

Comparison of Significant Changes Between the Current Flood Damage Prevention Ordinance and State Model Ordinance

Existing FDPO	State Model Ordinance	Explanation
<h2>ARTICLE I.- ADMINISTRATION</h2>		
<h3>DIVISION 1. - GENERAL</h3>		
<p>Related to 62-126 (16) address residential and non-residential development, with exception for development permitted by South Florida Water Management District (SFWMD)</p>	<p>Sec. 62-2. - Scope. <u>This ordinance shall also apply to establishing minimum floor elevations for buildings constructed within areas identified as Zone X and X-500 on the Flood Insurance Rate Maps adopted in Section 62-13.</u></p>	<p>Included to retain the 18” above the crown of the road provision for residential structures with exception for development permitted by SFWMD</p>
<p>Related to 62-126 (16)</p>	<p>Sec. 62-12. - Areas to which this ordinance applies. <u>Additionally, the requirements for establishing minimum floor elevations shall be applicable for all areas identified as Zone X and X 500.</u></p>	<p>Included to retain the 18” above the crown of the road provision for residential structures with exception for development permitted by SFWMD</p>
<h3>DIVISION 3. - DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR</h3>		
<p>new</p>	<p>Sec. 62-22. - General. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish</p>	<p>Often specific standards are not outline in an ordinance or in the FBC. We need to be able to use Technical Bulletins and other</p>

	<p>policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Division 7 of this article. <u>The Floodplain Administrator may consult with and rely on technical bulletins, desk references, and other guidance publications issued by the Federal Emergency Management Agency for guidance in the administration and interpretation of this ordinance and advising on the flood provisions of the <i>Florida Building Code</i>.</u></p>	<p>documents posted by the State and FEMA to help with interpretation. This is intended to help with transparency.</p>
	<p>Sec. 62-24. - Substantial improvement and substantial damage determinations. For applications for building permits to improve buildings, structures, <u>manufactured homes</u>, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:</p> <p>(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;</p> <p>(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;</p> <p>(3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and</p>	<p>To make it clear that MHUs will be included in this requirement.</p> <p>This is our appeals process for determining Substantial Damage for all structure types.</p>

	<p>(4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this ordinance is required.</p> <p><u>(5) Property owners of buildings, structures and facilities regulated by, or exempt from, the Florida Building Code, including manufactured homes, may appeal a substantial damage determination first through the building permit process as established in the Administrative Code for Land Development. Subsequent appeals shall be processed in accordance with Article 7 of this article.</u></p>	
	<p>DIVISION 4. - PERMITS</p>	
	<p>Sec. 62-34. - Application for a permit or approval. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:</p> <p>(8) Identify and describe the development to be covered by the permit or approval.</p> <p>(9) 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.</p> <p>(10) Indicate the use and occupancy for which the proposed development is intended.</p> <p>(11) Be accompanied by a site plan or construction documents as specified in Division 5 of this article.</p> <p>(12) State the valuation of the proposed work.</p> <p>(13) Be signed by the applicant or the applicant's authorized agent.</p> <p>(14) Give such other data and information as required</p>	<p>The County has encountered continual problems with property owners converting non-living space to livable space. This will help clarify for future buyers and the current owner that these spaces are not legal living spaces.</p> <p>5 feet is based on FBC, Residential 305.1</p> <p>120 sq. ft. is based on FBC, residential [need to get with Jon Walsh to get the citation]</p>

