

ORDINANCE NO. 395

**AN ORDINANCE REGULATING MOBILE HOME PARKS  
WITHIN THE CITY OF BONIFAY, FLORIDA;  
REPEALING ORDINANCE NO. 278; DEFINING TERMS;  
PROVIDING FOR THE RESPONSIBILITIES OF MOBILE  
HOME PARK OWNERS; PROVIDING THE CITY COUNCIL WITH THE  
ABILITY TO WAIVE CERTAIN REQUIREMENTS; PROVIDING  
FINDINGS; PROVIDING FOR CONFLICT AND SEVERABILITY;  
PROVIDING AN EFFECTIVE DATE.**

Whereas, on July 27<sup>th</sup>, 1992, the City Council of the City of Bonifay, Florida passed into law Ordinance #278. Said Ordinance regulated Mobile Home Parks located within the City Limits, and

Whereas, the City Council has determined that Ordinance #278 needs to be repealed and a new Ordinance regulating Mobile Home Parks be adopted,

**NOW THEREFORE, BE IT ORDINED BY THE CITY COUNCIL OF THE CITY OF BONIFAY, FLORIDA, THAT:**

**PART I:**

Ordinance #278 is hereby repealed in its' entirety.

**PART 2:**

1. City means the City of Bonifay, Florida.
2. "Mobile Home" means a residential structure that is transportable in one or more sections, which structure is 12 body feet or more in width, at least 57 feet in length including the hitch, if a single wide unit and at least 36 feet long if a double wide unit, built on an integral chassis and designed to be used as a dwelling when connected to the required utilities, and

includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The "Mobile Home" must have been manufactured within 15 years of the date it is placed within the City Limits in a Mobile Home Park.

3. "Mobile Home Park" means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor or operator of such place, for the parking, accommodation, or rental of five (5) or more mobile homes.

**PART 2:** All mobile home parks must be permitted by the State as specified in 513, Florida Statutes. In addition, each mobile home park shall be required to be permitted by the City.

**PART 3:**

In addition to the requirements of 513, Florida Statutes, the following standards shall apply to the development and operation of mobile home parks.

1. The number of mobile homes shall not exceed eight (8) units per acre.
2. No mobile home shall be permitted within fifteen (15) feet from any other mobile home or three (3) feet from any driveway.
3. No mobile home pad or site shall be located within ten (10) feet of any property line or any canal, lake, pond or other body of water.
4. Each mobile home pad shall have a stabilized pad of not less than ten (10) feet wide and forty-five (45) feet long. The open area below a mobile home shall be enclosed with an opaque screen.
5. Where available the mobile home park shall be serviced by sewer, water and garbage services provided by the City. The mobile park owner shall be required to provide the necessary easements for the utility services supplied by the City.
6. Each mobile home park containing over twenty-five (25) spaces shall contain one or more

recreation areas, developed and accessible to all sites. Such areas shall not be less than one thousand (1,000) square feet for each seven (7) mobile home sites

7. Each mobile home shall be parked on a lot or space not less than 2,400 square feet with a minimum of 35 foot width for single wide spaces and/or 3,500 square feet with a minimum 50 foot width for double-wide spaces.
8. All mobile home parks shall provide for and have central refuse containers, appropriately grouped and screened, and utility services where available.
9. Each mobile home site shall provide parking space for a minimum of one (1) vehicle.
10. Each mobile home park shall be maintained in a clean and sanitary manner.

#### **PART 4:**

Any Mobile Home Park created for the sale of lots shall be subject to this Ordinance.

#### **PART 5:**

Prior to being allowed to operate a Mobile Home Park, the owner shall submit to the City for approval a map or plat showing lot size, proposed street locations and proposed utility easements. All improvements shall meet the City standards as set by the City Engineer or City Ordinance. Acceptance by the City of the map or plat and of the easements does not constitute acceptance by the City for the responsibility for maintaining any street, utility or other improvement to the Park.

#### **PART 6:**

By majority vote of the City Council of the City of Bonifay, Florida the council shall have the right to waive and grant a variance for any provision of this Ordinance.

#### **PART 7:**

The City shall have the right at all times to enter upon the property of the mobile home park to insure compliance with this Ordinance. Should the inspector find any condition that does not

meet the standards as set forth in this Ordinance, he shall immediately notify the owner of the condition and the owner shall then have 10 days in which to correct the deficiency.

Should the owner not correct the deficiency within the 10 day time limit, then the City, in the discretion of the Council shall have the right to revoke the permit for the mobile home park and close the mobile home park until such time as the deficiency is corrected.

**PART 8:**

If any clause, section or provision of this Ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

**PRESENTED**, read by title and tabled pending publication and public hearing as required by law on the 28<sup>th</sup> day of November, 2016.

**PRESENTED**, read by title, after publication and public hearing, duly enacted by the City Council of the City of Bonifay, Florida on this 12<sup>th</sup> day of December, 2016.

CITY OF BONIFAY, FLORIDA

By: Richard Woodham  
RICHARD WOODHAM, Mayor

ATTEST:

By: Jeri Gibson  
Jeri Gibson, City Clerk

APPROVED FOR FORM AND CORRECTNESS:

By: Russel Cole  
City Attorney RUSSEL COLE