



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Commission Meeting

MEETING DATE 07/23/2024

SUBMITTED BY: Jeff Remas, Building Department

SUBJECT: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE VI, "FLOODPLAIN MANAGEMENT," OF CHAPTER 20, "PLANNING AND DEVELOPMENT OF THE TOWN CODE OF ORDINANCES TO UPDATE THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE MAPS, ADOPT A REQUIREMENT FOR THE ACCUMULATION OF THE COST OF IMPROVEMENTS OVER A THREE-YEAR PERIOD, AND PROVIDE FOR GENERAL UPDATES FOR THE TOWN'S CONTINUED PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM; PROVIDING FOR A FISCAL IMPACT STATEMENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

This ordinance updates Highland Beach's floodplain management regulations to comply with FEMA requirements and continue participation in the National Flood Insurance Program (NFIP). It incorporates the revised Flood Insurance Study and Maps effective December 20, 2024, and introduces a three-year accumulation of improvement costs to prevent avoidance of FEMA compliance. The ordinance has minimal fiscal impact, as most property owners already undertake single large projects rather than multiple smaller ones to avoid FEMA thresholds. This conclusion is based on recent data and observations showing limited instances of cost manipulation. The ordinance is integral to reinstating the town in FEMA's Community Rating System (CRS), which will provide NFIP premium discounts to residents and reduce flood risk. The updates align with the Florida Building Code and apply to all development applications submitted after the effective date. The ordinance includes provisions for severability, conflict resolution, codification, and takes effect immediately upon adoption.

FISCAL IMPACT:

The ordinance update to include the accumulation of the cost of improvements over a 3-year period is expected to have a negligible fiscal impact on property owners and the Town of Highland Beach. This measure enhances compliance with FEMA regulations without introducing significant additional costs.

ATTACHMENTS:

Proposed Floodplain Ordinance

RECOMMENDATION:

Staff recommends approval (Required by FEMA)