	<p>by the Floodplain Administrator.</p> <p>(15) <u>A signed Declaration of Land Restriction (Non-conversion Agreement) shall be recorded on the property deed prior to issuance of the certificate of occupancy or certificate of completion for the following:</u></p> <ul style="list-style-type: none"> a. <u>An enclosure below an elevated building</u> b. <u>A crawl/underfloor space that are more than 5 feet in height (measured from the lowest interior grand or floor to the bottom of the floor system above)</u> c. <u>A detached structure that is not elevated and is larger than 120 square feet in area.</u> 	
	<p>DIVISION 5. - SITE PLANS AND CONSTRUCTION DOCUMENTS</p>	
<p>Sec. 62-128. - Specific standards for A-zones without base flood elevations and regulatory floodways.</p> <p>(7) —When the data is not available from any source, including data developed pursuant to Division 5, Subsection 62-128(2), of this Ordinance, the lowest floor of the Structure shall be elevated to no lower than four feet above the Highest adjacent grade or WSWT, whichever is higher, OR if utilizing a pressurized septic design, engineering justifications, considering adjacent Flood elevations and other applicable criteria,</p>	<p>Sec. 62-42. - Information in flood hazard areas without base flood elevations (approximate Zone A). ***</p> <p>(b) Specify that the base flood elevation is four (4) feet above the highest adjacent grade or Wet Season Water Table, whichever is higher, OR if utilizing a pressurized septic design, engineering justifications, considering adjacent flood elevations and other applicable criteria, may be presented to the Floodplain Administrator for consideration of a lowered flood elevation, but in no case can the lowest floor be less than three (3) feet above the highest adjacent grade or Wet Season Water Table, whichever is higher at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than <u>the proposed elevation</u>. <i>[Italics included for emphasis]</i></p>	<p>Retaining intent of the current FDPO, clarifying that it would be a lower flood level that would allow for a lower floor level.</p>

<p>may be presented to the Floodplain Administrator for consideration of a lowered <i>floor</i> elevation, but in no case can the Lowest floor be less than three feet above the Highest adjacent grade or WSWT, whichever is higher. Standards set forth in Division 5, Section 62-127, shall apply. <i>[Italics included for emphasis]</i></p>		
	<p>DIVISION 7. - VARIANCES AND APPEALS</p>	
<p>Sec. 62-158. - Variance procedures.</p> <p>(2) The filing fee for each Variance request shall be that adopted and in effect in the Growth Management Division/Planning and Regulation Fee Schedule, (approved 7-27-10, Resolution 2010-130) as may be amended, replaced or superseded.</p>	<p>Sec. 62-71. - Variances and appeals; in general. <u>Requests for appeals and requests for variances shall be processed in accordance with this section. Requests for appeals and variances shall be accompanied with the fee specified in the Growth Management Department, Development Services Fee Schedule.</u></p> <p>(1) <u>The Board of Zoning and Appeals shall hear and decide on requests for appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. The Board of Zoning and Appeals shall hear requests for variances from the strict application of the requirements of this ordinance and which are not requirements of the Florida Building Code, in accordance with LDC section 10.09.00. Any person aggrieved by the decision of the Board of Zoning and Appeals may appeal such decision to the Circuit Court, as provided by Florida Statutes.</u></p> <p>(2) <u>Pursuant to section 553.73(5), F.S., the Board of Building Adjustments and Appeals shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction</u></p>	<p>Distinguishing what the BZA and the Board of Construction Appeals would hear.</p>

	<u>requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.</u>	
DIVISION 9. - TEMPORARY EMERGENCY HOUSING		

Sec. 62-158. - Variance procedures.

- (l) Grant and facilitate situations in code or regulations in which an unforeseen circumstance has been identified following a natural or man-made disaster in support of the emergent need for post disaster temporary emergency housing. Such efforts, pending the magnitude of the disaster and the need for emergency housing may include efforts to grandfather or retro-actively approve such temporary emergency housing actions, waivers or exemptions when reasonable efforts were implemented to protect life, property and minimize suffering in an attempt to stabilize displaced residents and families following a disaster. Where possible such temporary waivers or exemptions following a disaster housing effort shall terminate within

Sec. 62-91. - Establishing the need for temporary emergency housing. To establish the need for **temporary emergency housing**, the Board of County Commissioners must **determine and declare by simple majority vote that an emergency condition exists due to a natural or man-made disaster.** Based upon that disaster declaration the County Manager, through the Emergency Management Director and the **Floodplain Administrator**, is authorized to allow for **temporary emergency housing** in the special flood hazard area.

