



JEFFERSON COUNTY
PLANNING COMMISSION MEETING
AGENDA

July 22nd, 2021, at the Courthouse Annex
435 W Walnut St. Monticello, FL 32344
6:00 PM

1. 6:00 pm- Call to Order, Invocation, Pledge of Allegiance
2. Approval of the Draft Minutes July 8th, 2021
3. Resubmission Major Subdivision Application-Joseph Clayton
4. Discussion of Floodplain Ordinance Update
5. Comments from the Public
6. Comments from Planning Commissioners
7. Adjournment

From the manual "Government in the Sunshine Manual", page 40, paragraph C: Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings, is made, which record includes the testimony and evidence upon which the appeal is to be based.

Jefferson County Planning Commission
Meeting Minutes
July 8th, 2021

Commissioner Michael Schwier called to order at 6:03 pm.

Commissioner Byron Arceneaux led the opening prayer and Pledge of Allegiance to the Flag.

Physically in attendance: Commissioner Michael Schwier, Commissioner Bud Wheeler, Commissioner Byron Arceneaux, Commissioner Jacqueline Seabrooks, Commissioner Kimberly Odom, Commissioner Derrick Jennings, Attorney Scott Shirley, Planning Official and Interim County Coordinator Shannon Metty.

Prior to beginning the Agenda Items, Commissioner Schwier introduced and welcomed newly appointed District Two Planning Commissioner, Kimberly Odom.

Agenda Item #2: Approval of Draft Minutes-June 10th, 2021, Meeting:

- Commissioner Wheeler motioned to approve Minutes. Commissioner Arceneaux second motion. Motion passed with unanimous approval.

Agenda Item #3: First Public Hearing of Temporary Use Ordinance:

- Attorney Shirley opened the discussion noting that after the last meeting he had extensive conversation with Sheriff McNeil about the sound concerns. The Sheriff's main concerns are having a definitive sound limit, having clear rules of enforcement for violators, and having clear penalties for someone who operates without or beyond the permit. After meeting with the Sheriff, Attorney Shirley had multiple conversations with Commissioner Betsy Barfield and Planning Official Shannon Metty.
- Discussion for Revisions of Temporary Use Permit Regulations-Led by Attorney Shirley.
 - Topic-Page 2 of 9: 9.14.3 Temporary Use Permit Application Requirements:
 - Attorney Shirley reviewed the changes discussed at the previous meeting.
 - Commissioner Barfield feels concern for event length. New recommendation a total of 6 permitted events not being more than 2 days in length. If applicant wishes to have an event longer than 2 days, they will need to apply for a Special Exception.
 - Commissioner Wheeler asked how this will affect the used car lot event which is held south of the Fire Station on US-19. Commissioner Schwier stated this event site is in the City. Attorney Shirley added that if this event were held in the County and not on property which is a devoted car lot it would need to apply for this permit.

- Commissioner Arceneaux asked what if the property was zoned for commercial activity? Attorney Shirley reviewed the ordinance stating Temporary Use Permits are only allowed in the Ag-20, Ag-5, and IB land use districts.
- Commissioner Wheeler asked who notes the violators? Attorney Shirley replied that in most cases an off-duty officer is onsite for security purposes. If further enforcement is needed it would be done through code enforcement, a daily fine may be issued, a civil citation may be issued, an injunction may be issued, etc.
- Commissioner Schwier asked if an event receives a permit for a 2-day event but takes the day prior to set up and the day after to break down, would this be allowed? Attorney Shirley stated yes this would be allowed as long as the event was not operating during those days.
- Commissioner Jennings referenced indoor and outdoor events held at the MLK Community Center, do they require a permit? Attorney Shirley stated that years ago there were several “venues” which were listed and are considered to be “grandfathered” as event venues. He stated that they can apply for a permit, but it is not required.
- Commissioner Arceneaux referencing the car lot scenario, this ordinance now specifies “outdoor sales conducted for a fee...” Attorney Shirley stated this was a good point, however they would be considered commercial activity.
- Commissioner Arceneaux asked was this meeting considered to be the first reading? Attorney Shirley stated yes, and changes were allowed as long as new subject matter was not added.
- Commissioner Seabrooks stated that with this ordinance, food vendors are required to have a license, what about vendors in a “pop-up flea market” scenario, would they be required to have a DBPR license? Attorney Shirley stated this was a good point, he will draft a clause.
- Topic-Page 3 of 9: Section A-6: Copy of latest tax payment report:
 - Attorney Shirley stated that this was to help ensure legitimate operators apply for this permit. He added that by requiring this information it will help bring revenue back to the County.
- Topic-Page 3 of 9: Section 3: Health, Food and Sanitation Provisions:
 - Attorney Shirley reviewed the changes discussed at the previous meeting.
 - New recommendation on potable water 1 gallon per day per 4 attendees.
 - Attorney Shirley reviewed and included copies of Florida Department of Health Rule 64E-6.0101 on Portable Restrooms and/or Holding Tanks.
 - New recommendation on sanitary sewer includes portable handwashing stations.

- Topic-Page 4 of 9: Section 6 (continued from page 3 of 9)
 - Attorney Shirley reviewed the recommendation that “written” confirmation of event and location shall be provided to the Sheriff Department and the Fire/Rescue Department.
- Topic-Page 4 of 9: Section C: Notarized Signatures of the Owners/Permittees:
 - Attorney Shirley stated that in his discussions with Commissioner Barfield she recommended having the owner fill out the application so that they could potentially be held responsible for the event issues. Attorney Shirley stated that this is a good idea but feels an acknowledgement letter would be more effective.
 - New recommendation states the permittee and landowner are responsible for conducting the event in full compliance of the Land Development Code and special conditions of the Temporary Use Permit.
- Topic-Page 4 of 9: Section E: Noise Level:
 - Attorney Shirley reviewed the changes discussed at the previous meeting.
 - Sheriff felt the concern for the sound level. New recommendation clarifies the noise levels are not to exceed 60 decibels at the property line during the entire event instead of during the hours of 9pm to 7am.
 - Sheriff felt the concern of participants noise should be addressed. New recommendation clarifies that the event host will be responsible for maintaining the attendees.
- Topic-Page 5 of 9: Section F: Violations and Penalties:
 - Attorney Shirley reviewed the changes discussed at the previous meeting.
 - Sheriff felt the concern for those operating without a permit. New recommendation clearly outlines the penalties and references Florida Statute Code of Ordinances Section 1-8 and Section 125.69.
- Commissioner Wheeler acknowledged the hard work on this ordinance.
- Attorney Shirley read the title of the ordinance and stated this is the first and only reading. Commissioner Seabrooks motioned to move the ordinance to the BOCC. Commissioner Wheeler second. Passed with unanimous approval.
- Commissioner Schwier closed the Public Hearing at 6:31pm.

