



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Agenda Planning & Zoning Board

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Monday, April 10, 2017

5:30 PM

Town Hall

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### Local Planning Agency

**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

### ROLL CALL

### SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

[17-0068](#) Ordinance 510 - Coastal Management - Comprehensive Plan Amendment

Attachments: [Planner Memo-Luis Serna](#)  
[510-Coastal Management Comp Plan Amend](#)

[17-0069](#) Ordinance 511 - Mobility Management - Comprehensive Plan Amendment

Attachments: [Planner Memo-Luis Serna](#)  
[511-Mobility Management-Comp Plan](#)

[17-0070](#) Ordinance 512 - Mobility Management - Land Development Code

Attachments: [Planner Memo-Luis Serna](#)  
[512-Mobility Management LDC](#)

[17-0071](#) Ordinance 513 - Floodplain Management

Attachments: [Planner Memo-Luis Serna](#)  
[513-Floodplain Management](#)

### CITIZENS COMMENTS

*(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)*

### APPROVAL OF MINUTES

[17-0072](#) Approval of March 13, 2017 Meeting Minutes

Attachments: [P & Z Minutes 03-13-2017](#)

**GENERAL AGENDA**

**OTHER BUSINESS**

**COMMISSION ADVISOR REPORT**

**ADJOURNMENT**

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769 OR FAX A WRITTEN REQUEST TO (727) 588-3767.



## Legislation Details (With Text)

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**File #:** 17-0068      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 4/3/2017      **In control:** Planning & Zoning Board  
**On agenda:** 4/10/2017      **Final action:**  
**Title:** Ordinance 510 - Coastal Management - Comprehensive Plan Amendment  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Planner Memo-Luis Serna](#)  
[510-Coastal Management Comp Plan Amend](#)

Date	Ver.	Action By	Action	Result
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## MEMORANDUM

TO: Town of Belleair  
Local Planning Agency/Planning & Zoning Board

FROM: Calvin Giordano & Associates, Inc.  
Luis N. Serna, AICP. Planning Director, Tampa Bay

SUBJECT: Updates to the Town of Belleair Comprehensive Plan and  
Land Development Regulations

DATE: Local Planning Agency/Planning & Zoning Board  
Review **April 10, 2017**

In response to recent changes in regulations at the State and regional levels, we have prepared draft updates to the Town of Belleair Comprehensive Plan and Land Development Regulations to address consistency with these new regulations. The proposed revisions specifically address adoption by Pinellas County of a Mobility Plan and corresponding Mobility Management System, enactment of a requirement by the State of Florida that local governments address potential impacts of sea level rise, and the approval by FEMA of a model floodplain management ordinance intended to work in coordination with the Florida Building Code. These updates are contained in four draft ordinances which are summarized as follows:

1. An ordinance amending the Future Land Use, Transportation, and Capital Improvements elements of the Comprehensive Plan to address updates to for consistency with the updated Countywide Plan and Rules, and for consistency with the recently adopted Pinellas County Mobility Management System.
2. An ordinance amending Section 66-10 (Definitions) and Chapter 70 (Consistency and Concurrency Management) of the Land Development Code required to implement the proposed Mobility Management System.
3. An ordinance amending the Conservation and Coastal Management Element of the Comprehensive Plan to address State mandated requirements regarding planning for sea level rise.
4. An ordinance amending Section 66-10 (Definitions); Division 5 (Floodplains) of Article VI, Chapter 74; and Section 66-253 (Variances) of the Land Development Code to update the Town's Floodplain Management Regulations consistent with FEMA's model code.

Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
and Inspection  
Construction Services  
Contract Government  
Data Technologies  
and Development  
Emergency Management  
Services  
Engineering  
Environmental Services  
Facilities Management  
Indoor Air Quality  
Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
Transportation Planning

**GSA Contract Holder**

Feather Sound  
Corporate Center  
13535 Feather Sound Dr.  
Suite 135  
Clearwater, FL 33762  
727.394.3825 phone

We have provided below a summary of the topics addressed in these ordinances.

### **Mobility Management**

In 2011, the State of Florida enacted the Community Planning Act which among other changes, rescinded the requirement for communities to enforce transportation concurrency and its associated level of service standards for public roadways. In response, Forward Pinellas (Formerly the Metropolitan Planning Organization and the Pinellas Planning Council) developed a mobility management system as an alternative approach to addressing the impacts of development on public roadways. Forward Pinellas encouraged all communities within its boundaries to by 2016 replace their transportation concurrency management regulations with rules that are consistent with the region's mobility management system.