Sec. 62-92. - Placement of temporary emergency housing within the flood hazard area. The Board of County Commissioners or the County Manager or designee, in coordination with the Floodplain Administrator, may allow for **post-disaster emergency temporary manufactured homes, recreational vehicles or similar resources provided by FEMA, the Florida Division of Emergency Management, the Collier County Department of Emergency Management or successor of any of the previously described organizations, within the flood hazard areas for a period of six months. This period may be extended by the Board taking the extent and severity of the disaster into account.**

Sec. 62-93. - Coastal high hazard area. Temporary emergency housing shall not be located within the coastal high hazard area (Zone V).

Sec. 62-94. - Installation standards. Manufactured homes shall be placed in a manner consistent with Division 4 of Article III. Recreational vehicles or similar road ready vehicles shall comply with the requirements of Division 5 of Article III.

Sec. 62-05. - Emergency notification and evacuation plan. An emergency notification and evacuation plan shall be prepared to ensure the safety of the occupants of the temporary emergency housing. The emergency notification and evacuation plan shall be submitted, within thirty (30) days of occupancy of the **temporary emergency housing** units, for review and approval to the Collier County Department of Emergency Management.

This provision adds a purpose and intent to the temporary housing provisions and is needed because typically, FEMA does not like to place trailers in the SFHA, therefore we need specific language to support temporary housing.

Section is consistent with Chapter 38 – Civil Emergencies, 38-7 (c) (1).

<p>eighteen (18) months of issuance unless extended by the Board of County Commissioners.</p> <p>Sec. 62-127. - Specific standards. *****</p> <p>(4) <i>Standards for Manufactured Homes and Recreational Vehicles</i> *****</p> <p>(iii) Manufactured or component built temporary homes provided by FEMA, the Florida Division of Emergency Management or the Collier County Department of Emergency Management or its approved contractor or designee may provide post disaster emergency temporary Manufactured homes or similar resources within the Floodplain for a period not to exceed eighteen (18) months unless extended by the Board of County Commissioners.</p> <p>1. Temporary utility connections for the duration of the</p>	<p><u>Sec. 62-96. - Permit for the Temporary Placement of Emergency Housing.</u> Prior to the placement of all temporary emergency housing in the special flood hazard area, the applicant shall be required to submit a temporary permit application affirming that the structure is in compliance with this section and 44 CFR 60.3 (e).</p> <p><u>Sec. 62-97. - Consistent with Post-Disaster Recovery Ordinance.</u> The efforts specified in this section shall be consistent with the Code of Laws and Ordinances Chapter 38 – Civil Emergencies.</p>	
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<p>Temporary housing efforts will be allowed in accordance with provisions authorized by the Building Code Official and</p> <p>2. Such housing when provided must have an emergency notification and evacuation plan in place within 30 days of residency in accordance with guidelines imposed by the FEMA housing administrator or his designee.</p>		
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ARTICLE II.- DEFINITIONS AND ACRONYMS

<p>New</p>	<p>Sec. 62-102. – Definitions. ****</p> <p><u>Declaration of Land Restriction (Non-conversion Agreement).</u> A form provided by the Floodplain Administrator to be signed by the owner and recorded on the property deed in Official Records of the Clerk of Courts, stating the owner agrees to not convert or modify the following construction in any manner that is inconsistent with the terms of the building permit and this ordinance: (1) an enclosure below an elevated building, (2) crawl/underfloor spaces that are more than 5 feet in height (measured from the lowest interior grade or floor to the bottom of the floor system above); (3) a detached structure that is not elevated and is larger than 120 square feet in area.</p>	<p>Intent to make transparent to future buyers the uses for an enclosures, crawl/underfloor spaces and detached structures. To define agreement and establish that it must be recorded.</p> <p>This would be required prior to inspections.</p>
<p>Sec. 62-52. - Definitions. *****</p> <p><i>Development permit</i> means, for the purposes of this Ordinance, the local site Development or Building permit, as applicable, (i.e., any County authorization which must be approved by the County prior to proceeding with any "Development"). A review of a development permit in order to determine compliance with this Ordinance will not result in a separate fee or review process.</p>	<p>Sec. 62-102. – Definitions. *****</p> <p>Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance. <u>For the purposes of this Ordinance, this is synonymous with the local site development plan, construction plans, or building permit, as applicable, (i.e., any County authorization which must be approved by the County prior to proceeding with any “development”.)</u></p>	<p>To ensure that are existing process is included and transparent.</p>
<p><i>Hardship</i> as related to Variances from this Ordinance</p>	<p>Sec. 62-102. – Definitions. *****</p>	<p>Retaining definition</p>

