
AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY OF FLAGLER BEACH LAND DEVELOPMENT REGULATIONS RELATING TO MOBILE HOME PARK SETBACKS; AMENDING SECTION 2.09.103 OF THE LAND DEVELOPMENT REGULATIONS TO REDUCE THE SETBACKS FOR MOBILE HOMES LOCATED WITHIN MOBILE HOME PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE

WHEREAS, a mobile home park has existed at the site currently managed by Flagler Beach Villas for many years; and

WHEREAS, the owners of Flagler Beach Villas have pointed out to the City that the development patterns at said mobile home park have not been consistent with the City's Code language related to mobile home setbacks; and

WHEREAS, the owners of Flagler Beach Villas and the City Commission agree that the most logical way of addressing the disconnect is to conform the code the development patterns that have existed for many years without creating a hardship for either party; and

WHEREAS, the City Commission finds and determines that adoption of this Ordinance is in the best interest of the residents, businesses, and visitors of Flagler Beach.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF FLAGLER BEACH, FLORIDA, AS FOLLOWS:**

SECTION ONE. The findings set forth in the recitals above are hereby adopted as legislative findings of the City Commission pertaining to this Ordinance.

SECTION TWO. Section 2.09.103 of the City of Flagler Beach Land Development Regulations is hereby amended as follows (note, underlined text notates additions, strikethrough text notates deletions, and ellipses (***) notate text which remains unchanged and is not reprinted here):

~~Sec. 2.09.103. Setbacks, buffer strips, screening.~~

- (a) All mobile homes shall be located at least twenty-five (25) feet from any park property boundary line abutting upon a public street or highway and at least fifteen (15) feet from other park property boundary lines.
- (b) There shall be a minimum distance of ten (10) feet between the mobile home stand and abutting park street.
- (a) All mobile homes shall be set back from a side property line or side lot line at least seven and one half feet (7.5) feet as measured from the point of the mobile home nearest such property line or lot line.

41 (b) All mobile homes shall be set back from the front property line or any front lot line at
42 least ten (10) feet as measured from the point of the mobile home nearest such
43 property or lot line.

44 (c) All mobile homes shall be set back from the rear property line or any rear lot line at
45 least five (5) feet as measured from the point of the mobile home nearest such
46 property or lot line.

47 ~~(e)~~(d) All mobile home parks located adjacent to industrial ~~or commercial~~ land uses
48 shall be provided with screening such as fences or natural growth along the property
49 boundary line separating the park and such adjacent nonresidential uses.

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51 **SECTION THREE. Codification.** It is the intent of the City Commission of the City of
52 Flagler Beach that the provisions of this Ordinance shall be codified. The codifier is
53 granted broad and liberal authority in codifying the provisions of this Ordinance.

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55 **SECTION FOUR. Conflicts.** In any case where a provision of this Ordinance is found to
56 be in conflict with the provisions of any other ordinance of this City, the conflicting
57 provisions of the previous ordinance shall be repealed and superseded by this Ordinance.

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59 **SECTION FIVE. Effective date.** This Ordinance shall take effect immediately upon
60 adoption as provided by the Charter of the City of Flagler Beach.

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62 PASSED ON FIRST READING THIS X DAY OF MONTH 2024.

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64 PASSED AND ADOPTED THIS X DAY OF MONTH, 2024.

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67 CITY OF FLAGLER BEACH, FLORIDA
68 CITY COMMISSION

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71 _____
72 Patti King, Mayor

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74 ATTEST:

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Penny Overstreet, City Clerk