The primary advantage of the proposed mobility management approach over the existing transportation concurrency system is that the mobility management approach offers a more flexible, practical, and efficient alternative that will facilitate multimodal transportation solutions. Under the current system, when a roadway is operating at capacity, the only available alternatives for development or redevelopment that would result in additional traffic on the roadway system are for developers to add capacity by paying for road widening (adding lanes), or by adjusting traffic signal timing. Often, such options are not feasible due to the physical site constraints on the roadway system in urban areas. The transportation concurrency approach often encourages urban sprawl by directing development and traffic away from urban areas to less developed areas.

By contrast, the proposed mobility management approach encouraged by Forward Pinellas allows for a coordinated, regional, and multi-modal approach to transportation impacts that is better suited to more urban communities. Rather than focusing solely on vehicular traffic, the mobility management approach allows for the consideration of other transportation options such as sidewalks, bicycle facilities, and transit in order to address transportation capacity. The proposed system replaces the current system of collection of roadway impact fees with the collection of mobility fees. Such fees are directed toward improvements to all types of transportation facilities based on the Forward Pinellas Mobility Management Plan.

### **Sea Level Rise**

In 2015, the State of Florida enacted a law that requires the Coastal Management Elements of each local government's comprehensive plan to address the impacts of sea level rise. The law, as specified in Section 163.3178(2)(f), Florida Statutes, requires that each local government's Coastal Management Element include a redevelopment component that outlines the principles that must be used to

eliminate inappropriate and unsafe development in coastal areas when opportunities arise. According to the law, the component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

The Town's existing Conservation and Coastal Management Element includes some existing objectives and policies that comply with the 2015 law. However, in order to be fully compliant with the requirements of Section 163.3178 of Florida Statutes, we are recommending adoption of the proposed modifications to the Town's Conservation and Coastal Management Element.

### **Floodplain Management**

The Town of Belleair participates in the National Flood Insurance Program Community Rating System (CRS) which conveys benefits to property owners who purchase flood insurance for the Town's compliance with FEMA standards. FEMA has approved a model floodplain management ordinance intended to work in coordination with the Florida Building Code. The Florida Division of Emergency Management, which provides coordination and technical support in the enforcement of floodplain standards, has requested that all communities that participate in the Community Rating System update their floodplain regulations to be consistent with FEMA's model ordinance. This ordinance has been drafted for consistency with the model ordinance, but has been modified to reflect the format of the Town's current Land Development Regulations as well the Town's existing higher standard for minimum finished floor elevations in flood hazard

areas (commonly known as the freeboard requirement) and time restriction on improvements that qualify as substantial improvements. These higher standards contribute toward improving the Town's CRS score which in turn contributes to a reduction in flood insurance rates.

### **Recommendation**

We recommend adoption of these proposed amendments to the Land Development Code and Comprehensive Plan. The proposed amendments allow for continued coordination with regional and state Comprehensive Plan and Land Development Code requirements. The amendments are consistent with and do not impact existing or proposed land uses in an adverse manner and will not adversely affect the natural environment, the demand on public facilities, or property values. The proposed amendments will encourage the continued orderly and logical development pattern now provided for under the Comprehensive Plan and are consistent with the public interest.

Please feel free to contact us if you have any questions regarding these amendments.

**PROPOSED ORDINANCE NO. 510**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, AMENDING THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT OF THE COMPREHENSIVE PLAN OF THE TOWN OF BELLEAIR; REVISING GOAL 2 TO INCLUDE REFERENCES TO HIGH WATER EVENTS; ADDING OBJECTIVES AND POLICIES REGARDING FLOODING AND SEA LEVEL RISE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**WHEREAS**, the Town Commission of the Town of Belleair adopted a Comprehensive Plan in 2008, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

**WHEREAS**, the Town Commission of the Town of Belleair has amended the Comprehensive Plan from time to time; and

**WHEREAS**, in 2015, the State of Florida enacted a law, contained in Section 163.3178(2)(f), Florida Statutes, that requires that the Coastal Management Element of each local government comprehensive plan address the impacts of sea level rise; and

**WHEREAS**, amendments to the Conservation and Coastal Management Element are necessary in order for the Town of Belleair Comprehensive Plan to comply with the requirements of Section 163.3178(2)(f), Florida Statutes; and

**WHEREAS**, this Ordinance has been considered by the Local Planning Agency at a duly noticed public hearing, and was recommended by the Local Planning Agency to be approved; and

