

AN ORDINANCE REGULATING THE PLACEMENT OF MOBILE HOMES, RECREATION VEHICLES AND MODULAR HOMES IN THE UNINCORPORATED AREAS OF LIBERTY COUNTY; PROHIBITING PLACING OF MOBILE HOMES, RECREATION VEHICLES OR MODULAR HOMES WITHOUT FIRST ACQUIRING A PERMIT; PROHIBITING THE OCCUPANCY OF ANY MOBILE HOME, RECREATION VEHICLE OR MODULAR HOME UNLESS THE SAME MEETS CERTAIN CODES AND STANDARDS AS SET FORTH HEREIN; PROHIBITING THE INSTALLATION OF ELECTRICAL SERVICES UNTIL PROPER PERMITS HAVE BEEN ISSUED; DESIGNATING THE LIBERTY COUNTY BUILDING OFFICIAL AS THE ADMINISTRATIVE AND ENFORCEMENT OFFICIAL OF THESE REGULATIONS; PROVIDING FOR FEES FOR PERMITS AND/OR INSPECTION; PRESCRIBING PENALTIES FOR VIOLATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Liberty County has determined that numerous mobile homes, recreation vehicles and modular homes have been and are being located in the unincorporated areas of Liberty County which do not comply with minimum housing codes and other laws, rules and regulations of the State of Florida and of the County; and

WHEREAS, such substandard housing is detrimental to the public health and safety and are in violation of the laws of the State of Florida and of Liberty County;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LIBERTY COUNTY, FLORIDA, as follows:

Section 1. It shall be unlawful for any mobile home, recreation vehicle or modular home to be brought into and/or set up for dwelling purposes in the unincorporated areas of Liberty County, until such mobile home, recreation vehicle or modular home has been inspected by the Liberty County Building Official or his agent, and a permit has been issued for such mobile home, recreation vehicle, or modular home.

Section 2. (1) No mobile home, recreation vehicle or modular home shall be issued a permit for occupancy as a residence unless it has a minimum of 600 square feet of net living area (not including garages, carports, porches, balconies, storage areas or cabanas).

(2) No mobile home, recreation vehicle or modular home shall be issued a permit for occupancy as a residence in





Section 5. Exempted from this ordinance are mobile homes, recreation vehicles and modular homes which are already in place and properly set up as a residence at the time of the adoption of this ordinance.

Section 6. Any person or entity seeking a permit as required hereunder shall first pay to the building official or his agent the fees for inspection and permitting as shall be from time to time set by the Board of County Commissioners of Liberty County.

Section 7. Variances to this ordinance may be granted by the Building Official with the approval of the Board of County Commissioners, for mobile homes, recreation vehicles or modular homes used for temporary, short-term or occasional dwelling purposes, on a case-by-case basis, provided that the intent of this ordinance is not circumvented thereby; and provided further that such variance is granted prior to such unit coming into and/or being set up for use in Liberty County.

Section 8. (1) Any person or entity deemed to be in violation of this ordinance shall be charged with a misdemeanor and if convicted shall be punished by a fine not to exceed \$500.00 or imprisonment for a term not to exceed 60 days, or by both such fine and imprisonment.

(2) Each day that a violation of the ordinance continues after notice shall constitute a separate violation of this ordinance, and each separate violation may be punished as set forth in paragraph 1, above.

Section 9. In addition to the penalties set forth in Section 8., immediately above, the Board of County Commissioners shall have the right to seek an emergency civil injunction from the Circuit Court in and for Liberty County, against the violation of any provision of this ordinance, and if such injunction is granted, the violator shall pay all reasonable costs and attorney fees incurred by the Board of

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County Commissioners in obtaining and enforcing such injunction.

Section 10. The Liberty County Building Official is hereby designated as the administrative and enforcement official to administer and enforce the provisions of this ordinance and is hereby granted the authority necessary to so administer and enforce the provisions hereof.

Section 11. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 13. Effective Date. This Ordinance shall take effect as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Liberty County, Florida, this 7th day of May, 1991.

BOARD OF COUNTY COMMISSIONERS  
LIBERTY COUNTY

By: Willard Reddick  
Willard Reddick, Chairman

ATTEST:

Duncan Hosford  
Duncan Hosford,  
Clerk of the Circuit Court

APPROVED AS TO FORM:

John C. Lunn  
County Attorney