<p>means the exceptional Hardship associated with the land that would result from a failure to grant the requested Variance. The community requires that the Variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial Hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional Hardship. All of these problems can be resolved through other means without granting a Variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.</p>	<p>Hardship. As related to variances from this ordinance, hardship means the exceptional hardship associated with the land that would result from a failure to grant the requested variance. The community requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.</p>	
<p>Sec. 62-52. - Definitions. ***** <i>Watercourse</i> means the channel and banks of a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial Flood damage may occur. The Watercourse does not include the adjoining Floodplain areas.</p>	<p>Sec. 62-102. – Definitions. ***** Watercourse. The channel and banks of a lake, river, creek, stream, wash, channel or other topographic feature in, on, through, or over which water flows at least periodically. The watercourse does not include the adjoining floodplain areas.</p>	Retaining definition
<p>Sec. 62-52. - Definitions. *****</p>	<p>Sec. 62-102. – Definitions. *****</p>	Retaining definition

Wet season water table elevation (WSWT) means the elevation, in relation to the NAVD of 1988, of the groundwater during that period of time each year in which the upper surface of the groundwater, or that level below which the soil or underlying rock material is wholly saturated with water, can normally be expected to be at its highest level. Water table elevation is measured from the soil surface downward to the upper level of saturated soil or upward to the free water level. The WSWT may be determined using the South Florida Water Management District's methodology for determining the seasonal high water table contained in the District's Environmental Resource Permit Information Manual Volume IV (September 2010, as may be amended), pages CA-1—CA-7, or other methodology as approved by the Florida Department of Environmental Protection.

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ARTICLE III.- FLOOD RESISTANT DEVELOPMENT

DIVISION 1. - BUILDINGS AND STRUCTURES

Sec. 62-127. - Specific standards.

(3) *Enclosures below the lowest floor.* New construction and Substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the Lowest floor elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of Floodwaters to automatically equalize hydrostatic Flood forces on exterior walls.

(a) Designs for complying with this requirement must either be certified by a Professional engineer or Registered architect or meet or exceed the following minimum criteria:

(i) Provide a minimum of two openings on different sides of each enclosed area having a total net area of not less than one square

Sec. 62-112. – Enclosures below the lowest floor.

Enclosed areas below elevated buildings and structures shall comply with the requirements of the Florida Building Code, shall be limited to parking of vehicles, storage, and building access, and shall comply with the following:

(1) Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door measuring 3.0 ft. by 8.0 ft.), or entry to the living area (stairway or elevator);

(2) The interior portion of such enclosed area shall not be finished or temperature-controlled (air conditioned);

(3) All areas that are partitioned within the enclosed area shall be vented in accordance with the Florida Building Code;

(4) All construction below the lowest floor shall be built with flood damage-resistant materials, for example: pressure treated wood and water-durable and mold resistant cement backerboard; and

(5) Section 104.3, regarding a Declaration of Land Restriction (Non-conversion agreement.)

Retaining some of the existing provisions, to support the minimum standards for enclosures regarding partitioning but are not tempted to create a livable space.

