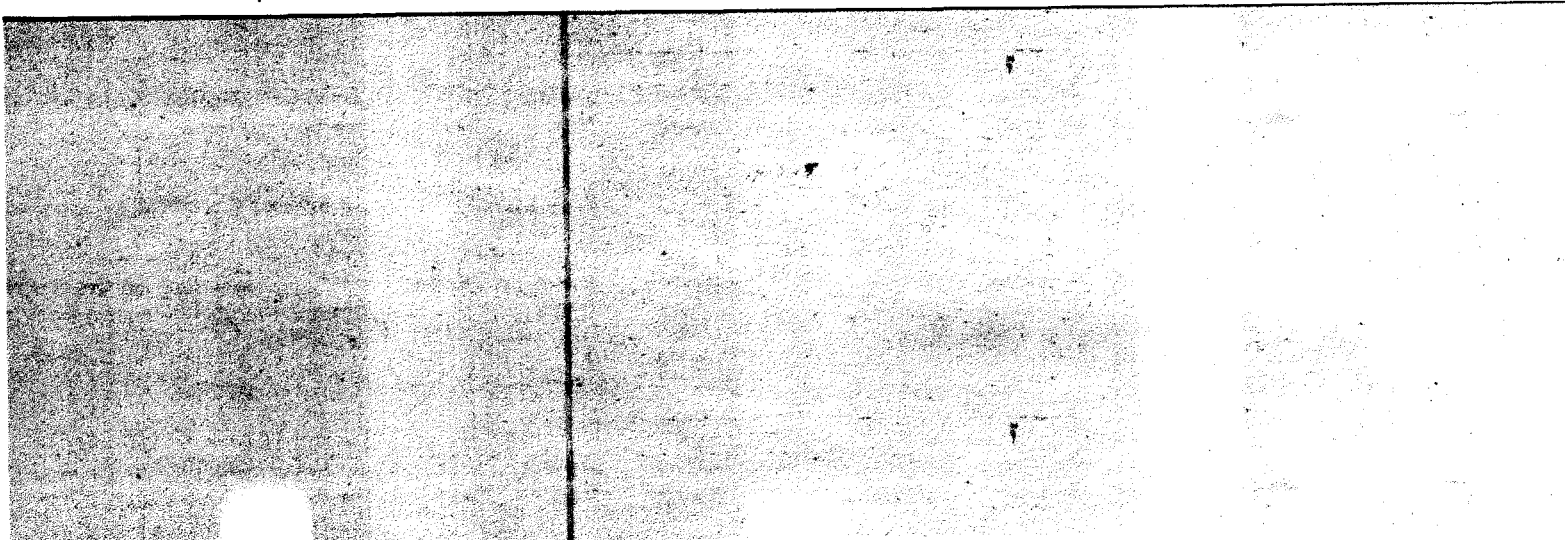
**D. Development Standards**

All mobile home parks shall comply with Florida Administrative Code Chapter 64E-15 Mobile Home, etc. and the following development standards:

Maximum Impervious Surface: 0.70.

**5.08.03 SETBACK REQUIREMENTS:**

- A. Front - Ten (10) feet. Back - Five (5) feet. Side - Five (5) feet.
- B. Patio and awnings associated with mobile homes shall not encroach into the required setback area.



**Section 3 Land Development Code Amendment - Cul-de-Sac Requirements**

**H. DIMENSIONAL REQUIREMENTS FOR CUL-de-SACS.**

**“ A Cul-de-Sac is a local street with only one outlet and having a circular vehicular turn-around at the closed end for the safe and convenient reversal of vehicular movement. The terminus of every cul-de-sac shall have an unobstructed ten (10) foot wide moving lane with a minimum outside turning radius of forty (40) feet, a minimum right of way of fifty (50) feet and twenty five (25) feet minimum road frontage. This cul-de-sac requirement shall apply to all land use categories of the FLUM for Holmes County.”**

**Section 6.01.00, Transportation Systems, of the Land Development Regulations is hereby amended by deleting the following under subsection of 6.01.03, Street Design Standards:**

**9. The terminus of every cul-de-sac shall have an unobstructed ten (10) foot wide moving lane with a minimum outside turning radius of twenty four (24) feet.**

**Section 4 Severability.**

**If any provision of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance and the Holmes County and Municipalities of Esto, Noma, Ponce de Leon and Westville Comprehensive Plan shall remain in full force and effect.**

**Section 5 Copy on File.**

**An official, true and correct copy of all elements of the Holmes County Comprehensive Plan as adopted and amended from time to time shall be maintained by the Clerk of Court of Holmes County or his designee.**

**Section 6 Effective Date.**

**The effective date of the Land Development Amendment Regulations shall be ten (10) days after this Ordinance is filed with the Florida Department of State. PASSED AND DULY ADOPTED, with a quorum present and voting, by the County Commission of Holmes County, Florida the 31<sup>st</sup> day of May, 2005**

**HOLMES COUNTY BOARD OF COUNTY COMMISSION  
HOLMES COUNTY, FLORIDA**

By: *Earl Stafford*  
**Earl Stafford, Chairman  
Holmes County Board of County Commissioners**

**ATTEST:**

*Cody Taylor*  
**Cody Taylor  
Clerk of the Court**

**TOWN COUNCIL  
ESTO, FLORIDA**

*John Foxworth* Town Clerk

**TOWN COUNCIL  
NOMA, FLORIDA**

*Larry Lippa* Councilman

**TOWN COUNCIL  
PONCE DE LEON, FLORIDA**

*R.B. Peterson for  
Mayor Ronald B. Jamison*

**TOWN COUNCIL  
WESTVILLE, FLORIDA**

