



THE CITY OF MADEIRA BEACH, FLORIDA PUBLIC NOTICE

LOCAL PLANNING AGENCY/ PLANNING COMMISSION

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the Madeira Beach Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708, to conduct Public Hearings on the following City business.

6:00 PM

MONDAY, NOVEMBER 5, 2018

COMMISSION CHAMBERS

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF THE MINUTES – August 13, 2018**
- IV. **NEW BUSINESS**
 - A. **AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, CHAPTER 94 - FLOODPLAIN MANAGEMENT**
UPDATING DEFINITIONS; CLARIFYING THE DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR; CLARIFY PERMITTING AUTHORITY; AMENDING REQUIREMENTS FOR SITE PLAN CRITERIA AND ADDITIONAL ANALYSIS; SPECIFYING CRITERIA, PROCEDURE AND AUTHORITY FOR APPEALS AND VARIANCES; AMENDING CRITERIA FOR VIOLATION RESOLUTION; AMENDING CRITERIA FOR THE USE OF FILL.
 - B. **AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC. 14-213. - LOCATION ON BOCA CIEGA BAY AND JOHN'S PASS EAST OF JOHN'S PASS BRIDGE- CONSTRUCTION SPECIFICATIONS GENERALLY.**
LIMITING THE ADDITIONAL HEIGHT OF NEW OR REPLACEMENT SEAWALLS.
 - C. **AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC. 110-428. - SAME YARD OF CORNER LOT.**
AMENDING DEPTH OF SETBACK.
 - D. **AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC.110-386. – PURPOSE OF PLANNED DEVELOPMENT (PD) DISTRICT.**
ESTABLISHING MINIMUM AREA REQUIREMENT.
- V. **OLD BUSINESS – N/A**
- VI. **PLANNING COMMISSION DISCUSSION – N/A**
- VII. **NEXT MEETING : DECEMBER 10, 2018 6:00PM**
- VIII. **ADJOURNMENT**

One or More Elected or Appointed Officials May Be In Attendance

Any person who decides to appeal any decision of Planning Commission serving as the Local Planning Agency with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 391-9951 or fax a written request to (727) 399-1131.

POSTED OCTOBER 26, 2018



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

I. CALL TO ORDER



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

II. ROLL CALL



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

III. APPROVAL OF THE MINUTES – August 13, 2018



**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

**LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES**

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the City of Madeira Beach Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708, to conduct Public Hearings on the following City business.

6:00 P.M.

MONDAY, AUGUST 13, 2018

COMMISSION CHAMBERS

I. CALL TO ORDER The meeting was called to order at 6:00pm by Chairman Michael Noble

II. ROLL CALL

Commissioner Gerri Clyatt (Present)

1st Vice-Chair Robin Biloski (Absent)*

2nd Vice-Chair Michael Wyckoff (Present)

Chairman Michael Noble (Present)

Commissioner Mary Ann Hearn (Present)

Commissioner Marilyn Rappa (Present)

Staff Representatives:

Linda Portal, Planning & Zoning Director

Ralf Brookes, City Attorney

Jonathan Evans, City Manager

Gwen Sinkfield, Acting Clerk

III. APPROVAL OF THE MINUTES – JUNE 11, 2018

Commissioner Wyckoff provided a motion to approve minutes for June 11, 2018.

Commissioner Rappa provided the second to the motion. The vote was 6-0 with all members voting "aye".

IV. NEW BUSINESS

A. To Consider A

Special Exception Use

For Property Located at 850 Bay Point Drive

Commissioner Wyckoff provided a motion to recommend approval for Special Exception Use

Commissioner Rappa provided the second to the motion. The vote was 6-0 with all members voting "aye".

B. To Consider A

Redevelopment for Property Located at

13525 1st Street East

Commissioner Clyatt provided a motion to recommend approval for Redevelopment

Commissioner Hearn provided the second to the motion. The vote was 6-0 with all members voting "aye".

**C. Approval of Capital Improvements Plan
As Petition CIP 2018-01**

Commissioner Hearn provided a motion to recommend approval for Capital Improvements Plan

Commissioner Rappa provided the second to the motion. The vote was 6-0 with all members voting "aye".