<p>inch for every square foot of enclosed area subject to Flooding;</p> <p>(ii) The bottom of all openings shall be no higher than one foot above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and</p> <p>(iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of Floodwaters in both directions.</p> <p>(b) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and Building access. Access to the enclosed area shall</p>		
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<p>be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and</p> <p>(c) The interior portion of such enclosed area shall not be finished, partitioned into separate rooms, or temperature-controlled (air conditioned).</p>		
<p>Sec. 62-127. - Specific standards.</p> <p>(8) <i>Accessory Structures.</i> Accessory uses and Structures support and are subordinate to the use of a parcel and shall primarily serve those persons regularly and customarily involved with their use and include only those</p>	<p><u>Sec. 62-113. – Detached accessory structures. Detached accessory structures that are not elevated (garages, tool sheds, storage buildings, steel ISO 10’-20’-40’ storage containers, etc.) may be positioned on the ground or a slab, properly vented, and adequately anchored to withstand wind and buoyancy forces, or secured to piers. A property owner must provide a signed Declaration of Land Restriction (Non-conversion agreement) prior to the issuance of the certificate of completion for detached accessory structures that are not elevated and are greater than 120 square feet.</u></p>	<p>To allow for the minimum standards for accessory structure and to ensure property owners are aware that conversions are not legal.</p>

<p>Structures incidental to a permitted land use located on the same parcel. Uses identified elsewhere in this Ordinance are not accessory uses.</p> <p>(a) Accessory structures shall not be used for any other use than parking of vehicles and storage.</p> <p>(b) Accessory structures shall be designed to have low Flood damage potential (wet Floodproofing).</p> <p>(c) Accessory structures shall be constructed and placed on the Building site so as to offer the minimum resistance to the flow of Floodwaters.</p> <p>(d) Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other</p>		
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<p>Structures. This is a mandatory measure, pursuant to 44 CFR Section 60.3(a)(3)(i).</p> <p>(e) Service facilities such as electrical and heating equipment shall be elevated at or above the BFE or Floodproofed.</p> <p>(f) Openings to automatically equalize flood hydrostatic forces on exterior walls during the Base Flood shall be provided below BFE in conformance with 44 CFR Section 60.3(c)(5).</p> <p>(g) Steel ISO 10'-20'-40' Storage Containers may be positioned on the earth and anchored as described in Division 5, Subsection 62-126(4) above, or secured to piers.</p>		
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<p>(h) Vertical tool sheds and storage Buildings may be positioned on the earth and shall be anchored as described in Division 5, Subsection 62-126(4), above, or secured to piers.</p>		
	<p><u>Sec. 62-114. – Design and construction of nonresidential farm buildings on farms.</u> Pursuant to Section 62-33 of this ordinance, nonresidential farm buildings on farms that are exempt from the <i>Florida Building Code</i>, including <u>substantial improvement</u> or repair of <u>substantial damage</u> of such buildings, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of <u>ASCE 24</u>. If required to be elevated in accordance with <u>ASCE 24</u>, nonresidential farm buildings on farms shall be elevated to or above the base flood elevation. Structures exempt from the <i>Florida Building Code</i> that are not walled and roofed buildings shall comply with the requirements of Division 7 of this article.</p>	<p>To allow nonresidential farm buildings to ONLY elevate to the BFE, not BFE + 1. They will also not have to be elevated to 18” or 24” above the COR.</p>
<p>new</p>	<p><u>Sec. 62-115. – Permanently-mounted air-conditioners, generators, and other exterior mechanical equipment.</u> When installed with new construction or replaced as part of substantial improvement or repair of substantial damage, permanently-mounted air-conditioners, generators, and other exterior mechanical equipment shall be elevated to or above the elevation required by the <i>Florida Building Code - Residential Sec. R322.1.6</i> or <i>Florida Building Code – Building, Sec. 1612 (ASCE 24)</i>, as applicable. When not part of substantial improvement or repair of substantial damage, replacement of permanently-mounted air-conditioners, generators, and exterior mechanical equipment shall be elevated to or above the BFE or the <u>lowest floor elevation</u> of the building served.</p>	<p>To make it transparent that replacement of permanently-mounted air-conditioners, generators, and exterior mechanical equipment shall be elevated to or above the BFE, OR the lowest floor elevation of the building served. Currently, they are replaced at grade.</p>

