



Memorandum

Meeting Details: Board of Commissioners Regular Meeting, November 13, 2024

Prepared For: Honorable Mayor Brooks and the Board of Commissioners

From: Community Development Department

Subject: Ordinance 2024-21: Revising Definition of Substantial Improvement 1st Reading and Public Hearing

Background:

Hurricane Helene and Hurricane Milton brought historic levels of storm surge and wind to Madeira Beach. Hurricane Helene’s storm surge flooded every pre-FIRM residential structure and most at grade commercial structures within the city. Some of these structures have received substantial damage. A structure is considered to have received substantial damage if the estimated cost to repair the structure exceeds 50 percent of the pre-damaged building market value (also known as “FEMA’s 50% Rule”). Currently the Madeira Beach Code of Ordinances has a one-year period lookback requirement when renovating or repairing a pre-FIRM structure. The one-year period lookback begins on the date of the first permit issued for the improvement or repair.

Discussion:

City staff are concerned that the one-year period lookback would penalize property owners that have done renovations to their property within the past year. Those renovations would count towards the FEMA 50% Rule which could potentially lead to a structure being declared substantially damaged. Ordinance 2024-21: Revising Definition of Substantial Improvement would update the references to substantial damage and substantial improvement to remove the one-year period lookback requirement. Removing the one-year period lookback would mean that the FEMA 50% Rule would be used for each individual renovation or repair project. Phasing improvements would still not be allowed. Restoring the structure to what it was before the flooding occurred would still be a requirement.

Recommendation(s):

City Staff recommends the approval of Ordinance 2024-21: Revising Definition of Substantial Improvement.

Fiscal Impact or Other:

It is not foreseen that the city would have additional costs to enforce Ordinance 2024-21. There are no additional costs or fees from the city related to the property owners complying with the proposed ordinance. There is a risk for the city to receive a small reduction in CRS points. This could have an impact on the city's CRS Rating and the existing flood insurance discounts for residential properties.

Attachments:

Ordinance 2024-21 Revising Definition of Substantial Improvement

Business Impact Statement