Agenda Item #4: Comments from the Public:

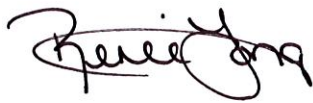
- Lucille Jones, County resident, began by thanking the commission for their efforts. She thanked the Planning Office for their assistance with her questions she has had over the last few weeks. She continued by stating she was coming before the Board to officially invite each member to her outdoor dining event that will be on August 14th, 2021, at 157 Jones Lane.

Agenda Item #5: Comments from the Planning Commissioners:

- Commissioner Wheeler asked about the Big Woods Subdivision. Mrs. Metty stated it will be heard at the meeting on July 22nd along with the update to the Flood Language. Attorney Shirley added that the flood revisions are needing to be completed before the CRS review. This information will include the plan to adopt "wet flood proof" standards. He ended by stating this meeting will require a quorum.
- Commissioner Schwier asked Attorney Shirley can you provide the information to the Board now so that we can review? Attorney Shirley stated it will be sent out by the end of next week. He added that FEMA is also drafting revisions.
- Commissioner Schwier asked Mrs. Metty to notify each of the commissioners of the upcoming meeting.

Commissioner Wheeler motioned to adjourn; Commissioner Arceneaux second.
Commissioner Schwier adjourned meeting at 6:44pm.

Respectfully submitted,



Renee Long
Jefferson County Planning Assistant

JEFFERSON COUNTY PLANNING DEPARTMENT

445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32344
Phone (850) 342-0223 - Fax: (850) 342-0225



MAJOR SUBDIVISION APPLICATION PUBLIC ROADS

(This application is for subdivisions containing 6 or more lots)

Date of application 5/14/21

Proposed Name of Subdivision: Big Woods Plantation

Total Number of Lots: 28

Property Tax ID Number(s): 12883, 9779, 12872, 12906, 12862

Location - Existing Road(s): Big Wood Rd., Bishop Rd.

Econfin Timberlands LLC

Property Owner's Name

904-894-5803

Applicant's Phone Number

Joseph T. Clayton

Signature of Applicant

960194 Gateway Blvd, #103 Fernandina Beach, FL

Address

Florida Land Sales, LLC

Applicant, if different than Owner

904-553-7660

Cell Phone Number

Joseph T. Clayton

Signature of Owner if different

4741 Atlantic Blvd., Suite F Jacksonville, FL 32207

Address

A Public Hearing by the Jefferson County Planning Commission will be held on:

June 16, 2021

Date

6:00pm

Time

Anner

Place

A Public Hearing by the Jefferson County Board of County Commissioners will be held on:

June 17, 2021

Date

6:00pm

Time

Anner

Place

NOTE: Approval by the Planning Commission results in a Development Permit that will expire one (1) year from the date approved unless a building permit or site construction permit application has been submitted and is under review or approved. Extension(s) may be granted by the Planning Official upon written request submitted a minimum of 15 days prior to the expiration date.

Sections 9.4.0-9.4.2 of the Land Development Code list the submittal requirements for this application.

1. Complete the above application form.
2. Attach all pertinent information
3. Notice by Certified Mail of the public hearing shall be sent to all property owners within 500 feet of the perimeter of the development site. Attach a copy of the certified list of said property owners obtained from the Property Appraiser's Office.
4. The Planning Department will review the application to determine that it is complete, and verify the number of notice letters to be sent, before notice is sent to property owners.
5. If you have questions, ask them during the pre-application meeting.
6. Dates for required public hearings shall be established upon submittal of this completed application form and all required map(s) and documentation.

DEVELOPMENT REVIEW CHECKLISTS

The following checklist is designed to help you, the developer, meet all the requirements for development review. This is a summation of the requirements found in Article 9 of the Jefferson County Land Development Regulations, which have been included for your benefit. Please take time to familiarize yourself with the requirements in Article 9 and use this checklist as a reference. Failure to include any of these requirements in your application will result in a processing delay. If you have questions about any of the requirements, please contact the Jefferson County Planning Department at (850) 342-0223.

General Plan Requirements		✓
1. Project/Subdivision Name: (Note: Every subdivision must have a legal name different from any other recorded plat in the County)		✓
2. Plans submitted in conformance with Sec. 9.02.03 C. 2-4 of the LDC.		✓
3. Cover Sheet: The front cover sheet of each plan set must include the following information:		✓
A. Vicinity or Location Map: Position of the proposed development in section(s), township, and range, indicating the major roads, city limits (if close), and other pertinent information.		✓
B. Boundary Survey: F.S. Chapter 177, part I; including metes and bounds legal description.		✓
C. Name, Address and Telephone Number of Owner(s), E.		✓
D. Name, Address and Telephone Number of Developer (if different from owner), Surveyor, Engineer.		✓
E. Title Block: Each sheet must contain name of development, date & north arrow		✓
F. Area of Property: shown in square feet & acres.		✓
4. Residential Units: The number & type of residential units, gross density & FAR		✓
5. Office, Commercial, or Industrial Units: Floor area, height and type.	NA	
6. Restrictions: Deed restrictions or restrictive covenants must be submitted & approved by the Planning Attorney prior to the Public Hearing.		✓
7. List of Land Owners within 500 feet: Certified list from the Property Appraiser must be submitted with the application.		✓

Development Review Requirements		✓
1. Vegetation Cover Map: Location and identity by common name of all protected trees on the site (refer to Article 2.05.04B of the county Land Development Code).		✓
2. Tree Removal: A statement must be submitted describing which protected trees are to be removed and why.	NA	
3. Environmentally Sensitive Areas Map: A map must be submitted depicting all land within 500 feet containing environmentally sensitive areas. Environmentally sensitive areas include shoreline protection zones, lakes, streams, and wetlands.		✓
4. Topographic Map		✓
5. Soils Map		✓
6. Area Map: Existing hydrology/runoff of the site & the size, location, topography, and land use of any off-site areas that drain onto, through, or around the project area		✓
7. Existing Surface Waters: All surface waters not included in other required submittals.		✓
8. FIRM Map Location		✓
9. Engineering Agreement: For a subdivision with public or private paved roads, include a written agreement with a certified engineer for the preparation of a storm water management plan for submittal to the appropriate water management district prior to preliminary plat approval.	NA	
10. Erosion and Sedimentation Control Plan	NA	
11. Location of Off-Site Water Resource Facilities	NA	
12. Impervious surface ratio.	NA	
13. Grading Plans.	NA	
14. Construction Phases: Schedule, acreage, and intensity of each phase.	NA	
15. Building Plans.	NA	
16. Building Setbacks.		✓
17. Water System Information: Submit proposed system for water & wastewater		✓
18. Location of Existing/Proposed Fire Hydrants, if applicable	NA	
19. Location of Utilities, Culverts, and Drains within 500 feet	NA	
20. Streets, Parking, and Loading plan	NA	
21. Landscaping: Buffer zones and plant materials	NA	
22. Signs: See LDC Article 6	NA	
23. Amount and Location of Proposed Land Uses.		✓