	<p>Sec. 62-116. – <u>Pool Equipment.</u> <u>When installed with new construction, pool equipment shall be elevated to or above the elevation required by the Florida Building Code – Residential R322.1.6 or Florida Building Code – Building, Sec. 1612 (ASCE 24), as applicable. Where new pool equipment is installed on an existing pool, the pool equipment shall be elevated to or above the lowest floor elevation of the building served. Where pool equipment is installed to replace existing pool equipment, the new pool equipment shall be elevated to or above the elevation of the existing pool equipment. In cases where the elevation of pool equipment will hinder access for repair and maintenance, a letter may be submitted by the pool contractor to the building official demonstrating that the equipment can be installed to resist flood forces and is GFI protected per the National Electric Code (NEC) 2014, 680.21 (C), as may be amended from time to time.</u></p>	<p>To support elevation and reduce debris, while recognizing sometimes elevation to BFE +1 is not reasonable and providing an alternative.</p>
<p>DIVISION 5. - PROVISIONS FOR FLOOD HAZARD REDUCTION Sec. 62-126. - General standards. ***** 16) Building Lowest floor and Slab Minimum Elevations for all areas of Collier County: (a) Plans shall show that construction of the Lowest floor meets the elevation criteria listed below or engineered properly to a site specific design and</p>	<p>Sec. 62-118. – <u>Lowest floor</u> <u>elevation requirements for Residential buildings.</u> <u>Area below the lowest floor shall be limited to storage, access, and parking.</u></p> <p>(1) <u>Residential buildings</u> <u>subject to South Florida Water Management District Permit requirements or were previously approved to a 100 year, three-day, zero-discharge stormwater plan standard, shall have the lowest floor elevated at or above the elevation required by the District Permit, Florida Building Code, or Sec. 62-119, below, as applicable.</u></p> <p>(2) <u>All residential buildings</u> <u>not subject to (1) and located in a flood hazard area, Zone X-500, and Zone X shall have the lowest floor elevated at or above the elevation required by the Florida Building code or as follows, whichever is higher:</u></p> <p>a. <u>Buildings located on a paved road must be elevated 18 inches above the crown of the nearest street or interior finished</u></p>	<p>Limits this existing concept to residential building only.</p> <p>Changes:</p> <ol style="list-style-type: none"> 1. Specifies that the min. elevations apply when a structure is not within a SFWMD permit. The standards are applied this way currently. 2. Adds the ability for the County Engineer to provide exceptions for very high pavement elevation situations. 3. Amends the current slab requirements to only apply to attached

