

Anna Duffey

From: Julie Bellia
Sent: Monday, April 17, 2023 12:59 PM
To: Debbie McDowell
Cc: Jerome Fletcher; Jason Yarborough; Anna Duffey; Lori Hollingshead; Alaina Ray; Amber Slayton; Michael Golen; Heather Faust; Adrian Jianelli; Virginia Rapkin; rapkin99@gmail.com
Subject: FW: ** ASAP **. FEMA Trailers
Importance: High

Commissioner McDowell:

Good afternoon. Pursuant to your request, the following provides responses to your supplemental questions regarding the placement of a Federal Emergency Management Agency (FEMA) trailer on the Rapkin's property located at 4696 Libby Road:

1. **Question:** As follow-up questions,, is there a reason the FEMA modular home were excluded from the ER Ordinance enacted?

Response: Emergency Order No. 2022-09, ratified by the City Commission on October 25, 2022, suspended the Code of the City of North Port, Florida, Sec. 59-16 (h) 30-day limitation on occupying, camping, or living in vehicles parked on residential lots. The term "vehicle" includes motorized recreational vehicles (RVs) and travel trailers (camper trailers and fifth-wheel). Modular and Manufactured homes are not "vehicles" and are not mentioned nor authorized in Code of the City of North Port, Florida, Sec. 59-16 (h).

2. **Question:** could you please explain the difference between a FEMA trailer and a FEMA Modular home? It seems myself and many others use these terms interchangeably.

Response: The terms "trailer," "modular" home, and "manufactured" home describe distinctly different things, as described below.

Trailer

A FEMA "trailer" is also referred to as a "travel trailer" and is meant to be pulled by another vehicle (see Photo 1, below). This is the most common type of post-storm housing provided by FEMA. It is easily moved, fits in a standard driveway, has a self-contained sanitation system that is emptied periodically, can be plugged into existing electrical outlets and/or a temporary pole, and can get its water source from a standard water hose.

Photo 1. Trailer



Modular Home

FEMA does not install “modular” homes (see Photo 2, below). Modular homes are built in sections offsite and then transported to the building site where they are assembled on a permanent foundation. Modular homes must meet the provisions of the Florida Building Code.

Photo 2. Modular Home



Manufactured Home

FEMA does occasionally install “manufactured” homes (see Photo 3, below), though many jurisdictions do not allow these. This term is often used interchangeably with “mobile” homes, however, the distinction is that “manufactured” homes are those dwelling units build after 1976 and must be in compliance with Housing and Urban Development (HUD) guidelines. They are not regulated by the Florida Building Code and City inspectors cannot inspect them for compliance with such. They are also not allowed to be installed in Special Flood Hazard Areas (flood zones). Most FEMA Manufactured homes are approximately 1,000 square feet, are semi-permanent structures, and do not fit in a standard driveway. Typically land must be cleared and leveled prior to placement. A Manufactured home would need to be connected to City water/sewer or to well/septic.

Photo 3. Manufactured Home



Very Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

Cell Phone: 941.628.8455

Email: jbellia@northportfl.gov

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E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under Florida Public Records Act.

Begin forwarded message:

From: Debbie McDowell <dmcdowell@northportfl.gov>
Date: April 15, 2023 at 5:31:25 PM EDT
To: Julie Bellia <jbellia@northportfl.gov>, Virginia Rapkin <rapkinv@yahoo.com>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>, Jason Yarborough <jyarborough@northportfl.gov>
Subject: Re: ** ASAP **. FEMA Trailers

Thank you for the explanation. As follow up questions,, is there a reason the FEMA modular home were excluded from the ER Ordinance enacted? could you please explain the difference between a FEMA trailer and a FEMA Modular home? It seems myself and many others use these terms interchangeably.

Thank you.
Debbie

Sent from my iPad

On Apr 15, 2023, at 3:09 PM, Julie Bellia <jbellia@northportfl.gov> wrote:

Commissioner McDowell:

Good afternoon. Pursuant to your request, the following provides a response to your inquiry below on behalf of Virginia Rapkin, resident 4696 Libby Road regarding the placement of a Federal Emergency Management Agency (FEMA) trailer on her property:

1. **Question:** Is there a reason FEMA trailers are not allowed on private property in emergency situations? Could I please have the code number that is preventing the FEMA trailers to be used for housing while our residents rebuild after the hurricane? Please consider this email as meeting my deadline requirements for including agenda items for April 25th Commission Meeting. As soon as I receive a response to my questions, I will submit the legislative summary text.

Response: There is already a FEMA trailer located on private property at 4696 Libby Road. The Rapkin's requested it be replaced with a mobile (manufactured) home rather than a travel trailer. Mobile (manufactured) homes are not authorized under the Emergency Order. Please also note that Alaina Ray, Neighborhood Development Services (NDS) Director has been communicating with Mr. Rapkin regarding this issue. However, Mr. Rapkin has informed Director Ray on multiple occasions that they have no intention of repairing their home and plan to eventually abandon the property. No permit applications for repairs have been submitted to the NDS Department and the Rapkin's have not had contractors assess their damage.

Anna:

Good afternoon. Can you please include on the rolling agenda for the City Commission Regular Meeting for April 25, 2023, an agenda item for Commissioner McDowell titled *“Placement of FEMA Trailers on Private Property for Housing While Residents Rebuild Their Homes Post Hurricane Ian?”* Commissioner McDowell will be preparing and submitting the legislative summary text to us. Thank you, I greatly appreciate your assistance with this matter.

Very Respectfully,

Juliana B. Bellia
Assistant City Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286
Cell Phone: 941.628.8455
Email: jbellia@northportfl.gov

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From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Saturday, April 15, 2023 8:39 AM
To: Virginia Rapkin <rapkinv@yahoo.com>; Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: ** ASAP **. FEMA Trailers

City Manager —

Is there a reason FEMA trailers are not allowed on private property in emergency situations? Could I please have the code number that is preventing the FEMA trailers to be used for housing while our residents rebuild after the hurricane? Please consider this email as meeting my deadline requirements for including agenda items for April 25th Commission Meeting. As soon as I receive a response to my questions, I will submit the legislative summary text.

Virginia -

I’m saddened to hear there is a code preventing a FEMA trailer to be used in our city, in these emergency situations.. The City Manager used his emergency powers to allow RV type living quarters and POD type storage containers on residential property, it was my understanding this included FEMA housing trailers. Thank you very much for bringing this to my attention. I will be in touch

Sincerely,

Debbie McDowell
Commissioner, City of North Port
Office: 941.429.7071
Cell: 941.628.0486

Sent from my iPad

On Apr 14, 2023, at 7:07 PM, Virginia Rapkin <rapkinv@yahoo.com>
wrote:

EXTERNAL EMAIL: This email is from an external source

Dear Commissioner McDowell,

I live at 4696 Libby Road, North Port, Fl. 34287.
Hurricane Ian reaked my house. Fema has said they can
help, but North Port won't let Fema help me. They say
their ordinances prevent Fema from helping. There has to
be something you can do to help my family. Can you
please help us?

Virginia Rapkin
rapkinv@yahoo.com
941-266-4634