Owner Authorization Letter

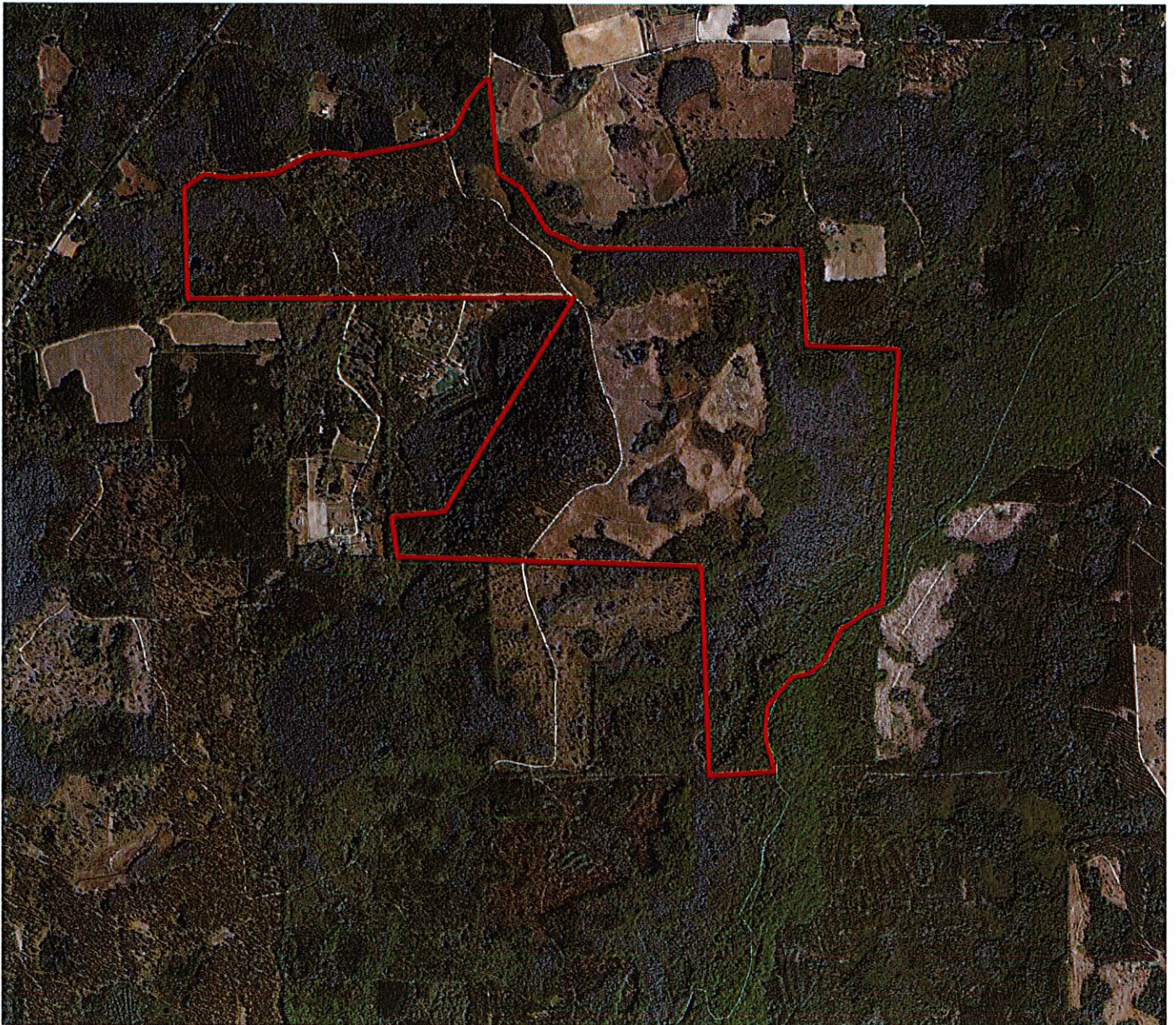
To Whom it May Concern,

My name is Bill Agricola. I am the Owner of Econfina Timberlands LLC in Jefferson County, Florida. I would like to grant permission for Florida Land Sales LLC and its representatives to pursue the subdivision of the property exhibited below.

Thank you

W. Agricola

William Agricola

Exhibit A



Memorandum

TO: Jefferson County Planning Commissioners
FROM: Shannon Metty, Planning Official
SUBJECT: Major Development Application, Resubmittal
DATE: July 16, 2021

CC: Parrish Barwick, Scott Shirley

Major Development Application

Joseph Clayton has submitted an application with the approval of Econfina Timberlands, LLC, for a Major Development. The proposed project is located off of Big Woods Road in Lamont, FL. The application is to divide 650 acres in 28 lots that will be 20 acres in size or larger. The parcels included in the project are 07-1S-6E-0000-0010-0000, 01-1S-5E-0000-0020-0000, 06-1S-6E-0000-0050-0000, 08-1S-6E-0000-0010-0000, 05-1S-6E-0000-0080-0000.

These parcels are located in the Agriculture 20 Land Use District, with one parcel, 05-1S-6E-0000-0080-0000 located in the Agriculture 5 Land Use District and a portion of another, 08-1S-6E-0000-0010-0000, located in Conservation.

This area of the County has a lot of wetlands and floodplain. Due to the amount of wetlands on these parcels I recommend lots 10, 11, 2, and 25 all have wetland delineations. An established benchmark is also needed for lots 1, 2, 10, 11, 25, 16, and 24. These requirements will be to ensure a buildable lot and the ability to meet the required 80 foot minimum setback from the jurisdictional wetlands.

This development will use the County maintained Big Woods Road and Ed Bishop Road for access. Both of these roads are currently 40 feet wide. Due to the increased impact of the Development, it is my recommendation that the final plat reflect a 60 foot wide easement. The applicate should also work with the Jefferson County Road Department to bring these roads up to County dirt road standards found in Section 5.4.2.A.9.c of the Jefferson County Land Development Code.

Only one house per lot will be allowed due to the underlying land use district of AG-20. Lots 1, 2, and 3 are located in the AG-5 Land Use District. These lots can not be further subdivided and are only allowed 1 home per lot due to the amount of wetlands on these parcels. This will need to be reflected in the final plat as well as on their deeds once created.

Jefferson County, Florida
Planning Department
445 W. Palmer Mill Rd
Monticello, FL 32344
Phone (850) 342-0223
Fax: (850) 342-0225



Included in the application is a letter from the Suwannee Water Management District exempting this subdivision in its current form from permitting. However, if the improvements that are required for the road need to be permitted it will be at the cost of the applicant.

It is my recommendation that this application for a Major Development to be approved with the recommendations listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Metty", is written over the printed name.