- V. OLD BUSINESS – None**
- VI. PLANNING COMMISSION DISCUSSION - None**
- VII. NEXT MEETING – September 10, 2018 at 6:00pm**
- VIII. ADJOURNMENT - Meeting adjourned at 6:44pm**

Date Approved: November 5, 2018

Respectfully submitted:

Michael Noble, Chairman

Date

Gwen Sinkfield, Assistant to Planning/Zoning

Date



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

IV. NEW BUSINESS

- A. AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, CHAPTER 94 - FLOODPLAIN MANAGEMENT**
UPDATING DEFINITIONS; CLARIFYING THE DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR; CLARIFY PERMITTING AUTHORITY; AMENDING REQUIREMENTS FOR SITE PLAN CRITERIA AND ADDITIONAL ANALYSIS; SPECIFYING CRITERIA, PROCEDURE AND AUTHORITY FOR APPEALS AND VARIANCES; AMENDING CRITERIA FOR VIOLATION RESOLUTION; AMENDING CRITERIA FOR THE USE OF FILL.
- B. AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC. 14-213. - LOCATION ON BOCA CIEGA BAY AND JOHN'S PASS EAST OF JOHN'S PASS BRIDGE- CONSTRUCTION SPECIFICATIONS GENERALLY. LIMITING THE ADDITIONAL HEIGHT OF NEW OR REPLACEMENT SEAWALLS.**
- C. AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC. 110-428. - SAME YARD OF CORNER LOT. AMENDING DEPTH OF SETBACK.**
- D. AN ORDINANCE OF THE CITY OF MADEIRA BEACH AMENDING CITY CODE OF ORDINANCES, SEC.110-386. – PURPOSE OF PLANNED DEVELOPMENT (PD) DISTRICT. ESTABLISHING MINIMUM AREA REQUIREMENT.**

TCH 2018-06
Amendment to Land Development Regulations
Staff Report and Recommendation

Chapter 94- Floodplain Management

TCH 2018-06
Amendment to Land Development Regulations
Staff Report and Recommendation
November 5, 2018

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Regulations: Floodplain Management

Nature of Request:

Amend the Code of Ordinances, Chapter 94 – Floodplain Management. Updating definitions; Clarifying the duties and powers of the floodplain administrator; Clarify permitting authority; Amending requirements for site plan criteria and additional analysis; Specifying criteria, procedure and authority for appeals and variances; Amending criteria for violation resolution; Amending criteria for the use of fill.

Staff Recommendation:

Staff recommends approval of TCH 2018-06 as proposed.

Explanation:

The Floodplain ordinance is in need of amendment to update assigned authority to reflect the current department and director titles and clarify lines of authority.

It is also necessary to make reference to new regulations and the designation of the Coastal A Zone (CAZ) by FEMA. Properties designated as A zones on the Flood Insurance Rate Map (FIRM) but now identified as being subject to low to medium wave run-up will be regulated to a higher standard than those A Zone properties outside the CAZ. Specifically, residential properties will be regulated by V Zone standards and nonresidential properties will be allowed to enclose the ground floor but with much higher construction standards and additional engineering approval. These requirements have already been adopted into the Florida Building Code and will take effect as soon as the Final FIRMs are adopted.

FEMA has established minimal standards for levels and types of review required to appeal a Map designation or file request for map change. These matters are reflected in the new language in Sec. 94-52.

Language addressing appeals and variances was in conflict with the language contained in State statutes. It also implied that the Special Magistrate had the authority to, by overturning, force the licensed professionals to sign and/or seal documents. The amendment also sets the timeframe for filing appeals consistent with the remaining code.

The amendments also include a provision requiring violations to be corrected, and set standards for the use of fill more in keeping with FEMA recommendations,

Proposed Amendment:

Chapter 94 - FLOODPLAIN MANAGEMENT¹¹

Footnotes:

Editor's note— Ord. No. 2016-11, § 2, adopted November 15, 2016, repealed the former ch. 94, §§ 94-51—94-72, and enacted a new ch. 94 as set out herein. The former ch. 94 pertained to similar subject matter and derived from Ord. No. 2011-05, § 1, 11-8-11.

