

ORDINANCE NO. 624

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 66 “ENVIRONMENTAL REGULATIONS”, ARTICLE II, “FLOODPLAIN MANAGEMENT”, SECTION 66-21 “INSPECTIONS”, SECTION 66-25 “DEFINITIONS”, SECTION 66-32 “MANUFACTURED HOMES”, TO PROVIDE REGULATIONS RELATED TO MANUFACTURED HOMES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town of Ocean Ridge, Florida (the “Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the proposed ordinance modifies the Town’s current ordinance on floodplain management to provide for regulations related to manufactured homes; and

WHEREAS, the Town Commission has determined that it is in the public interest to adopt the proposed ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Ocean Ridge, Florida, as follows:

Section 1. The foregoing Whereas clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. The Town Commission hereby amends Chapter 66, "Environmental Regulations", Article II “Floodplain Management”, Section 66-21 “Inspections” of the Town Code of Ordinances to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 66-21. – Inspections.

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(f) *Manufactured homes.* The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

Section 3. The Town Commission hereby amends Chapter 66, "Environmental Regulations", Article II “Floodplain Management”, Section 66-25 “Definitions” of the Town Code of Ordinances to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 66-25. – Definitions.

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Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before April 9, 1971.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

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Manufactured home. A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

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New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after April 9, 1971.

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Section 4. The Town Commission hereby amends Chapter 66, "Environmental Regulations", Article II "Floodplain Management", Section 66-32 "Manufactured homes" of the Town Code of Ordinances to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 66-32. – Manufactured homes.

(a) General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

(b) Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

(1) In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.2 and this ordinance. Foundations for manufactured homes subject to Section 66-32(d)(2) are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

(2) In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.3 and this ordinance.

(c) Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

(d) Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with sub-subsections (1) or (2) of this Subsection (d), as applicable.

(1) General elevation requirement. Unless subject to the requirements of Section 66-32(d)(2) of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V).

(2) Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 66-32(d)(1) of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

i. Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V); or

ii. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

(e) Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.

(f) Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall

comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

**Section 5 – Codification:** The ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

**Section 6 - Repeal of Conflicting Ordinances:** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

**Section 7 - Severability:** If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

**Section 8 - Effective Date:** This Ordinance shall become effective immediately upon adoption.

FIRST READING this 15<sup>th</sup> day of August, 2017.

SECOND AND FINAL READING this 26<sup>th</sup> day of September, 2017.

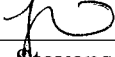
Commissioner Bonfiglio offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Commissioner Aaskov and upon being put to a vote, the vote was as follows:

GEOFFREY A. PUGH, Mayor	<u>Yea</u>
JAMES A. BONFIGLIO, Vice Mayor	<u>Yea</u>
GAIL ADAMS AASKOV, Commissioner	<u>Yea</u>
STEVE COZ, Commissioner	<u>Yea</u>
DON MAGRUDER, Commissioner	<u>Yea</u>

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this 26<sup>th</sup> day of September, 2017.

TOWN OF OCEAN RIDGE, FLORIDA

BY:   
Geoffrey A. Pugh, Mayor

ATTEST:   
Tracey L. Stevens, Town Clerk