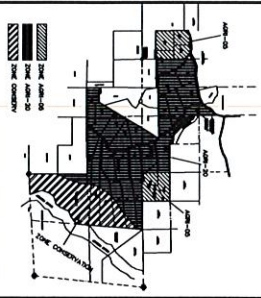
Shannon Metty, Planning Official

BIG WOODS PLANTATION

PRELIMINARY PLAT
LOCATED IN SECTIONS 6, 7 & 8
TOWNSHIP 1 SOUTH, RANGE 6 EAST
AND IN SECTION 1
TOWNSHIP 1 SOUTH, RANGE 5 EAST
JEFFERSON COUNTY, FLORIDA

SCALE: 1" = 500'

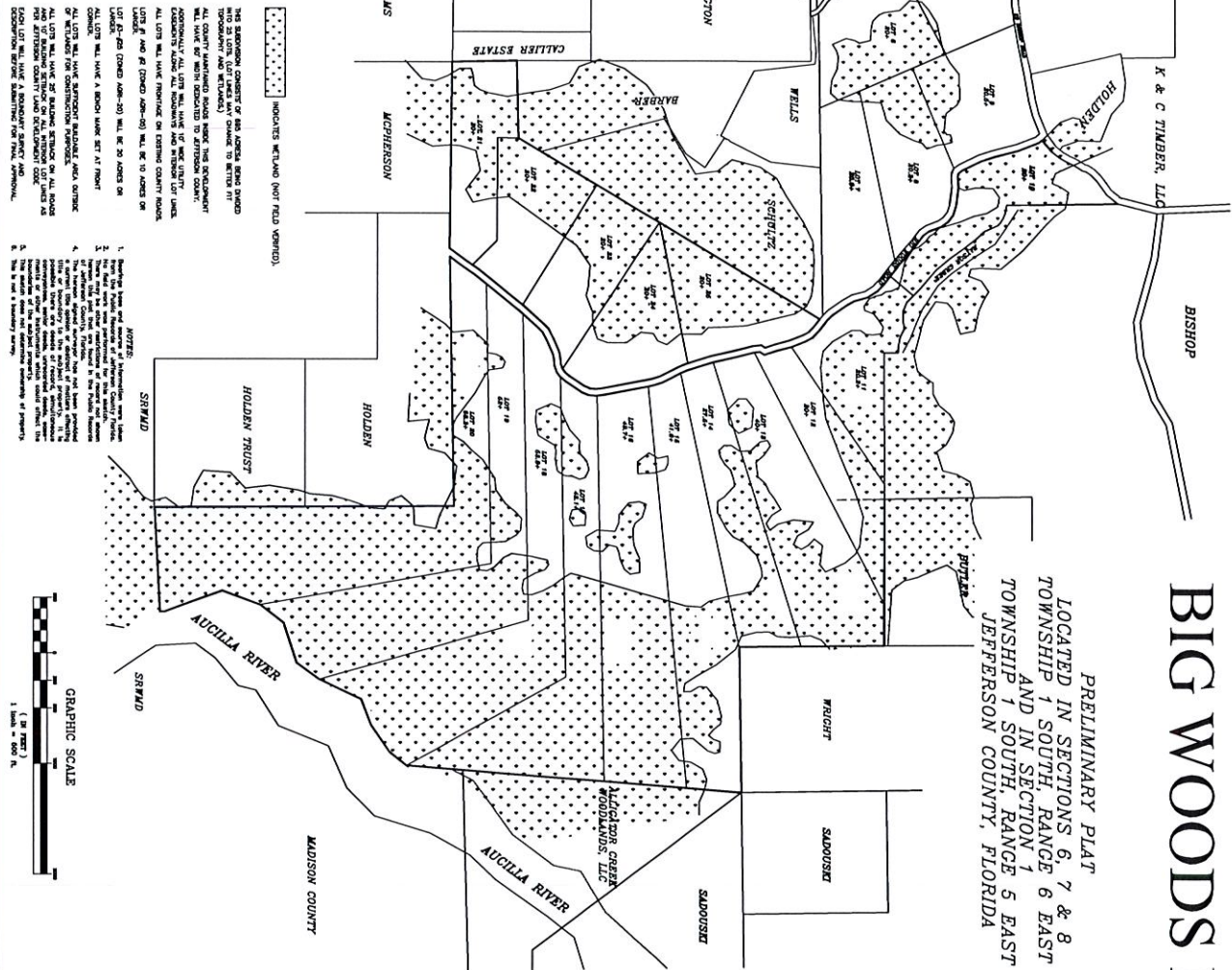
ZONING MAP



VICINITY MAP



DELTA LAND SURVEYORS
CERTIFICATES OF PROFESSIONAL SURVEYING
STATE OF FLORIDA
JUNE 25, 2021
SHEET NO. 1 OF 4



DISCLAIMER: THE PROPERTY SHOWN ON THIS PLAT IS NOT BEING OFFERED FOR SALE OR LEASE BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE PLAT. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PROPERTY IS NOT IN CONFORMANCE WITH THE PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE PLAT. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PROPERTY IS NOT IN CONFORMANCE WITH THE PLAT.

5) Four prestressed concrete hollow pipes of segment to spread load heart area with 0.25 square meter Floor.

A BENCHMARK WILL BE SET ON FRONT LOT CORNER.
A FLOOD LETTER OR FLOOD CERTIFICATE WILL BE REQUIRED
BEFORE ANY NEW CONSTRUCTION BEGINS.
ALL CONSTRUCTION WILL BE BUILT 2 FOOT ABOVE THE BASE
FLOOD ELEVATION.



SCALE: 1"=500

Not your ordinary engineers and the original road and a Florida licensed surveyor and mapmaker



DELTA LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION NUMBER 127948

875 NORTH MILBURNY STREET
MONTICELLO, FLORIDA 32044

TELEPHONE: (904) 397-0001
FAX: (904) 397-0002
e-mail: rick.frywallis@deltasurveyors.com

JOB NO.
21-092-22

SHEET NO.

BIG WOODS PLANT
TOPOGRAPHIC
HYDROLOGIC

Map showing the Aucilla River and surrounding land parcels. Key features include:

- Land Owners:** DUDÉ BISHOP FAMILY FARM, LLC; PERPETUAL LAND AND TIMBER, LLC; WILLIAMS; CALLIER ESTATE; BARBER; SCHULTE; K & C TIMBER, LLC; BISHOP; BUTLER; WRIGHT; SADOUSSI; ALTONA CREEK HOLDINGS, LLC; MADISON COUNTY.
- Geographic Features:** AUCILLA RIVER; HOLDEN TRUST; HOLDEN; SNOWAD.
- Designates Direction of Flow:** Indicated by arrows on the river and within parcels.
- Topographic Information:** Derived from USGS data (http://seamless.usgs.gov).

⇒ DESIGNATES DIRECTION OF FLOW



SCALE: 1" = 500'

SHEET NO.



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

June 30, 2021

Joseph Clayton
Florida Land Sales, Inc.
4741 Atlantic Blvd, Suite F
Jacksonville, FL 32207

Subject: Environmental Resource Permit (ERP) Exemption, ERP-065-240242-1, Big Woods Plantation, Jefferson County

Dear Joseph Clayton:

The above referenced proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the application package submitted by Joseph Clayton on or before June 14, 2021. The activity consists of subdividing of approximately 725 acres into 28 residential/recreational lots known as Big Woods Plantation. No construction is authorized with this letter. The proposed activity is considered exempt in accordance with subsection 373.406(6) of the Florida Statutes (F.S.) and section 62-330.051(2), of the Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, Florida Administrative Code (F.A.C.), and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)

(<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)

(<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operations shall not:

- Exceed any of the thresholds as found in 62-330.0511, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

Water for Nature. Water for People.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

A handwritten signature in black ink that reads "Ashley Stefanik". The signature is written in a cursive, flowing style.