**WHEREAS**, the Town Commission has considered the recommendation of the Local Planning Agency, as well as public comment at a duly noticed public hearing; and

**WHEREAS**, the Town Commission has determined that the amendments to the Comprehensive Plan as set forth in this ordinance are in the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE** Town Commission of the Town of Belleair, as follows:

Section 1. That Goal 2 of the Conservation Element of the Town of Belleair Comprehensive Plan is hereby amended to read as follows:

**Goal 2:** The town shall provide a set of guidelines for development strategies that increase community resiliency and protect the lives and property of its residents from the effects of ~~natural disasters~~ high tide events, storm surge, flash floods, stormwater runoff, and sea level rise.



Section 2. That Objective 2.5, Policy 2.5.1, Policy 2.5.2, Policy 2.5.3, Policy 2.5.4, Policy 2.5.5, Policy 2.5.6, and Policy 2.5.7 of the Town of Belleair Comprehensive Plan are hereby added as follows:

**Objective 2.5:**

Development and redevelopment within the town shall proceed in a manner that lessens risk to public investments and private property by utilizing policies, techniques and practices that reduce negative impacts of flooding and sea level rise.

**Policy 2.5.1:**

Current and credible sea-level rise data should be considered when evaluating future land use amendment applications.

**Policy 2.5.2:**

The town will identify infrastructure and critical facilities at risk for high-tide events, storm surge, and sea-level rise. Redevelopment plans for such improvements will take alternative locations outside of the Coastal High Hazard Area into consideration. Where relocation of infrastructure and critical facilities is deemed unfeasible, structurally defensive measures to mitigate the impacts of rising seas in order to decrease vulnerability should be pursued. Structurally defensive measures could include shoreline armoring and beach renourishment.

**Policy 2.5.3:**

Strategies for preparing for sea-level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collectively assessed and implemented where appropriate.

**Policy 2.5.4:**

The town may collaborate with state and Pinellas County as appropriate to develop strategies for responding to sea-level rise, including consideration of the effects of sea-level rise on potable water sources, saltwater intrusion, septic systems, wastewater treatment facilities and the water table.

**Policy 2.5.5:**

Acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space shall be considered as procurement opportunities arise, such as through the use of grants or tax deed sales.

**Policy 2.5.6:**

Development and redevelopment in the town will be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

**Policy 2.5.7:**

The town will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for it residents.

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

Section 4. Pursuant to Section 163.3184(3), Florida Statutes, the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**PASSED ON FIRST READING:**

**PASSED ON SECOND READING:**

**ATTEST:**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Town Clerk**



## Legislation Details (With Text)

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**File #:** 17-0069      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 4/3/2017      **In control:** Planning & Zoning Board  
**On agenda:** 4/10/2017      **Final action:**  
**Title:** Ordinance 511 - Mobility Management - Comprehensive Plan Amendment  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Planner Memo-Luis Serna](#)  
[511-Mobility Management-Comp Plan](#)

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Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
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Traffic Engineering  
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**GSA Contract Holder**

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The primary advantage of the proposed mobility management approach over the existing transportation concurrency system is that the mobility management approach offers a more flexible, practical, and efficient alternative that will facilitate multimodal transportation solutions. Under the current system, when a roadway is operating at capacity, the only available alternatives for development or redevelopment that would result in additional traffic on the roadway system are for developers to add capacity by paying for road widening (adding lanes), or by adjusting traffic signal timing. Often, such options are not feasible due to the physical site constraints on the roadway system in urban areas. The transportation concurrency approach often encourages urban sprawl by directing development and traffic away from urban areas to less developed areas.

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eliminate inappropriate and unsafe development in coastal areas when opportunities arise. According to the law, the component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

The Town's existing Conservation and Coastal Management Element includes some existing objectives and policies that comply with the 2015 law. However, in order to be fully compliant with the requirements of Section 163.3178 of Florida Statutes, we are recommending adoption of the proposed modifications to the Town's Conservation and Coastal Management Element.

### **Floodplain Management**

The Town of Belleair participates in the National Flood Insurance Program Community Rating System (CRS) which conveys benefits to property owners who purchase flood insurance for the Town's compliance with FEMA standards. FEMA has approved a model floodplain management ordinance intended to work in coordination with the Florida Building Code. The Florida Division of Emergency Management, which provides coordination and technical support in the enforcement of floodplain standards, has requested that all communities that participate in the Community Rating System update their floodplain regulations to be consistent with FEMA's model ordinance. This ordinance has been drafted for consistency with the model ordinance, but has been modified to reflect the format of the Town's current Land Development Regulations as well the Town's existing higher standard for minimum finished floor elevations in flood hazard

areas (commonly known as the freeboard requirement) and time restriction on improvements that qualify as substantial improvements. These higher standards contribute toward improving the Town's CRS score which in turn contributes to a reduction in flood insurance rates.