County code reference— Floodplain management, ch. 158; flood damage prevention, § 170-101 et seq.

Cross reference— Buildings and building regulations, ch. 14; environment, ch. 34; stormwater, § 70-136 et seq.; waterways, ch. 78; natural resources, ch. 98; zoning, ch. 110.

Secs. 94-01—94-09. - Reserved.

DIVISION 1. - GENERAL

Sec. 94-10. - Title.

These regulations shall be known as the *Floodplain Management Ordinance* of Madeira Beach, hereinafter referred to as "this chapter."

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-11. - Scope.

The provisions of this 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; installation or replacement of tanks; installation of swimming pools; and any other development.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-12. - Intent.

The purposes of this 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) Minimize damage to public and private facilities and utilities;
- (5) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (6) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events;
- (7) 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; and
- (8) Protect human life and health and minimize the need for rescue and relief efforts associated with flooding.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-13. - Coordination with the Florida Building Code.

This 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. 2016-11, § 2, 11-15-16)

Sec. 94-14. - Warning.

The degree of flood protection required by this 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 chapter 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-15. - Disclaimer of liability.

This chapter shall not create liability on the part of the city board of commissioners or by any officer or employee thereof for any flood damage that results from reliance on this chapter or any administrative decision lawfully made thereunder.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-16—94-19. - Reserved.

DIVISION 2. - APPLICABILITY

Sec. 94-20. - General.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-21. - Areas to which this chapter applies.

This chapter shall apply to all flood hazard areas within Madeira Beach, as established in section 94-22.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-22. - Basis for establishing flood hazard areas.

The flood insurance study for Pinellas County, Florida and incorporated areas dated August 18, 2009, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM) dated September 3, 2003, and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this chapter and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Community Services Department, 300 Municipal Drive, Madeira Beach, Florida 33708.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-23. - Submission of additional data to establish flood hazard areas.

To establish flood hazard areas and base flood elevations, pursuant to division 5 the floodplain administrator may require submission of additional data. Where field surveyed topography prepared by a state 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 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. 2016-11, § 2, 11-15-16)

Sec. 94-24. - Other laws.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-25. - Abrogation and greater restrictions.

This chapter supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances 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 chapter and any other ordinance, the more restrictive shall govern. This chapter shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-26. - Interpretation.

In the interpretation and application of this 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. 2016-11, § 2, 11-15-16)

Secs. 97-27—97-29. - Reserved.

DIVISION 3. - DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

Sec. 94-30. - Designation.

The ~~planning and zoning~~ community development director is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees or consultants and will be a certified floodplain manager (CFM) or consult with employees and/or consultants possessing such certification for all decisions requiring CFM approval.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-31. - General.

The floodplain administrator is authorized and directed to administer and enforce the provisions of this chapter. The floodplain administrator shall have the authority to render interpretations of this chapter consistent with the intent and purpose of this 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 chapter without the granting of a variance pursuant to division 7 of this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-32. - 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 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 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-33. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations (Levels 1-2-3), 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; the determination requires evaluation of previous permits issued for improvements as specified in the definition of "substantial improvement; and for work to repair damage caused by flooding, the determination requires evaluation of previous permits issued to repair flood-related damage as specified in the definition 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 chapter is required.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-34. - 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-35. - 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-36. - Inspections.

The floodplain administrator shall make the required inspections as specified in division 6 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. 2016-11, § 2, 11-15-16)

Sec. 94-37. - 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 94-33 of this chapter.
- (2) 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, or flood hazard area boundaries; such submissions shall be made within six months of such data becoming available;
- (3) Review required design certifications and documentation of elevations specified by this chapter and the Florida Building Code and this chapter to determine that such certifications and documentations are complete;
- (4) Notify the FEMA when the corporate boundaries of Madeira Beach are modified; and
- (5) 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. 2016-11, § 2, 11-15-16)

Sec. 94-38. - 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 chapter and the flood resistant construction requirements of the Florida Building Code, including flood insurance rate maps; letters of map 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 chapter; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this chapter and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the Community Services Development and Building Departments, 300 Municipal Drive, Madeira Beach, Florida 33708 during normal business hours. (Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-39. - Reserved.