Ashley Stefanik, P.E.
Division of Resource Management

ORDINANCE NO. ____

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AMENDING THE CODE OF ORDINANCES, CHAPTER 10 BUILDINGS AND BUILDING REGULATIONS, ARTICLE II FLORIDA BUILDING CODE, AND AMENDING CHAPTER 11 FLOODPLAIN MANAGEMENT; TO CODIFY FLORIDA BUILDING CODE AMENDMENTS; TO PROVIDE CRITERIA FOR ACCESSORY STRUCTURES AND AGRICULTURAL STRUCTURES IN FLOOD HAZARD AREAS; TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125 – County Government, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; and

WHEREAS, the Board of County Commissioners has determined it appropriate to adopt regulations that are consistent with the FEMA Policy to allow issuance of permits for wet floodproofed agricultural structures and wet floodproofed accessory structures in accordance with the FEMA Policy.

WHEREAS, Jefferson County participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements, achieving a CRS rating of Class 9; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better and to satisfy the prerequisite and for Jefferson County to qualify for a better CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated such that the lowest floors are at or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the Board of County Commissioners determined that it is in the public interest to amend the floodplain management regulations to better protect owners and occupants of manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the Board of County Commissioners determined it appropriate to re-adopt the amendments to the Florida Building Code to increase the minimum requirements for elevation of buildings and structures in flood hazard areas for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Jefferson County that Code of Ordinances is amended as set forth in the following amendments, as shown in ~~strikethrough~~ and underline format 1.

SECTION 1. CHAPTER 10 AMENDMENTS

ARTICLE II. - FLORIDA BUILDING CODE

Sec. 10-19. - Penalties for violations of article.

Any person violating any of the provisions of this article shall be punished as provided in section 1-8. The permits issued under this article will be canceled upon the conviction of three offenses in violation of this article.

(Ord. No. 77-1, § 5, 6-15-1977)

Sec. 10-20. - Adopted.

The Florida Building Code, as adopted and amended by the Florida Building Commission, is adopted by reference.

(Ord. No. 75-1, § 1; Ord. No. 77-1, § 2, 6-15-1977)

Sec. 10-21. - Permit requirements.

- (a) It shall be unlawful for any person to construct, alter, repair, demolish or relocate any building within the county, except as provided in this article, without first obtaining a permit therefor from the county and upon the payment of the fees as established by resolution of the board of county commissioners.
- (b) Such permit shall not be required for construction or activities that are exempt from minimum building codes by F.S. § 553.73(9).

- (c) The 110-mile per hour wind speed line that crosses the county, as per the ASCE/SEI 7-16 ASCE 7-98 map indicates, shall be declared to be the common section line that marks the intersection where Township 2 South and Township 3 South crosses the county. The 120-mile per hour line is along the section line at least one mile north of the Gulf Shore as depicted on Exhibit C which shall be the official Wind Speed Map for the county. Exhibits A, B and D are reference maps to explain or justify Exhibit C. All references in this section to exhibits are to exhibits to Ordinance No. 01-03.

(Ord. No. 75-1; Ord. No. 77-1, §§ 3, 4, 6-15-1977; Ord. No. 82-3, §§ 2, 3, 9-1-1982; Ord. No. 85-3, §§ 2, 3; Ord. No. 91-3, § 2, 4-17-1991; Ord. No. 01-03, § 1, 12-20-2001)

Sec. 10-22. – Florida Building Code, Building, Amendments.

1612.4.3 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus 2 feet, whichever is higher.

Sec. 10-23. - Florida Building Code, Residential, Amendments.

(a) Amend Section R322.2.1 as follows:

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas not including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 2 feet 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 2 feet 1 foot (305 mm), or not less than 4 feet 3 feet (915 mm) if a depth number is not specified.
3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 2 feet 1 foot (305 mm), or the design flood elevation, whichever is higher.
Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.

(b) Amend Section R322.3.2 as follows:

R322.3.2 Elevation requirements.

1. Buildings and structures erected within coastal high-hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 2 feet 1 foot (305 mm) or the design flood elevation, whichever is higher.
2. Basement floors that are below grade on all sides are prohibited.
3. The use of fill for structural support is prohibited.

4. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.
5. Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R322.3.5 and R322.3.6.

Secs. 10-24 10-22—10-45. - Reserved.

SECTION 2. CHAPTER 11 AMENDMENTS.

CHAPTER 11 – FLOODPLAIN MANAGEMENT

ARTICLE I. - ADMINISTRATION

DIVISION 1. - GENERAL

Sec. 11-1. - Title.

These regulations shall be known as the Floodplain Management Ordinance of Jefferson County, Florida, hereinafter referred to as "this ordinance chapter."

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-2. - Scope.

The provisions of this ordinance chapter shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-3. - Intent.

The purposes of this ordinance chapter and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-4. - Coordination with the Florida Building Code.

This ordinance chapter is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-5. - Warning.

The degree of flood protection required by this ordinance chapter and the Florida Building Code, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the flood insurance study and shown on flood insurance rate maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the federal emergency management agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-6. - Disclaimer of liability.

This ordinance chapter shall not create liability on the part of the Board of County Commissioners of Jefferson County or by any officer or employee thereof for any flood damage that results from reliance on this ordinance chapter or any administrative decision lawfully made thereunder.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-7—11-17. - Reserved.

DIVISION 2. - APPLICABILITY

Sec. 11-18. - General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Sec. 11-19. - Areas to which this ~~ordinance~~ chapter applies.

This ~~ordinance~~ chapter shall apply to all flood hazard areas within Jefferson County, Florida, as established in section 11-20 of this division.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-20. - Basis for establishing flood hazard areas.

The Flood Insurance Study for Jefferson County, Florida, and Incorporated Areas, effective date February 5, 2014, and all subsequent amendments and revisions to such study, and the accompanying flood insurance rate maps (FIRM), FIRM map series 12065C (which cover both unincorporated Jefferson County and the City of Monticello, effective date February 5, 2014), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of this ~~ordinance~~ chapter and shall serve as the minimum basis for establishing flood hazard areas. The above referenced study and maps that establish flood hazard areas are on file at the Jefferson County Building and Planning Department, 445 W. Palmer Mill Road, Monticello, Florida.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-21. - Submission of additional data to establish flood hazard areas.

To establish flood hazard areas and base flood elevations, pursuant to division 5 of this ~~article~~ chapter the floodplain administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ~~ordinance~~ chapter and, as applicable, the requirements of the Florida Building Code.
- (2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-22. - Other laws.

