

CITY OF SPRINGFIELD, FLORIDA

ORDINANCE NO.: 363

AN ORDINANCE AMENDING ORDINANCE NO. 348  
REQUIRING ON-SITE INSPECTION OF MOBILE HOMES;  
REQUIRED A MOBILE HOME PERMIT; REQUIRING THAT  
A MOBILE HOME PERMIT BE OBTAINED PRIOR TO  
PLACING A MOBILE HOME ON A PARTICULAR PIECE  
OF PROPERTY, AND; PROVIDING AN EFFECTIVE  
DATE.

WHEREAS, Section 320.8285 Florida Statutes specifically authorizes and reserves unto local governments the right to regulate the onsite installation of mobile homes and manufactured homes;

WHEREAS, building permits are required before the construction of conventional site-built residential dwellings, and mobile homes and manufactured homes are customarily considered residential dwellings; and

WHEREAS, the improper or unlawful placement and set-up of mobile homes or manufactured homes can cause unnecessary hardship and can pose serious threats to the health, welfare, and safety of the public through danger of electric shock, fire, wind damage and other similar hazards;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF SPRINGFIELD IN BAY COUNTY, FLORIDA.

Section 1. Title. This Ordinance shall be known as the "Springfield, Florida Mobile Home and Manufactured Home Onsite Installation Ordinance."

Section 2. Definitions. The following definitions shall

apply for purposes of this Ordinance.

(1) "Mobile home" means a structure, transportable in one of more sections, which is 8 body feet or more in width and which is 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 therein.

(2) "Manufactured home" means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

(3) "Owner" means any person, firm, corporation, or association controlling any mobile home or manufactured home by right of purchase, gift, lease, or otherwise.

(4) "Person" means any manufactured home or mobile home owner, manufacturer, dealer or any other engaged in the business of transporting and setting up manufactured homes and mobile homes.

(5) "Setup" means the operations performed at the occupancy site which render a mobile home fit for habitation. Such operations include, but are not limited to transporting, positioning, blocking, leveling, supporting, tying down, skirting, connecting utility systems, making minor adjustments, or assembling multiple or expandable units.

Section 3. Purpose and Objectives. The public purposes and objectives of this Ordinance are:

To promote compliance with the Springfield Comprehensive Plan and Land Use Code;

To avoid unnecessary physical and economic hardships associated with the improper or unlawful placement or set up of mobile homes or manufactured homes;

To ensure that mobile homes or manufactured homes are properly set-up, installed, inspected and permitted so as to promote compliance with applicable electrical, plumbing, fire safety and related codes; and

To reduce the risk of electrical shock, fire, wind damage and other similar threats to public safety caused by the placement and set-up of mobile homes and manufactured homes that are not properly inspected and permitted.

Section 4. Applicability. This Ordinance shall apply within the incorporated area of Springfield, Florida.

Section 5. Permit Required. The improper or unlawful placement or set-up of a mobile home or manufactured home is hereby declared to be a public nuisance. No person shall place, install, locate or set-up any mobile home or manufactured home intended for residential occupancy on any lot or parcel of land including mobile home parks, without first obtaining a Development permit authorization from Springfield City Hall and a subsequent Mobile Home/Manufactured Home Permit from the Bay

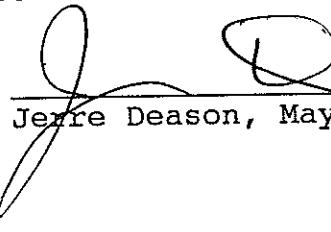
County Building Division. Such permits shall be granted or denied based upon criteria and standards set forth both the Springfield Comprehensive Plan/Land Development regulations and those contained in Chapter 15C-1 and 15C-2, Florida Administrative Code.

Section 6. Exemptions. The provisions of this Ordinance shall not apply to licensed mobile homes or manufactured homes placed on dealer's or manufacturer's lots when the placement of such is for purposes of sale, re-sale, repair or manufacturing.

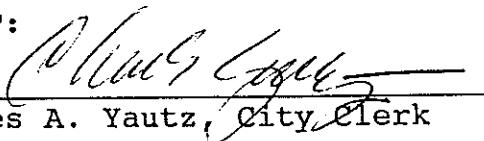
Section 7. Springfield Ordinances Code. The provisions of this Ordinance shall be codified as Article \_\_\_\_ of the Springfield Ordinances Code.

Section 9. Effective Date. This Ordinance shall become effective as provided by law.

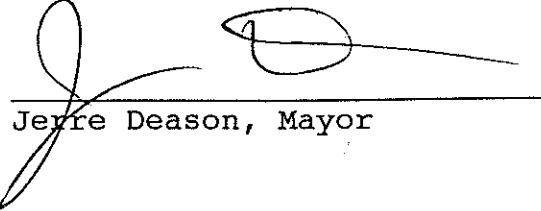
PASSED, APPROVED AND ADOPTED in regular session of the City Commission this 22<sup>nd</sup> day of July, 1997.

  
Jerry Deason, Mayor

ATTEST:

  
Charles A. Yautz, City Clerk

EXAMINED AND APPROVED by me this 22<sup>nd</sup> day of July, 1997.



---

Jerry Deason, Mayor

First Reading: 7/07/97  
Second Reading: 7/22/97  
Date Published: 7/10/97

Ordinance No.: 363