DIVISION 4. - PERMITS

Sec. 94-40. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities 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 chapter and all other applicable codes and regulations has been satisfied.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-41. - Floodplain development permits or approvals.

Floodplain development permits or approvals shall be issued pursuant to this 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 is required in addition to a building permit.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-42. - 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 the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this chapter:

- (1) Railroads and ancillary facilities associated with the railroad.
- (2) Nonresidential farm buildings on farms and urban agricultural areas, 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 any governmental agency or 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. 2016-11, § 2, 11-15-16)

Sec. 94-43. - 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~~city. 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 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. 2016-11, § 2, 11-15-16)

Sec. 94-44. - Validity of permit or approval.

The issuance of a floodplain development permit or approval pursuant to this chapter shall not be construed to be a permit for, or approval of, any violation of this chapter, the Florida Building Codes, or any other chapter 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. 2016-11, § 2, 11-15-16)

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-46. - 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 chapter or any other chapter, regulation or requirement of this community.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-47. - 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 Southwest Florida Water Management District; F.S. § 373.036.
- (2) Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065 and Ordinance 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. 2016-11, § 2, 11-15-16)

Secs. 94-48, 94-49. - Reserved.

DIVISION 5. - SITE PLANS AND CONSTRUCTION DOCUMENTS

Sec. 94-50. - Information for development in flood hazard areas.

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

- (1) Delineation of flood hazard areas and flood zone(s), base flood elevation(s), minimum lowest floor elevation (BFE plus two feet of freeboard), and ground elevations if necessary for review of the proposed development including, where applicable, the identification of the property within the Coastal A zone and mapped location of the Coastal A Zone if it affects only a portion of the property.
- (2) 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.
- (3) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (4) 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.

- (5) Delineation of the Coastal Construction Control Line or notation that the site is seaward of the Coastal Construction Control Line, if applicable.
- (6) Extent of any proposed alteration of sand dunes or mangrove stands provided such alteration is approved by Florida Department of Environmental Protection.

The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-51. - Information in flood hazard areas without base flood elevations (approximate zone A).

The FIRM for the city does not show any zone A without base flood elevations.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-52. - Additional analyses and certifications.

In addition to the requirements of this division, for activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zones A and V), the applicant shall submit an engineering analysis prepared, signed, and sealed by a state licensed engineer that demonstrates that the proposed alteration will not increase the potential for flood damage. Such analysis may include the analysis of the flood protection value of any proposed changes to structures on the property and shall be consistent in level, detail and scientific method to that used by FEMA to determine the flood resistance benefit of the sand dunes proposed for alteration.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-53. - 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 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 state licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-54—94-59. - Reserved.

DIVISION 6. - INSPECTIONS

Sec. 94-60. - General.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-61. - Development other than buildings and structures.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-62. - 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 chapter and the conditions of issued floodplain development permits or approvals.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-63. - 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, the certification of elevation of the lowest floor prepared and sealed by a state licensed professional surveyor.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-64. - 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 94-63 of this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-65—94-69. - Reserved.

DIVISION 7. - VARIANCES AND APPEALS

Sec. 94-70. - General.

~~The special magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of this chapter.~~ Pursuant to F.S. § 553.73(5), the special magistrate shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of this chapter that have been adopted in addition to the Florida Building Code and which are more stringent than the provisions of the Florida Building Code as relates to flood protection. Appeals must be filed within 30 days of issuance of official opinion or decision. This section does not apply to Section 3109 of the Florida Building Code, Building. The special magistrate cannot require the building official, licensed engineer or the certified floodplain manager to sign, certify or otherwise professionally authorize any action subject to their professional review and/or requiring signed, sealed or certified documents.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-71. - Appeals.