The provisions of this ~~ordinance~~ chapter shall not be deemed to nullify any provisions of local, state or federal law.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-23. - Abrogation and greater restrictions.

This section supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing sections including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this ordinance chapter and any other ordinance, the more restrictive shall govern. This section shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-24. - Interpretation.

In the interpretation and application of this ordinance chapter, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-25—11-34. - Reserved.

DIVISION 3. - DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

Sec. 11-35. - Designation.

The planning official is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-36. - General.

The floodplain administrator is authorized and directed to administer and enforce the provisions of this ordinance chapter. The floodplain administrator shall have the authority to render interpretations of this ordinance chapter consistent with the intent and purpose of this ordinance chapter and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance chapter without the granting of a variance pursuant to division 7 of this article chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-37. - Applications and permits.

The floodplain administrator, in coordination with other pertinent offices of the community, shall:

- (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
- (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance chapter;
- (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
- (4) Provide available flood elevation and flood hazard information;
- (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
- (7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this ordinance chapter is demonstrated, or disapprove the same in the event of noncompliance; and
- (8) Coordinate with and provide comments to the building official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-38. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this ordinance chapter is required.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-39. - Modifications of the strict application of the requirements of the Florida Building Code.

The floodplain administrator shall review requests submitted to the building official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to division 7 of this article chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-40. - Notices and orders.

The floodplain administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-41. - Inspections.

The floodplain administrator shall make the required inspections as specified in division 6 of this article chapter for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The floodplain administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-42. - Other duties of the floodplain administrator.

The floodplain administrator shall have other duties, including but not limited to:

- (1) Establish, in coordination with the building official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to section 11-38 of this ordinance chapter;
- (2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
- (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available;
- (4) Review required design certifications and documentation of elevations specified by this ordinance chapter and the Florida Building Code and this ordinance chapter to determine that such certifications and documentations are complete;

- (5) Notify the Federal Emergency Management Agency when the corporate boundaries of Jefferson County are modified; and
- (6) Advise applicants for new buildings and structures, including substantial improvements, that are located in any unit of the coastal barrier resources system established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction: areas subject to this limitation are identified on flood insurance rate maps as "coastal barrier resource system areas" and "otherwise protected areas."

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-43. - Floodplain management records.

Regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance chapter and the flood resistant construction requirements of the Florida Building Code, including flood insurance rate maps; letters of change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this ordinance chapter; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance chapter and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the Jefferson County Building and Planning Department.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-44—11-54. - Reserved.

DIVISION 4. - PERMITS

Sec. 11-55. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance chapter, including buildings, structures and facilities not subject to, or otherwise exempt from, the Florida Building Code, which is wholly within or partially within any flood hazard area, shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance chapter and all other applicable codes and regulations has been satisfied.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-56. - Floodplain development permits or approvals required for development activities not subject to Florida Building Code.

Floodplain development permits or approvals shall be issued pursuant to this ordinance chapter for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine that a floodplain development permit or approval issued pursuant to this ordinance chapter is required in addition to a building permit issued pursuant to the Florida Building Code.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-57. - Buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for buildings, structures and facilities that are not subject to, or are otherwise exempt from, the Florida Building Code, and any further exemptions provided by law, which are subject to the requirements of this ordinance chapter. Building, structures and facilities currently expressly exempt from the Florida Building Code include the following:

- (1) Railroads and ancillary facilities associated with the railroad;
- (2) Nonresidential farm buildings on farms, as provided in F.S. § 604.50;
- (3) Temporary buildings or sheds used exclusively for construction purposes;
- (4) Mobile or modular structures used as temporary offices;
- (5) Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity;
- (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features;
- (7) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete;
- (8) Temporary housing provided by the department of corrections to any prisoner in the state correctional system;
- (9) Structures identified in F.S. § 553.73(10)(k), are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-58. - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

- (1) Identify and describe the development to be covered by the permit or approval;

- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site;
- (3) Indicate the use and occupancy for which the proposed development is intended;
- (4) Be accompanied by a site plan or construction documents as specified in division 5 of this article chapter;
- (5) State the valuation of the proposed work;
- (6) Be signed by the applicant or the applicant's authorized agent;
- (7) Give such other data and information as required by the floodplain administrator.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-59. - Validity of permit or approval.

The issuance of a floodplain development permit or approval pursuant to this section shall not be construed to be a permit for, or approval of, any violation of this section, the Florida Building Codes, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-60. - Expiration.

A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-61. - Suspension or revocation.

The floodplain administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance chapter or any other ordinance, regulation or requirement of this community.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-62. - Other permits required.

Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

- (1) The Northwest Florida Water Management District or Suwannee River Water Management District; F.S. § 373.036;
- (2) Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065, and Chapter 64E-6, F.A.C.;
- (3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line F.S.; § 161.141;
- (4) Florida Department of Environmental Protection for activities subject to the joint coastal permit; F.S. § 161.055;
- (5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act;
- (6) Federal permits and approvals.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-63—11-74. - Reserved.

DIVISION 5. - SITE PLANS AND CONSTRUCTION DOCUMENTS

Sec. 11-75. - Information for development in flood hazard areas.

The site plan or construction documents for any development subject to the requirements of this ~~ordinance~~ chapter shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development;
- (2) Where base flood elevations, or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with sections 11-76(2) or (3) ~~11-76(b) or (c)~~ of this division;
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with section 11-76(1) ~~11-76(a)~~ of this division;
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide;
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation;
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose;
- (7) Delineation of the coastal construction control line or notation that the site is seaward of the coastal construction control line, if applicable;

- (8) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection;
- (9) Existing and proposed alignment of any proposed alteration of a watercourse.

The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ~~ordinance~~ chapter but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this division.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-76. - Information in flood hazard areas without base flood elevations (approximate zone A).

Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:

- (1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices;
- (2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source;
- (3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is four feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than four feet.
- (4) Where the base flood elevation data are to be used to support a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-77. - Additional analyses and certifications.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed

development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in section 11-78 of this ordinance chapter and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.

- (2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the flood insurance study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in section 11-78 of this division.
- (4) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-78. - Submission of additional data.

When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-79—11-89. - Reserved.

DIVISION 6. - INSPECTIONS

Sec. 11-90. - General.

Development for which a floodplain development permit or approval is required shall be subject to inspection.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-91. - Development other than buildings and structures.

The floodplain administrator shall inspect all development to determine compliance with the requirements of this ~~ordinance~~ chapter and the conditions of issued floodplain development permits or approvals.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-92. - Buildings, structures and facilities exempt from the Florida Building Code.

The floodplain administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this ~~ordinance~~ chapter and the conditions of issued floodplain development permits or approvals.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-93. - Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.

Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the floodplain administrator:

- (1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
- (2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with section 11-76(3)b. ~~11-76(e)b.~~ of this division, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-94. - Buildings, structures and facilities exempt from the Florida Building Code, final inspection.

