

**ORDINANCE NO. 2491**

**AN ORDINANCE AMENDING SECTION 101-3, DEFINITIONS, OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PANAMA CITY, FLORIDA; PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA:**

**WHEREAS**, the City of Panama City Commission has adopted the Panama City Comprehensive Plan within which are included goals, objectives, and policies related to the adoption of land development regulations; and

**WHEREAS**, Chapter 163, Part II, Section 3201, the Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

**WHEREAS**, Chapter 163, Part II, Section 3202, of the Florida Statutes requires each county and municipality to adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan within one (1) year after submission of the revised comprehensive plan for review to the state; and

**WHEREAS**, the Planning Board, in its capacity as the Local Planning Agency, considered this request, found it consistent with the goals, objectives and policies of the local Comprehensive Plan, and recommended approval at a properly advertised public hearing on March 11, 2013;

**NOW THEREFORE, IT BE ORDAINED** by the City Commission of Panama City, Florida, amends the Land Development Regulations as follows:

**Section 1.** The Land Development Regulations are to be amended to reflect the following changes:

**(See Exhibit A)**

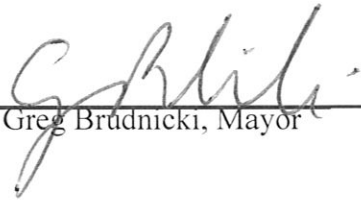
**Section 2.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

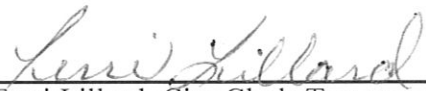
**Section 4.** This ordinance shall become effective upon passage.

**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Commission of the City of Panama City, Florida on the 9<sup>th</sup> day of April, 2013.

**CITY OF PANAMA CITY, FLORIDA**

By:   
Greg Brudnicki, Mayor

**ATTEST:**

  
Terri Lillard, City Clerk-Treasurer

1 **Chapter 101-3. Definitions.**

2  
3 **FEMA Park Model Trailer: A term which refers to Park Model Trailers. See “Park Model Trailer”.**

4  
5 **Mobile home: An obsolete term used herein to describe a single-wide home or trailer, prefabricated in**  
6 **whole or part and not complying with the HUD Code or DCA requirements and without DCA insignia. A**  
7 **residential unit, transportable in one or more sections, which is 8 feet or more in width and is built on an**  
8 **integral chassis and designed to be used as a dwelling when connected to the required utilities that includes the**  
9 **plumbing, heating, air conditioning, and electrical systems contained therein. This unit must be constructed to**  
10 **standards promulgated by the U.S. Dept. of Housing and Urban Development. **A newer mobile home is****  
11 **allowed in a mobile home park as a replacement for an older mobile home, provided that it is not older**  
12 **than fifteen (15) years old.**

13  
14 **Mobile Home Park: An obsolete term used to describe an area where spaces are rented to mobile home**  
15 **owners. It is no longer authorized for new developments in the City.**

16  
17 **Park Model Trailer (also referred to as park model cabin, park model camper, park model home, FEMA**  
18 **park model or recreational park model trailer). A park model trailer is a recreational vehicle primarily**  
19 **designed and intended to provide temporary living quarters for recreation, camping, or seasonal use (for**  
20 **periods up to 180 days). It is built on a single chassis, mounted on wheels, with a gross trailer area**  
21 **generally not exceeding 400 square feet. Those models, which exceed 400 square feet in size, must meet**  
22 **standards of the U.S. Department of Housing and Urban Development (HUD) and have a HUD permit**  
23 **decal placed on them.**

24  
25 **A park model trailer may be allowed in any zoning district only after a State or National declared natural**  
26 **disaster (such as a hurricane) in which major property/houses have been destroyed. These units may be**  
27 **allowed as temporary housing until such time as the destroyed home/structure has been rebuilt or**  
28 **repaired on their property, but not to exceed one (1) year unless extended by the approval of 75% of the**  
29 **City Commissioners.**

30  
31 **Upon its setup on a property, the park model unit will be permitted by the County Building Department**  
32 **after it has met all applicable standards related to wind zones, setbacks, flood zones and building code**  
33 **regulations.**

34  
35 **Park model trailers shall not be allowed in Mobile Home Parks for rental purposes in the City.**

36  
37 **Recreational Vehicle (RV): Motor vehicles or trailers as set forth in the pertinent Florida statutes. **RVs shall****  
38 **not be allowed in Mobile Home Parks for rental purposes in the City.**