



Staff Report

City of New Port Richey, FL

City Council

June 20, 2023

ORDINANCE #2023 - 2277 PROHIBITED STRUCTURES

The proposed Ordinance clarifies the location where two (2) separate types of buildings/structures, Shipping Containers and Mobile Homes, can be sited in the City. These minor Code revisions will allow for Staff to better enforce the intent of the City's Land Development Code (LDC) and adequately administer the Code.

Shipping Containers

It is the policy of the City to only allow for temporary placement of shipping containers on construction sites that have a valid building permit and are actively under development.

Contrary to that policy, current building trends have shown that shipping containers are being utilized for other purposes such as residential units, businesses, and permanent storage facilities. However, the use of shipping containers for those purposes is not architecturally compatible with the character of the City's vernacular style of architecture.

To preserve the character of the City, this proposed Ordinance codifies the City's current policy and provides a specific definition for the term "Shipping Containers".

Mobile Homes

Mobile Homes are currently permitted in the Mobile Home Park (MHP) zoning district. However, they are not expressly prohibited in other residential zoned districts.

Some jurisdictions define mobile homes as a type of construction rather than a type of use. In order to prevent any confusion, the proposed ordinance prohibits mobile homes in all zoning districts except for mobile home park zoning district.

This Ordinance does not intend to, nor does it eliminate mobile homes in the City, however will restrict their placement to properties currently zoned for mobile homes.

Land Development Review Board (LDRB) Recommendation

The LDRB considered the Staff revisions to the Ordinance at their March 12, 2023 meeting (see attached minutes). After discussion, they recommended approval of the Ordinance with the revision that Shipping Containers should be allowed in commercial districts, provided they could not be seen from a public right-of-way (see attached LDRB PS Ordinance).

Both Staff and LDRB versions of the Ordinance have been included for Council consideration. However, Staff has concerns with the unintended consequences related to the LDRB proposal.

Therefore, Staff strongly recommends adoption of the Departmental PS Ordinance (see attached).