The special magistrate 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 chapter. However, the special magistrate cannot require the building official, licensed engineer or the certified floodplain manager to sign, certify or otherwise professionally authorize any action subject to their professional review and/or requiring signed, sealed or certified documents. Any person aggrieved by the decision of the special magistrate may, within 30 days, appeal such decision to the circuit court, as provided by Florida Statutes.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-72. - Limitations on authority to grant variances.

The special magistrate shall base his/her decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 94-75 of this chapter, the conditions of issuance set forth in section 94-76 of this chapter, and the comments and recommendations of the floodplain administrator, licensed engineer and the building official. The special magistrate has the right to attach such conditions as it deems necessary to further the purposes and objectives of this chapter. However, the special magistrate cannot require the building official, licensed engineer or the certified floodplain manager to sign, certify or otherwise professionally authorize any action subject to their professional review and/or requiring signed, sealed or certified documents.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-73. - 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 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. 2016-11, § 2, 11-15-16)

Sec. 94-74. - 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 chapter, provided the variance meets the requirements of section 94-72, 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. 2016-11, § 2, 11-15-16)

Sec. 94-75. - Considerations for issuance of variances.

In reviewing requests for variances, the special magistrate shall consider all technical evaluations, all relevant factors, and all other applicable provisions of the Florida Building Code, this 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. 2016-11, § 2, 11-15-16)

Sec. 94-76. - 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 chapter or the required elevation standards;
- (2) Determination by the Special Magistrate 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 chapters; 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. 2016-11, § 2, 11-15-16)

Secs. 94-77--94-79. - Reserved.

DIVISION 8. - VIOLATIONS

Sec. 94-80. - Violations.

Any development that is not within the scope of the Florida Building Code but that is regulated by this chapter that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this chapter, shall be deemed a violation of this 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 chapter or the Florida Building Code is presumed to be a violation until such time as that documentation is provided and any determined violation is corrected.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-81. - Authority.

For development that is not within the scope of the Florida Building Code but that is regulated by this 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. 2016-11, § 2, 11-15-16)

Sec. 94-82. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-83. - Further action permitted due to unresolved violations.

For violation(s) of the requirements of this chapter or the flood provisions of the Florida Building Code, the building official or the floodplain administrator may take action as cited within this Code and, if the violation is not resolved or corrected, such action may include submitting a request to the FEMA to remove the respective property's eligibility for flood insurance coverage through the NFIP.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-84. - Penalties for violation.

Violation of the provisions of this article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this article or fails to comply with any of its requirements shall, upon adjudication therefore, be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the floodplain administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-85—94-89. - Reserved.

DIVISION 9. - GENERAL

Sec. 94-90. - Scope.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-91. - Terms defined in the Florida Building Code.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-92. - Terms not defined.

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

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-93. - Definitions.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this chapter.

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.]

Breakaway wall. A partition or wall that is independent of supporting structural members and that is intended to withstand design wind forces but to collapse from a water load less than that which would occur during the base flood, without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.

Coastal construction control line. The line established by the state 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.

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 May 7, 1971. [Also defined in FBC, B, Section 1612.2.]

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 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 chapter.

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.

Freeboard. Freeboard means a level higher than the base flood elevation. It is a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. Freeboard compensates for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action or the hydrological effect of urbanization on the watershed. [The City] of Madeira Beach requires two feet of freeboard above base flood elevation.

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 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:

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.

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.

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.

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.]

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 chapter, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), 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 chapter and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after May 7, 1971 and includes any subsequent improvements to such structures.

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. All of Madeira Beach is located in a special flood hazard area. [Also defined in FBC, B, Section 1612.2.]

Start of construction. The date of issuance of permits for new construction and substantial improvements 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 means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial improvement means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a one-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the "start of construction" of the improvement. For each building or structure, the one-year period begins on the date of the first permit issued for improvement or repair subsequent to November 15, 2016. This term includes structures which have incurred [RQ1]"substantial damage", regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 202.]

- (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 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 chapter or the Florida Building Code.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-94—94-99. - Reserved.

DIVISION 10. - FLOOD RESISTANT DEVELOPMENT

ARTICLE I. - BUILDINGS AND STRUCTURES

Sec. 94-100. - Design and construction of buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to section 94-42 of this 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 division 10, article V of this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-101. - 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 chapter and ASCE 24.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-102—94-109. - Reserved.