As part of the final inspection, the owner or owner's authorized agent shall submit to the floodplain administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in section 11-93 of this division.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-95. - Manufactured homes.

The building official shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ~~ordinance~~ chapter and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor prepared by a Florida licensed professional land surveyor shall be submitted to the building official.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-96—11-104. - Reserved.

DIVISION 7. - VARIANCES AND APPEALS

Sec. 11-105. - General.

The Jefferson County Board of County Commissioners shall hear and decide on requests for appeals and requests for variances from the strict application of this ~~ordinance~~ chapter. Pursuant to F.S. § 553.73(5), the Jefferson County Board of County Commissioners shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to section 3109 of the Florida Building Code, Building.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-106. - Appeals.

The Jefferson County Board of County Commissioners shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this ~~ordinance~~ chapter. Any person aggrieved by the decision of Jefferson County Board of County Commissioners may appeal such decision to the circuit court, as provided by Florida Statutes.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-107. - Limitations on authority to grant variances.

The Jefferson County Board of County Commissioners shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 11-111 of this division, the conditions of issuance set forth in section 11-112 of this ~~ordinance~~ chapter, and the comments and recommendations of the floodplain administrator and the building official. The Jefferson County Board of County Commissioners has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ~~ordinance~~ chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-108. - Restrictions in floodways.

A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in section 11-77 of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-109. - Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 ~~11~~ Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude

the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-110. - Functionally dependent uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance chapter, provided the variance meets the requirements of section 11-108, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-111. - Considerations for issuance of variances.

In reviewing requests for variances, the Jefferson County Board of County Commissioners shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this ordinance chapter, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-112. - Conditions for issuance of variances.

Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance chapter or the required elevation standards;
- (2) Determination by the Jefferson County Board of County Commissioners that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief.
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-113. - Agricultural structures.

A variance is authorized to be issued for the construction or substantial improvement of at-grade agricultural structures provided the requirements of this section are satisfied and:

(1) A determination has been made that the proposed agricultural structure:

- a. Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
- b. Has low damage potential (amount of physical damage, contents damage, and loss of function).
- c. Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure storage, livestock confinement operations, liquified

natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.

d. Is not located in a coastal high hazard area (Zone V/VE), except for aquaculture structures dependent on close proximity to water.

e. Complies with the wet floodproofing construction requirements of paragraph (2), below.

(2) Wet floodproofing construction requirements.

a. Anchored to resist flotation, collapse, and lateral movement.

b. When enclosed by walls, walls have flood openings that comply with the flood opening requirements of ASCE 24, Chapter 2.

c. Flood damage-resistant materials are used below the base flood elevation plus one (1) foot.

d. Mechanical, electrical, and utility equipment, including plumbing fixtures, are elevated above the base flood elevation plus one (1) foot.

Sec. 11-114. - Certain at-grade accessory structures.

A request for a variance is authorized to be heard and decided by [Building Official](#) for the construction or substantial improvement of at-grade accessory structures located in special flood hazard areas (zone A/AE) other than coastal high hazard areas that are larger than the size limits specified in Section 11-167, provided the requirements of this section are satisfied, the accessory structures are used only for parking or storage, and the accessory structures:

(1) Represent minimal investment and has low damage potential.

(2) Are one story and not larger than 1,200 square feet in size, and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.

(3) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

(4) Have flood damage-resistant materials used below the base flood elevation plus one (1) foot.

(5) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

Secs. 11-115 11-113—11-124. - Reserved.

DIVISION 8. - VIOLATIONS

Sec. 11-125. - Violations.

Any development that is not within the scope of the Florida Building Code but that is regulated by this ~~ordinance~~ chapter that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ~~ordinance~~ chapter, shall be deemed a violation of this ~~ordinance~~ chapter. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ~~ordinance~~ chapter or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-126. - Authority.

For development that is not within the scope of the Florida Building Code but that is regulated by this ~~ordinance~~ chapter and that is determined to be a violation, the floodplain administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-127. - Unlawful continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-128—11-139. - Reserved.

ARTICLE II. - DEFINITIONS

DIVISION 1. - GENERAL

Sec. 11-140. - Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ~~ordinance~~ chapter, have the meanings shown in this section.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-141. - Terms defined in the Florida Building Code.

Where terms are not defined in this ~~ordinance~~ chapter and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-142. - Terms not defined.

Where terms are not defined in this ordinance chapter or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-143—11-154. - Reserved.

DIVISION 2. - DEFINITIONS

Sec. 11-155. - Definitions.

[The following words, terms and phrases, when used in this article chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Accessory structure. A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

Agricultural structure. For floodplain management purposes, a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the floodplain administrator's interpretation of any provision of this chapter ordinance ~~or a request for a variance.~~

ASCE 24. A standard titled flood resistant design and construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a one percent chance of being equaled or exceeded in any given year. (Also defined in FBC, B, Section 1612.2.) The base flood is commonly referred to as the "100-year flood" or the "one-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). (Also defined in FBC, B, Section 1612.2.)

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. (Also defined in FBC, B, Section 1612.2.)

Coastal construction control line. The line established by the State of Florida pursuant to F.S. § 161.053, and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area. A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as

"high hazard areas subject to high velocity wave action" or "V Zones" and are designated on flood insurance rate maps (FIRM) as Zone V1-V30, VE, or V. [Note: The FBC, B defines and uses the term "flood hazard areas subject to high velocity wave action" and the FBC, R uses the term "coastal high hazard areas."]

Design flood. The flood associated with the greater of the following two areas: (Also defined in FBC, B, Section 1612.2.)

- (1) Area with a floodplain subject to a one-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. (Also defined in FBC, B, Section 1612.2.)

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before June 19, 1991. (Also defined in FBC, B, Section 1612.2.)

~~*Existing manufactured home park or subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before June 19, 1991.~~

~~*Expansion to an existing manufactured home park or subdivision.* The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the national flood insurance program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: (Also defined in FBC, B, Section 1612.2.)

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. (Also defined in FBC, B, Section 1612.2.)

Flood hazard area. The greater of the following two areas: (Also defined in FBC, B, Section 1612.2.)

- (1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood insurance rate map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. (Also defined in FBC, B, Section 1612.2.)

Flood insurance study (FIS). The official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. (Also defined in FBC, B, Section 1612.2.)

Floodplain administrator. The office or position designated and charged with the administration and enforcement of this ordinance chapter (may be referred to as the floodplain manager).

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance chapter.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. (Also defined in FBC, B, Section 1612.2.)

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 44 Historic Buildings.

Letter of map change (LOMC). An official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

- (1) *Letter of map amendment (LOMA):* An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA

amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

- (2) *Letter of map revision (LOMR)*: A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (3) *Letter of map revision based on fill (LOMR-F)*: A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- (4) *Conditional letter of map revision (CLOMR)*: A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle; or
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. (Also defined in FBC, B, Section 1612.2.)

Manufactured home. A structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." (Also defined in 15C-1.0101, F.A.C.)

