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Proposed changes to the local floodplain ordinance

Agenda



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- Why now?
- What's changing?
- Next Steps?



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Why change the ordinance now?

2010 Florida Building Code

Potential of upcoming map study and changes

Changes to the National Flood Insurance Program

Why have a local ordinance?



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Florida Building Code incorporates NFIP minimum standards

County has higher regulatory standards – and has for many years

Higher standards help maintain CRS rating

CRS saves our citizens \$6.4million per year in flood insurance premiums.



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How was it developed?

State developed a model ordinance and other tools to help Florida jurisdictions

Model language for higher regulatory standards included if needed

Language to make necessary changes to Florida Building Code also included

New Ordinance based on model ordinance plus existing higher standards plus some new higher standards.



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Existing Higher Standards

5 Year Cumulative Substantial Damage Substantial Improvement.

Enclosure limitations below elevated structures

Limit the installation of mobile homes in a V zone to existing mobile home parks

Require a piling foundation for mobile homes in a V zone



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Key Proposed Changes

Introduction of one foot of freeboard

Language to address coastal A zones

Change definition of Substantial Damage

Limit the creation of new residential lots in floodways

Clarify a policy to limit fill in A Zones



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Exemptions in the Florida Building Code

Certain items are exempted from permitting by the Florida Building Code

NFIP requires ALL development in the floodplain to be regulated

Model ordinance amends the Building Code to reflect the minimum NFIP standards



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Next Steps

Incorporate comments from BCC Workshop into draft

Hold Round Table meeting with stakeholders for their comments

If needed, bring back revised draft to BCC incorporating all comments

Submit draft to State DEM for approval

Bring to BCC for Public Hearing to adopt new ordinance with a 90 day notice period

Submit approved ordinance to FBC as some changes are changes to the Building Code.

Open workshop for contractors to learn about the changes