<p>certified by a Registered architect or Professional engineer; when conflict exists between the FIRM Elevation and others, the higher elevation shall be required:</p> <p>i. <i>FIRM Elevation</i> - the elevation that has been established by the Flood Insurance Study (FIS);</p> <p>ii. <i>Paved Road</i> - a minimum of 18 inches above the crown of the nearest street or interior finished roadway system if finished with paving; in the event that the nearest street or interior finished roadway system is</p>	<p><u>roadway system. In the event that the nearest street or interior finished roadway system is located on an evacuation route or other unusually high pavement elevation as agreeable by the County Engineer, the residential building may be elevated a minimum of 18 inches above the crown of the nearest side street.</u></p> <p>b. <u>Residential buildings located on a graded or otherwise unfinished road must be elevated a minimum of 24 inches above the crown of the nearest street.</u></p> <p>c. <u>Attached garages and lanais for residential buildings shall have the lowest slab at or above the crown of the nearest street. See Section 62-113 for detached structures.</u></p> <p>d. <u>On parcels where unusual topographic conditions exist and the standard conditions established in Subsection 62-118(1)a., b., and c. above cannot be reasonably applied, the Building Official will consider requests to decrease the lowest floor elevation. All requests will require an analysis, by a professional engineer, of the 100-year, 3-day storm event using zero discharge, for the entire discharge, for the drainage basin in which the proposed structure is located. Reductions may be allowed on the basis of the analysis, but in no case, shall the lowest floor be less than the elevation required by the Florida Building Code.</u></p>	<p>residential garages and lanais, not carports or any detached structure or commercial garage, etc.</p> <p>4. Narrows the scope for the stormwater analysis which better aligns with the DFIRM and provides flexibility depending on the area for the drainage basin used.</p>
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<p>located on an evacuation route, <u>or other unusually high pavement elevation as agreeable by the County Engineer,</u> a minimum of 18 inches above the crown of the nearest side street; or</p> <p>iii. <i>Graded or unfinished Road</i> - 24 inches above the crown if graded or otherwise unfinished; or</p> <p>iv. <i>Mean Sea Level</i> - Lowest floors should be no lower than elevation 5.7 feet in relation to NAVD of 1988 [with an allowable exception for the bottom of the lowest horizontal</p>		
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<p>structural member of the Lowest floor of accessory structures within the V-Zones as described in Section 62-129(13)(h)]; or</p> <p>v. <i>Water Management Design -</i></p> <p>1. Buildings with projects which have water management routing and storage facilities designed and built for a 25 year, 3 day storm event in accordance with South Florida Water Managem</p>		
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<p>ent District's criteria may use a Lowest floor elevation in accordance with the project's water management ent designed 100 year zero discharge elevation or the FIRM elevation, whichever is higher.</p> <p>2. Buildings which are not within projects having water management ent storage facilities designed and built for a 25</p>		
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<p>year, 3 day storm event in accordance with South Florida Water Management District's criteria shall use a Lowest floor elevation of 18 inches above the adjacent roadway crown elevation or the FIRM elevation, whichever is higher.</p> <p>(b) On parcels where unusual topographic conditions exist and the above standard conditions cannot be reasonably applied, the Building Official will</p>		
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<p>consider requests to decrease the Lowest floor elevation. All requests will require an analysis, by a Professional engineer, of the 25 year, three (3) day storm event and the 100 year, 3 day storm event using zero discharge, for the entire discharge, for the entire drainage basin in which the proposed Structure is located. Reductions may be allowed on the basis of the analysis, but in no case shall the Lowest floor be less than the FIRM.</p> <p>(c) Slabs for garages, carports, screen enclosures, etc., must be at least equal in elevation to the crown of the nearest street.</p>		
	<p>Sec. 62-119 – Buildings and structures removed from the special flood hazard area. Buildings and structures removed</p>	<p>Requires projects permitted that are removed from the</p>

	<p>from the special flood hazard area shall be elevated so that the <u>lowest slab, such as a garage, lanai, enclosure, etc. is above the lowest lot elevation (GROUND) as identified on the Letter of Map Change provided by FEMA. Further, the lowest adjacent grade of a building or structure must be at or above the base flood elevation as established on the DFIRM.</u></p>	<p>SFHA be elevated as established on the Letter of Map Change, or at the minimum, meet NFIP standards.</p>
<p>DIVISION 2. - SUBDIVISIONS</p>		
<p>Sec. 62-128. - Specific standards for A-zones without base flood elevations and regulatory floodways.</p> <p>Located within the SFHA established in SECTION THREE, B, where there exist A-Zones for which no BFE data and Regulatory floodway have been provided or designated by FEMA, the following provisions shall apply:</p> <ol style="list-style-type: none"> (1) Require standards of Division 5, Section 62-126. (2) Require that all new subdivision proposals and other proposed Developments (including proposals for Manufactured home parks or subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals BFE data. Standards set 	<p>Sec. 62-131. – Minimum requirements. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:</p> <ol style="list-style-type: none"> (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding; (2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations are determined in accordance with Section 62-42(1) of this ordinance; and (3) 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 (4) 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; and (5) <u>The site improvement and utilities requirements of Division 3 of this article are satisfied.</u> 	<p>Cross reference to the new permanent utilities section.</p>