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. ~~The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market~~ The value of buildings and structures and other improvements on the parcel, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, is the actual cash value (like kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), determiner by a qualified independent appraiser or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

New construction. For the purposes of administration of this ordinance chapter and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after June 19, 1991 and includes any subsequent improvements to such structures.

~~*New manufactured home park or subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 19, 1991.~~

Park trailer. A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. (Defined in F.S. § 320.01)

Recreational vehicle. A vehicle, including a park trailer, which is: (See F.S. § 320.01)

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area. An area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. (Also defined in FBC, B Section 1612.2.)

Start of construction. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B Section 1612.2.)

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement

regardless of the actual repair work performed. The term does not, however, include either: (Also defined in FBC, B, Section 1612.2.)

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of this ordinance chapter, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this ordinance chapter or the Florida Building Code.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-156—11-164. - Reserved.

ARTICLE III. - FLOOD RESISTANT DEVELOPMENT

DIVISION 1. - BUILDINGS AND STRUCTURES

Sec. 11-165. - Design and construction of buildings, structures and facilities, not subject to, or otherwise exempt, from the Florida Building Code.

Pursuant to section 11-57 of this ordinance chapter, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of art. III, division 7.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-166. - Buildings and structures seaward of the coastal construction control line.

If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

- (1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
- (2) Minor structures and non-habitable major structures as defined in F.S. § 161.54, shall be designed and constructed to comply with the intent and applicable provisions of this ordinance chapter and ASCE 24.

Sec. 11-167. - Accessory structures.

Accessory structures are permitted below the base flood elevation provided the accessory structures are used only for parking or storage and:

- (1) If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft. and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.
- (2) If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft.
- (3) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
- (4) Have flood damage-resistant materials used below the base flood elevation plus one (1) foot.
- (5) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-168 ~~11-167~~—11-174. - Reserved.

DIVISION 2. - SUBDIVISIONS

Sec. 11-175. - Minimum requirements.

Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-176. - Subdivision plats.

Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
- (2) Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with section 11-76(1) ~~11-76(a)~~ of this chapter; and
- (3) Compliance with the site improvement and utilities requirements of art. III, division 3 of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-177—11-184. - Reserved.

DIVISION 3. - SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

Sec. 11-185. - Minimum requirements.

All proposed new development shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-186. - Sanitary sewage facilities.

All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-187. - Water supply facilities.

All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-188. - Limitations on sites in regulatory floodways.

No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in section 11-77(1) ~~11-77(a)~~ of this chapter demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-189. - Limitations on placement of fill.

Subject to the limitations of this ordinance chapter, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (zone A only), fill shall comply with the requirements of the Florida Building Code.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-190. - Limitations on sites in coastal high hazard areas (zone V).

In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by section 11-77(4) ~~11-77(d)~~ of this chapter demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with Sec. 11-257(3) ~~11-257(e)~~ of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-191—11-199. - Reserved.

DIVISION 4. - MANUFACTURED HOMES

Sec. 11-200. - General.

All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance chapter. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-201. - Foundations.

All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

- (1) In flood hazard areas (zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this ordinance chapter.
- (2) In coastal high hazard areas (zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this ordinance chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-202. - Anchoring.

All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-203. - Elevation.

All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or R322.3 (Zone V and Coastal A Zone). Manufactured homes that are placed, replaced, or substantially improved shall comply with sections 11-200 or 11-201 of this chapter, as applicable.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

~~Sec. 11-204. – General elevation requirement.~~

~~Unless subject to the requirements of section 11-205 of this chapter, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (zone V).~~

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

~~Sec. 11-205. – Elevation requirement for certain existing manufactured home parks and subdivisions.~~

~~Manufactured homes that are not subject to section 11-204 of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

- ~~(1) Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (zone A) or Section R322.3 (zone V); or~~
- ~~(2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-204 ~~Sec. 11-206~~ - Enclosures.

Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas, as applicable to the flood hazard area.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-205 ~~Sec. 11-207~~. - Utility equipment.

Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-208—11-219. - Reserved.

DIVISION 5. - RECREATIONAL VEHICLES AND PARK TRAILERS

Sec. 11-220. - Temporary placement.

Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-221. - Permanent placement.

Recreational vehicles and park trailers that do not meet the limitations in section 11-220 of this division for temporary placement shall meet the requirements of art. III, division 4 of this chapter for manufactured homes.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-222—11-234. - Reserved.

DIVISION 6. - TANKS

Sec. 11-235. - Underground tanks.

Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-236. - Above-ground tanks, not elevated.

Above-ground tanks that do not meet the elevation requirements of section 11-237 of this ordinance chapter shall:

- (1) Be permitted in flood hazard areas (zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
- (2) Not be permitted in coastal high hazard areas (zone V).

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-237. - Above-ground tanks, elevated.

Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-238. - Tank inlets and vents.

Tank inlets, fill openings, outlets and vents shall be:

- (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
- (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Secs. 11-239—11-249. - Reserved.

DIVISION 7. - OTHER DEVELOPMENT

Sec. 11-250. - General requirements for other development.

All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance chapter or the Florida Building Code, shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of section 11-188 of this ordinance chapter if located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

- (4) Be constructed of flood damage-resistant materials; and
- (5) Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-251. - Fences in regulated floodways.

Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of section 11-188 of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-252. - Retaining walls, sidewalks and driveways in regulated floodways.

Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of section 11-188 of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-253. - Roads and watercourse crossings in regulated floodways.

Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of section 11-188 of this chapter. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of section 11-77(3) ~~11-77(e)~~ of this chapter.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-254. - Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (zone V).

In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:

- (1) Structurally independent of the foundation system of the building or structure;
- (2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and
- (3) Have a maximum slab thickness of not more than four inches.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-255. - Decks and patios in coastal high hazard areas (zone V).

In addition to the requirements of the Florida Building Code, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:

- (1) A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.
- (2) A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to the building or structure or to adjacent buildings and structures.
- (3) A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.
- (4) A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave run-up and wave reflection.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-256. - Other development in coastal high hazard areas (zone V).

In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

- (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
- (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and
- (3) On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled systems or mound systems.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

Sec. 11-257. - Nonstructural fill in coastal high hazard areas (zone V).

In coastal high hazard areas:

- (1) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.
- (2) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to adjacent buildings and structures.
- (3) Where authorized by the Florida Department of Environmental Protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave run-up and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

(Ord. No. 2013-111913-01, § 2, 11-19-2013)

SECTION 3. FISCAL IMPACT STATEMENT.

In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 4. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in **{insert name of community or all unincorporated areas of the county}**. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 5. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the **{community's governing body}** that the provisions of this ordinance shall become and be made a part of the **{name of community's}** Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 7: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

PASSED AND DULY ADOPTED on second reading by a majority vote of the Board of County Commissioners of Jefferson County this ____ day of ____, 2021.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

Stephen Walker, Chairman

ATTESTED BY:

Kirk Reams, Clerk of the Circuit Court

APPROVED as to FORM:

Scott Shirley, County Land Use Attorney