ARTICLE II. - SUBDIVISIONS

Sec. 94-110. - Minimum requirements.

Subdivision proposals 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. 2016-11, § 2, 11-15-16)

Sec. 94-111. - Subdivision plats.

Where any portion of proposed subdivisions lies within a flood hazard area, the following shall be required:

- (1) Delineation of flood hazard areas, flood zones, base flood elevation(s), and minimum lowest floor elevations (BFE plus two feet of freeboard), as appropriate, shall be shown on preliminary plats;
- (2) Compliance with the site improvement and utilities requirements of division 10, article III of this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-112—94-119. - Reserved.

ARTICLE III. - SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

Sec. 94-120. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-121. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-122. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-123. - Limitations on placement of fill.

Subject to the limitations of this 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, it is allowed (Zone A only) only for the support of buildings and structures essential to critical emergency management support, up to the minimum required and not to exceed 18 inches above the crown of the adjacent roadway for new construction when needed to provide access and use of the ground floor and driveway. If intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-124. - 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 94-52 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 section 94-144(3) of this chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-125—94-129. - Reserved.

ARTICLE IV. - TANKS

Sec. 94-130. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-131. - Above-ground tanks, not elevated.

Sec. 94-141. - 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. 2016-11, § 2, 11-15-16)

Sec. 94-142. - 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 runup 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 runup and wave reflection.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-143. - 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 runup 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. 2016-11, § 2, 11-15-16)

Sec. 94-144. - 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 runup 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 runup 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. 2016-11, § 2, 11-15-16)

Secs. 94-145—94-150. - Reserved.

Sec. 94-10. - Title.

These regulations shall be known as the *Floodplain Management Ordinance* of Madeira Beach, hereinafter referred to as "this chapter."

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-11. - Scope.

The provisions of this 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; installation or replacement of tanks; installation of swimming pools; and any other development.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-12. - Intent.

The purposes of this 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) Minimize damage to public and private facilities and utilities;
- (5) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (6) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events;
- (7) 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; and
- (8) Protect human life and health and minimize the need for rescue and relief efforts associated with flooding.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-13. - Coordination with the Florida Building Code.

This 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. 2016-11, § 2, 11-15-16)

Sec. 94-14. - Warning.

The degree of flood protection required by this 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 chapter 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 chapter.

(Ord. No. 2016-11, § 2, 11-15-16)

Sec. 94-15. - Disclaimer of liability.

This chapter shall not create liability on the part of the city board of commissioners or by any officer or employee thereof for any flood damage that results from reliance on this chapter or any administrative decision lawfully made thereunder.

(Ord. No. 2016-11, § 2, 11-15-16)

Secs. 94-16--94-19. - Reserved.

TCH 2018-07
Amendment to Land Development Regulations
Staff Report and Recommendation

Sec. 14-213 Seawalls

TCH 2018-07
Amendment to Land Development Regulations
Staff Report and Recommendation
November 5, 2018

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Regulations: Seawalls

Nature of Request:

Article V. - Marine Structures, Division 3. – Docks, Sec. 14-213. - Location on Boca Ciega Bay and John's Pass east of John's Pass Bridge—Construction specifications generally, establishing standards for the height of new or replacement seawalls.

Staff Recommendation:

Staff recommends approval of TCH 2018-07 as proposed.

Explanation:

The current code does not establish a maximum height for the extension of existing or establishment of new seawalls. The seawall height on 1 property will affect the drainage, flooding and scouring on neighboring properties. Water draining from the high point of the roadway will be forced to the lowest point along the seawall. If a property prevents water from exiting at the same rate as surrounding properties it will force its runoff to exit across the neighbor's property resulting in flooding, scouring and erosion. In order to be consistent with state and city policy regarding the impacts of development, new development must not create new, damaging off-site drainage impacts. Additionally, it is the policy of FEMA that flood waters be allowed to drain efficiently and along natural paths and that no development be allowed in the floodplain that creates additional flooding or erosion hazards for surrounding properties.

