

ORDINANCE 778

**AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA,
AMENDING § 150.04 OF THE CITY CODE REGARDING USE AND
STORAGE OF RECREATIONAL VEHICLES TO ELIMINATE
OCCUPATION OF RECREATIONAL VEHICLES DURING
CONSTRUCTION OF RESIDENCES; PROVIDING FOR
SEVERABILITY, CODIFICATION, AND AN IMMEDIATE
EFFECTIVE DATE.**

WHEREAS, § 150.04 of the Mexico Beach City Code regulates the use and occupancy of recreational vehicles (“RVs”) in the City; and

WHEREAS, Ordinance 760 modified the City’s RV rules relating to occupation of an RV during the construction of a residence; and

WHEREAS, the City Council’s intent behind that rule, as modified, was to assist owners impacted by Hurricane Michael and to ensure that they would have housing while rebuilding; and

WHEREAS, sufficient time has passed since Hurricane Michael so that this situation generally will not occur anymore and the City has determined that it is in the City’s best interest to repeal the rule allowing for occupation of an RV during the construction of a residence; and

WHEREAS, discouraging the parking of RVs in the City for purposes other than storage between uses for traveling or off-site camping improves the aesthetics, health, and safety of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH, FLORIDA:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

SECTION 2. AMENDMENTS TO CODE. From and after the effective date of this ordinance, § 150.04 of the of the Mexico Beach City Code related to Travel Trailers, Motor Homes,

Mobile Campers and Recreational Vehicles is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

The use and occupancy of travel trailers, motor homes, mobile campers and recreational vehicles in the city should be regulated in order to promote the health, safety and welfare of the people of the city, and that the following holds true.

(A) For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

OCCUPY. Sleeping overnight in **or** occupying a recreational vehicle, as defined herein, in any location or at any site longer than 12 hours.

RECREATIONAL VEHICLES. Herein-after identified as *RVs*, shall be defined as a powered or non-powered wheeled vehicle containing or accompanied by toilet facilities, and/or cooking facilities, and shall include travel trailers, motor homes and mobile campers, and “pop-up” campers.

(B) RVs may be used and occupied as office and equipment storage facilities at the construction site of any properly permitted construction **of a or commercial** building.

(C) RVs may be used and occupied within a RV park.

~~(D) RVs may be occupied as temporary housing at the permitted construction of a residence by the owners of the property after issuance of a permit by the City following submission of a written application to the City. An RV may not be placed pursuant a permit under this paragraph until construction has physically begun on the site. Permitting, design, and land clearing activities shall not be sufficient to allow an RV to be placed. The use of such RVs as temporary housing shall cease upon issuance of a certificate of occupaney or a temporary certificate of occupaney or upon the passage of one and one-half years since the date of first issuance of a building permit for the construction, whichever shall occur sooner. RVs used as such will be connected to a proper and permitted sewage disposal system at the construction site.~~

~~(E)~~ **(D)** Self-contained toilets or sewage connections in or accompanying RVs shall not be connected or dumped in the city, except to a sewer connection or licensed dumping station adequate for the disposal of same. Such connections or direct connections to the City’s water system shall not be allowed for RVs that are being stored

pursuant to paragraph (F) below and connecting to the City's sewer or water system under that circumstance shall be an immediate violation of the City Code.

~~(F)~~ **(E)** Storage of RVs for personal use and not for compensation shall be permitted on a parcel that has an occupied dwelling unit provided that the RV is not occupied. Storage of an RV on a vacant parcel is not allowed.

~~(G)~~ **(F)** Except as provided herein, it shall be a misdemeanor of the second degree to occupy, live in, dwell in, or reside in any travel trailer in the city, and each day of such occupation shall be a separate offense.

SECTION 3. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

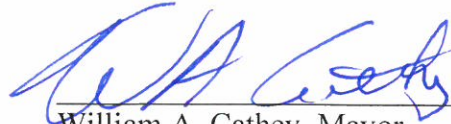
SECTION 4. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 5. CODIFICATION. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Mexico Beach City Code. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 6. EFFECTIVE DATE. This ordinance takes effect immediately upon adoption.

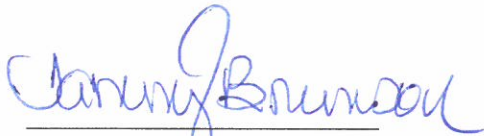
PASSED, APPROVED AND ADOPTED by the City Council of the City of Mexico Beach, Florida, this 11 day of January, 2021. 2022

CITY OF MEXICO BEACH



William A. Cathey, Mayor

ATTEST:



Tammy Brunson, City Clerk