

Proposed Updates to the City's Floodplain Management Requirements

Require All New Manufactured Homes to Elevate to the Base Flood Elevation

Section 18-3-804.4.2 currently allows new manufactured homes under certain circumstances to be elevated to 3 feet even if that is below the Base Flood Elevation (BFE). The Community Rating System (CRS) prohibits this exception so it must be removed to maintain our rating in the CRS program. A failure to make this change will increase property owners' flood insurance premiums by 15%. **(MHP)**

Regulate Detention and Retention for a 25-Year Storm

Section 18-204 currently allows for a 10-year design storm for properties within drainage basins less than one square mile in size. However, SWFWMD requires a minimum 25-year design storm for all properties. We could remove the basin size language and make the 25-year storm the City's minimum to be consistent with SWFWMD. **(SMR-DS)**

Require Erosion and Sediment Control for All Development

Most areas of the City's code that require erosion and sediment control include exemptions for various reasons. The previously proposed overhaul of the Environmental Habitat Preservation and Enhancement Article would have eliminated these exemptions while also providing specific requirements for erosion and sediment control. We could clean up the exemptions and add the previously drafted language. **(ESC)**

Require Hazardous Materials to be Stored Indoors and Above the BFE within High-Risk Flood Zones

The City's code does not currently regulate the storage of hazardous materials. We could add a section requiring hazardous materials to be stored indoors and above the BFE within high-risk flood zones, which will greatly reduce the potential of hazardous materials getting into flood waters. Most new industrial buildings are built at or above the BFE due to the difficulty of floodproofing lower buildings so simply having the hazardous materials indoors will comply with the new code. **(DL)**

Limitations on Enclosures Below the BFE

Limit the size of new enclosures below the BFE to less than 300 square feet and require property owners to sign a nonconversion agreement at the time of construction with a right to inspect. Enclosures are areas used for storage or building access below a structure that is elevated on piers. Enclosures are not crawlspaces or typical garages. This is a relatively rare building type in the City. The benefits are less structure to be damaged by flood waters and less debris to break free and cause additional damage. **(ENL)**