Proposed Amendment:

Sec. 14-213. - Location on Boca Ciega Bay and John's Pass east of John's Pass Bridge—Construction specifications generally.

All seawall or bulkheads on Boca Ciega Bay or on John's Pass east of John's Pass Bridge, shall be of reinforced concrete construction with the exception of concrete block seawalls which can be repaired under sections 14-208 through 14-212, and construction must be in accordance with the following minimum specifications:

- (1) All concrete shall be Class A with compressive strength of not less than 3,500 psi after 28 days curing. If in the opinion of the city manager or his designated representative at the time of

pouring of the concrete it does not meet the above specifications, he shall then require the contractor to pour two standard compression test cylinders under his direction. One of these cylinders, after proper curing for seven days, shall be tested for compressive strength by an approved testing laboratory. If this cylinder indicates compressive strength in excess of 2,100 psi, it shall be presumed that the concrete has met compressive strength requirements; otherwise, the second cylinder shall be tested at the end of 28 days. The city manager or his designated representative shall handle procedures for marking the cylinders and all costs of the pouring and testing will be borne by the contractor.

- (2) Reinforced concrete slabs shall not be less than 5 5/8 inches in thickness, not more than six feet in width, and a minimum length of ten feet. Vertical reinforcing steel rod shall extend the full length of the slab minus two inches each end and shall be of not less than No. 4 (one-half-inch) diameter steel reinforcing bar on six-inch centers. Horizontal reinforcing shall extend the full width of the slab minus two inches each side and shall not be less than No. 3 (three-eighths-inch) diameter reinforcing steel bar 30 inches on the center for ten-foot slab and 28 inches on the center for 12-foot slab. The edges of all slabs shall be mating tongue and groove with an approved filter system.
- (3) A reinforced concrete cap shall be poured upon the top of all slabs. The cap shall be a minimum of 9½ inches thick, 16 inches wide with the slab projecting into the base of the cap not less than 2½ inches. Four pieces of No. 4 (one-half-inch) longitudinal steel reinforcing bars shall be installed two inches from the front and rear faces of the cap. All reinforcing rods shall be lapped a distance of not less than 20 inches and shall be properly spaced and supported by ties and chairs. Expansion joints shall be constructed of one-half inch approved expansion material at intervals of not greater than 48 feet.
- (4) All reinforcing steel used shall be placed so as to provide a minimum cover of two inches of concrete to any surface.
- (5) Tie-backs of No. 8 (one-inch) steel reinforcing bar shall be placed at right angles to the line of the cap at intervals not greater than 12 feet on center. Ends of the tie-backs shall be bent at right angles, one end installed in the cap and one end installed in a concrete deadman in firm undisturbed soil. All deadmen shall be poured in place concrete, containing not less than 4½ cubic feet of concrete and having not less than 4½ square feet of vertical surface perpendicular to the alignment of the tie-rod. Each deadman shall contain vertical and horizontal steel reinforcement equivalent in cross sectional area to two No. 4 (one-half inch) deformed reinforcing bars in each direction. At expansion joints, double tie-backs shall be installed into a common deadman whose vertical face shall be not less than three feet eight inches by one foot six inches and shall be parallel to the seawall. No deadman shall be less than one foot thick. Tie-backs shall be straight without kinks or bends with a minimum straight length of 12 feet for ten-foot slabs and 14 feet for 12-foot slabs. All tie-backs shall be completely covered with approved plastic pipe extending into seawall cap and deadman at least three inches.
- (6) The top of all caps shall be equal to, or greater than, elevation four feet six inches USCGS datum mean sea level.
- (7) New seawall construction or repair/extension of existing seawalls shall not result in vertical extension of the seawall more than 12 inches higher (including cap) than neighboring property and no higher than the crown of the road fronting the lot.

(Code 1983, § 5-207(C)(1)–(6))

TCH 2018-08
Amendment to Land Development Regulations
Staff Report and Recommendation

Sec. 110-428 Corner Lots

TCH 2018-08
Amendment to Land Development Regulations
Staff Report and Recommendation
November 5, 2018

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Regulations: Corner Lots

Nature of Request:

Amending Code of Ordinances, Division 2. - Lot, Yard, Height and Other Site Area Regulations, Sec. 110-428. - Same—Side yard of corner lot. Amending depth of side yard setback.

