



Memorandum

Meeting Details: August 5, 2024- Planning Commission

Prepared For: Planning Commission

From: Community Development Department

Subject: Floodplain amendments

Background: The Florida Department of Emergency Management (FDEM) in conjunction with FEMA reviews local floodplain Codes to assure compliance with current standards. Staff was contacted to update the Madeira Beach floodplain regulations to follow state and federal regulations. There are three different sections in the Madeira Beach Code of Ordinances that need to be updated, Chapter 14, Chapter 94, and Section 82-2.

Discussion: There will be three ordinances that come from these amendments.

Section 82-2 Definitions: Definitions will be removed from Chapter 94 and contained in the definitions section in the Code to assure there is consistency throughout the Code.

Chapter 14, Article II. Technical Codes and Standards: Chapter 14 Article II reiterates that the city follows the current Florida Building Code (FBC) and includes the areas where the city has higher standards than the FBC. City staff also suggests including sediment fencing to Section 14-38 with construction fencing. Section 14-39 will be updated with a new format to show the differences between the FBC and the City's higher standards. Higher standards allow the city to gain points with the Community Rating System (CRS) that then transfers into discounts for residents on flood insurance.

Chapter 94 Floodplain Management: Removing definitions and assuring consistency throughout the Code. Sec. 94-123 limitations of fill to include that there shall not be more than 24 inches of nonstructural fill to a property to provide for drainage.

Recommendation(s): The city to move forward with working with FDEM on updating the City's floodplain standards in the Code.

Fiscal Impact or Other:

There is no anticipated fiscal impact.

Attachments:

- Chapter 82-2 Definitions with amendments
- Chapter 14, Division II., Technical Codes and Standards with amendments
- Reformatted FBC
- Chapter 94, Floodplain Management