<p>forth in Division 5, Section 62-127, shall apply.</p>		
<p>DIVISION 4. - MANUFACTURED HOMES</p>		
	<p>Sec. 62-155. – General elevation requirement. Unless subject to the requirements of Section 62-154 of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred substantial damage as the result of a flood, shall be elevated such that the <u>lowest floor</u> is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V).</p> <p>Sec. 62-156. – Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 62-155 of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:</p> <ol style="list-style-type: none"> (1) <u>Lowest Floor</u> of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V); or (2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade. 	<p>Changing the Model Ordinance to reflect the County’s current elevation requirements for MHUs, and not a higher standard.</p>

new	<p>Sec. 62-157. – Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas, as applicable to the flood hazard area. <u>If semi-rigid skirting is attached to the manufactured home frame, documentation shall be provided by a registered design professional stating the skirting does not provide structural support and will collapse under wind and water loads that are expected during occurrence of the base flood without causing structural damage to the elevated home or foundation.</u></p>	This is current policy and is not described in FEMA technical bulletins. Required to clarify construction type for CRS and allows for flexibility and visually appealing MHUs.
new	<p>Sec. 62-158. – Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area. <u>Replacement of permanently-mounted air conditioning equipment, generators, and exterior mechanical equipment shall comply with Section 62-115.</u></p>	Cross reference to requirements.
new	<p>Sec. 62-159. – <u>Permits required for additions, attachments, improvements and repair of manufactured homes.</u> <u>Building permits are required for additions, attachments, improvements and repair of damage by any cause to manufactured homes. Any addition or attachment that is structurally connected to the manufactured home or is freestanding shall be constructed to meet the Florida Building Code, as may be amended from time to time. The design of an addition or attachment shall use the current wind criteria for the zone.</u></p> <ol style="list-style-type: none"> 1. <u>An addition or attachment shall only be allowed where a manufactured home was constructed with a host beam by the manufacturer in order to provide the necessary structural support for the connection between the two structures. For manufactured homes that were not constructed by the manufacturer to support additions or attachments connected to them, the addition or</u> 	To ensure that improvements to manufactured homes are done per code and safely.

	<p><u>attachment shall be freestanding, other than flashing required for weather-tightness.</u></p> <p>2. <u>Applications for repair of structural components of a manufactured home shall include letters from a registered design professional or a mobile home inspector that states the structure is in compliance with the applicable Manufactured Home Construction and Safety Standards, developed by HUD, standards in place at the time of assembly.</u></p>	
<p>Sec. 62-129. - Specific standards for coastal high hazard areas (V-zones). *****</p> <p>(13) Accessory Structures. The following standards are required to properly regulate Accessory structures in addition to A-Zone requirements:</p> <p>(a) Accessory structures meeting the criteria of small or low-cost, such as small metal/wooden sheds that are "disposable" must be unfinished on the interior, constructed with Flood damage-resistant materials below the BFE and</p>		<p>Removing the existing standards and using the non-conversion agreement in lieu of complete restrictions.</p>

<p>used only for storage.</p> <p>(b) Maximum allowable size of Accessory structures in V-Zones is 100 square feet.</p> <p>(c) Maximum allowable value of Accessory structures in V-Zones is \$2,500.00.</p> <p>(d) Consideration must be given to the effects the debris from the Building will have on adjacent Buildings.</p> <p>(e) Detached garages are not allowed in V-Zones.</p> <p>(f) The structural system shall utilize pilings, adequately embedded to resist scour and lateral deflection. The lowest horizontal structural member of roof systems, including plates and beams connecting the</p>		
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<p>upright supports of the Structure, shall be placed at or above the BFE.</p> <p>(g) Any small Accessory structure enclosure below the BFE shall be constructed with Breakaway walls, such as wooden lattice or insect screening, in conformance with 44 CFR Section 60.3(e)(5).</p> <p>(h) Floors shall be at or very close to grade.</p>		
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