Staff Recommendation:

Staff recommends approval of TCH 2018-08 as proposed.

Explanation:

The current code requires lots on corners to have 2 front yard sized setbacks. This provision is designed to affect a unified setback along street frontage. However, the minimum front yard setback has not been adhered to in most the R-2 and R-3 and in many R-1 areas as well. In fact, in most the city there is no consistent conforming frontage and redevelopment policy allows this non-conforming pattern to continue. Since lots throughout the city are narrow, this requirement of setbacks on both the front and side of between 20 and 25 feet renders most vacant lots unusable and thus undevelopable. As a result, development patterns show that many corner lots remain vacant or have been developed in a non-conforming fashion. It is standard planning practice to have deeper setbacks on corner side yards in order to protect the vision triangle for drivers. The typical side yard minimum in cities with suburban style development standards is 10 feet.

Proposed Amendment:

Sec. 110-428. - Same—Side yard of corner lot.

Any corner lot shall have a side yard ~~equal in width to the minimum front yard setback of any adjoining lot fronting on the side street, however, if this restriction does not permit a single-family structure of at least 25 feet in width, this requirement shall be modified to allow construction of a single-family structure 25 feet in width but in any case this side setback shall not be less than ten feet~~ meeting the minimum required yard for the district or 10 feet, whichever is greater. The width of a corner lot house may be no greater than 25 feet once it infringes upon ~~the required front yard setback of an adjoining lot. Platted residential lots that do not allow for a~~

~~house of 25 feet in width due to the application of required setbacks are considered substandard.~~
(Also consult section 110-418.)
(Code 1983, § 20-503(B))

TCH 2018-09
Amendment to Land Development Regulations
Staff Report and Recommendation

Sec. 110-386 – Purpose of Planned Development

TCH 2018-09
Amendment to Land Development Regulations
Staff Report and Recommendation
November 5, 2018

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Regulations: Planned Development

Nature of Request:

Amend the Code of Ordinances, Division 10. - PD, Planned Development, Sec. 110-386. - Purpose of planned development (PD) district, establishing a minimum site area and performance standard.

Staff Recommendation:

Staff recommends approval of TCH 2018-09 as proposed.

Explanation:

The current code provides no specification for the function of Planned Development outside the Town Center Special Area Plan, nor does it set the minimum area required for a Planned Development. Since it is important that PD zoning projects offer some benefit to the city and provide added planning value, and because the designation is not to be used as a mechanism to avoid the code or spot-zone, most communities require a minimum lot area substantially greater than the minimum lot areas for standard zoning and give indication that the innovative use of land for a PD contribute to the overarching planning goals for the community.

Madeira Beach is a small community of very small lots with no large tracts of land available for development. Thus any large redevelopment would require the compilation of multiple lots. The staff recommends a smaller minimum area than might be required in a large city thereby allowing for the possibility of combining parcels for an innovative plan. As for the function of the PD, requiring a mix of uses will ensure that PD projects are focused in land use areas of higher intensity and that they will contribute to the broader economic function of those districts and the city as a whole.

Proposed Amendment:

Sec. 110-386. - Purpose of planned development (PD) district.

The PD district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for

those uses consistent with the applicable future land use plan category and which are compatible with adjacent and nearby lands and activities.

In particular the PD district is intended, and shall be required, to be used in conjunction with any resort facilities high plan category; and for any project in the Town Center Special Area Plan that proposes to utilize the additive density/intensity provided for in the commercial core and the enumerated portions of the causeway sub-districts. All other PD sites must include one half acre or more of contiguous area not inclusive of public roadways, designated conservation area or area seaward of the Coastal Construction Control Line.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 2014-08, § 4, 11-12-14)



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

v. OLD BUSINESS – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

vi. PLANNING COMMISSION DISCUSSION – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
August 13, 2018

vii. NEXT MEETING: December 10, 2018 6:00pm



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
November 5, 2018

VIII. ADJOURNMENT