



City of North Port

ORDINANCE NO. 2026-20

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REGARDING MANUFACTURED HOMES, AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO PROVIDE FOR COMPLIANCE WITH SECTION 553.385, FLORIDA STATUTES BY AMENDING SECTIONS 3.1.2., 4.4.1., AND APPENDIX A, ARTICLE I; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of North Port has adopted a Unified Land Development Code ("ULDC") to promote the public health, safety, and welfare and to guide the orderly growth and development of the City; and

WHEREAS, the Florida Legislature adopted House Bill 399 during the 2026 Legislative Session, creating Section 553.385, Florida Statutes, relating to the placement and regulation of certain manufactured homes; and

WHEREAS, House Bill 399 was signed by the Governor of Florida on March 27, 2026, with an effective date of January 1, 2027; and

WHEREAS, the Florida Legislature subsequently adopted House Bill 803 during the 2026 Legislative Special Session, restating the creation of Section 553.385, Florida Statutes, and superseding House Bill 399; and

WHEREAS, House Bill 803 was signed by the Governor of Florida on May 6, 2026, with an accelerated effective date of July 1, 2026; and

WHEREAS, Section 553.385, Florida Statutes, requires local governments to allow qualifying manufactured homes as single-family detached dwellings by right in zoning districts where site-built single-family detached dwellings are allowed, subject to the same zoning and development standards applicable to site-built homes in the same zoning district; and

WHEREAS, City Commission desires to amend the ULDC to preserve the City's authority to apply reasonable and uniform zoning, development, building, floodplain management, drainage, and aesthetic standards to manufactured homes in the same manner as site-built single-family detached dwellings; and

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on July 2, 2026, to receive public comment on the subject matter of this ordinance and to make its recommendation to the City Commission; and

WHEREAS, the City Commission of the City of North Port held properly noticed public hearings at first and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and to receive public comment on the subject matter of this ordinance; and

WHEREAS, the City Commission finds that these amendments serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is required for compliance with state law.
- 1.03 The City Commission finds the regulations in this ordinance to be consistent with the North Port Comprehensive Plan.
- 1.04 The City Commission finds that amendments to the ULDC are necessary to ensure consistency with Florida Statutes Section 553.385, regarding the regulations applicable to manufactured homes used as single-family detached dwellings.

SECTION 2 – ADOPTION

- 2.01 Chapter 3 of the Unified Land Development Code is amended to read as follows:

“Chapter 3 – ZONING

ARTICLE I. – IN GENERAL

...

Sec. 3.1.2. – Zoning district descriptions.

A. Residential Districts:

...

(2) Residential, Low (R-1). The Residential, Low district supports traditional, detached single-family dwelling units.

...”

- 2.02 Chapter 4 of the Unified Land Development Code is amended to read as follows:

“Chapter 4 – SITE DEVELOPMENT STANDARDS

...

ARTICLE IV. – DEVELOPMENT STANDARDS

...

Sec. 4.4.1. – One-and-two-family development.

...

- I. Permanent manufactured home standards. Permanent manufactured homes must comply with the following requirements:
- (1) A permanent manufactured home must be permanently affixed to the land and classified as real property. In accordance with Florida law, a manufactured home is considered real property only when the owner of the manufactured home is also the owner of the land on which the home is situated and the home is permanently affixed thereto.
 - (2) A permanent manufactured home must be installed on a permanent, site-built foundation (e.g., engineered slab, poured footers, stem walls and poured piers) designed, permitted, and constructed in accordance with applicable Florida Building Code requirements governing foundations and installation systems. The method to affix a manufactured home to a foundation must meet the applicable tie-down, anchoring, and wind-load requirements of the Florida Building Code.
 - (3) Any enclosure of the foundation must consist of durable exterior materials commonly used on conventional detached single-family dwellings, including masonry, stucco, fiber-cement, or other material designed for permanent residential installation.
 - (4) Any additions and/or appurtenances (e.g., porches, patios, screened lanais, outside stairs or ramps, carports, shutters) must comply with the applicable provisions of this Unified Land Development Code and the Florida Building Code.
 - (5) Before issuance of a certificate of occupancy, all wheels, axles, hitches, towing apparatus, temporary skirting, shoring, blocking, and other transport or temporary installation appurtenances must be removed from the permanent manufactured home and must not thereafter be reinstalled, except to the extent a particular component is required to remain as part of an approved code-compliant foundation or installation system.
 - (6) Nothing in this section shall be construed to waive compliance with Chapter 6, Article V., Division 12 of this Unified Land Development Code, or other applicable floodplain management regulations, manufactured home installation requirements, permitting requirements, or other applicable provisions of federal, state, or local law.
 - (7) Nothing in this section shall be construed to impair, invalidate, supersede, or otherwise affect any valid private deed restriction, declaration of covenants, homeowners' association document, condominium document, or other private contractual restriction applicable to the property."
- 2.03 Appendix A of the Unified Land Development Code is amended to read as follows:

"APPENDIX A

ARTICLE I - DEFINITIONS

...

DWELLING UNITS, TYPES OF:

...

MANUFACTURED HOME — A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

MANUFACTURED HOME, PERMANENT — A manufactured home that is permanently affixed to the land and classified as real property (pursuant Florida Statutes Section 320.015(1)), a manufactured home is considered real property only when the owner of the manufactured home is also the owner of the land on which the home is situated and the home is permanently affixed thereto) that is installed on a permanent, site-built foundation (e.g., engineered slab, poured footers, stem walls and poured piers) designed, permitted, and constructed in accordance with applicable Florida Building Code requirements governing foundations and installation systems, and affixed to the foundation in a manner that meets the applicable tie-down, anchoring, and wind-load requirements of the Florida Building Code.

~~MANUFACTURED MOBILE HOME — Manufactured home means a~~ A structure, transportable in one (1) or more sections, that in the traveling mode is eight (8) body feet (two thousand four hundred and thirty-eight (2,438) body millimetermillimeter) or more in width or forty (40) body feet (twelve thousand one hundred and ninety-two (12,192) body mm) or more in length, or, where erected on site, is three hundred and twenty (320) square feet (thirty (30) square meters) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. **For purposes of this ULDC, a mobile home shall be considered a manufactured home.**

...

~~SINGLE-FAMILY DETACHED — A detached dwelling unit that with cooking, sleeping, and sanitary facilities designed for occupancy by one (1) family where the dwelling unit meets the construction requirements of the Florida Building Code on a permanent foundation with cooking, sleeping, and sanitary facilities designed for occupancy by one (1) family~~ definition of a conventional building as defined herein, or meets the definition of permanent manufactured home as defined herein.

..."

SECTION 3 – CONFLICTS

- 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

- 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CODIFICATION

- 5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on July 7, 2026.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on July 21, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY