

A stylized graphic featuring a yellow sun with rays, a green leaf, and a blue wave-like shape, positioned behind the main text.

Temporary Suspension of Regulations Relating to Mobile Homes, RV's, and Other Temporary Housing (BCC Meeting 12-13-2022)

Charlotte County Board of County Commissioners



CHARLOTTE COUNTY
FLORIDA

Authorization of Suspension

- Section 2-1-45 of the Code authorizes the Board of County Commissioners of Charlotte County, Florida to suspend, under certain limited circumstances, such as when a major natural disaster impacts the County, specific provisions of the Code on a temporary basis to facilitate reconstruction of public and private properties.

Purpose of Suspension

- The Board approved a temporary suspension of the rules to allow for RV's to be used as temporary emergency housing during the reconstruction efforts occurring after Hurricane Ian via resolution at their October 25, 2022 Regular Meeting.
- Further suspensions are necessary as staff works through logistics with the various Emergency Management entities such as FEMA. As such, staff is proposing to suspend the following Code provisions.

Proposed Suspension

- Section 3-2-286 - to temporarily suspend the requirement that all new manufactured homes and replacement manufactured homes installed in flood hazard areas must be installed on permanent, reinforced foundations.
- Section 3-9-33(e) - to allow for mobile homes to be used for temporary emergency housing in the residential single family housing zoning district.
- Section 3-9-34(e) - to allow for mobile homes to be used for temporary emergency housing in the residential multi-family housing zoning district.

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Proposed Suspension

- Section 3-9-36(d)(2) - to allow for recreational vehicles to be a conditional use or structure in the manufactured home park zoning district.
- Sections 3-9-37(e)(1) and 3-9-37(e)(2) - to allow for ANSI park models, park models, travel trailers and motor homes to be used for residential purposes in the manufactured home conventional zoning district.

Proposed Suspension

- section 3-9-36(g) to allow for mobile homes to be temporarily located inside of the front setback and to allow for additional lot coverage. The remainder of section 3-9-36(g) of the Code will not be suspended.

Proposed Suspension

- The County Administrator is authorized to promulgate reasonable regulations implementing these suspensions including, but not limited to, regulations on discharge of waste and temporary connection to utilities.
- The suspension shall expire on November 4, 2024, unless the Board acts to reinstate the suspended Code provision at an earlier date.

Applicability

- The suspension shall apply Countywide but shall not apply to the City of Punta Gorda.
- The suspension shall not interfere with, or supersede, duly recorded and in-force private agreements such as deed restrictions.

- Discussion and Questions?