### **Recommendation**

We recommend adoption of these proposed amendments to the Land Development Code and Comprehensive Plan. The proposed amendments allow for continued coordination with regional and state Comprehensive Plan and Land Development Code requirements. The amendments are consistent with and do not impact existing or proposed land uses in an adverse manner and will not adversely affect the natural environment, the demand on public facilities, or property values. The proposed amendments will encourage the continued orderly and logical development pattern now provided for under the Comprehensive Plan and are consistent with the public interest.

Please feel free to contact us if you have any questions regarding these amendments.

**PROPOSED ORDINANCE NO. 511**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE TOWN OF BELLEAIR FOR CONSISTENCY WITH THE COUNTYWIDE PLAN AND RULES; AMENDING THE TRANSPORTATION ELEMENT TO DELETE TRANSPORTATION CONCURRENCY, TO PROVIDE FOR A MULTIMODAL TRANSPORTATION SYSTEM THAT MANAGES THE IMPACTS OF DEVELOPMENT PROJECTS, INCREASES MOBILITY AND MITIGATES IMPROVEMENTS CONSISTENT WITH THE METROPOLITAN PLANNING ORGANIZATION'S LONG RANGE TRANSPORTATION PLAN AND THE PINELLAS COUNTY MOBILITY PLAN; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO SUPPORT THE ESTABLISHMENT OF A MULTIMODAL TRANSPORTATION SYSTEM IN ACCORDANCE WITH THE METROPOLITAN PLANNING ORGANIZATION'S LONG RANGE TRANSPORTATION PLAN AND THE PINELLAS COUNTY MOBILITY PLAN, AND TO RECOGNIZE RECENT AMENDMENTS TO THE STATE COMMUNITY PLANNING ACT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**WHEREAS**, the Town Commission of the Town of Belleair adopted a Comprehensive Plan in 2008, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

**WHEREAS**, the Town Commission of the Town of Belleair has amended the Comprehensive Plan from time to time; and

**WHEREAS**, the amendments to the Comprehensive Plan set forth in this ordinance are intended to address certain relevant County, Countywide and State planning provisions, including the following: Pinellas Countywide Plan and Rules - Ordinance No. 2015-03; Pinellas County Mobility Management System - Ordinance No. 16-21; and the Florida State Community Planning Act - Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, this Ordinance has been considered by the Local Planning Agency at a duly noticed public hearing, and was recommended by the Local Planning Agency to be approved; and



**WHEREAS**, the Town Commission has considered the recommendation of the Local Planning Agency, as well as public comment at a duly noticed public hearing; and

**WHEREAS**, the Town Commission has determined that the amendments to the Comprehensive Plan as set forth in this ordinance are in the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE** Town Commission of the Town of Belleair, as follows:

Section 1. That Policy 1.1.1, Policy 1.1.2, Policy 1.3.3, Goal 2, Objective 2.1, Policy 2.1.1, Policy 2.1.2, and Policy 2.1.3 of the Future Land Use Element of the Town of Belleair Comprehensive Plan are hereby amended to read as follows:

**Policy 1.1.1:**

The Town of Belleair ~~here by~~ hereby adopts the following residential land use categories as those which shall govern residential development within the community for the categories set forth below. These residential land use categories shall be consistent with ~~the primary and secondary uses listed in the noted~~ corresponding category of the Pinellas Planning Council Countywide Plan Map and Rules, and as more specifically ~~provided for and regulated~~ governed by the Town Code of Ordinances, in particular Part II, Subpart B, Land Development Code.

<u>Town Plan Category</u>	<u>Countywide Plan Category</u>
• Residential Low (RL), density of 0 to 5 residential units per acre	• <u>Residential Low Medium (RLM)</u>
• Residential Medium (RM), density of 0 to 15 residential units per acre	• <u>Residential Medium (RM)</u>

**Policy 1.1.2:**

The "Town of Belleair" ~~here by~~ hereby adopts the following land use categories as those which shall govern residential, mixed use, nonresidential and public/semi-public development within the community for the categories set forth below. These land use categories shall be consistent with ~~the primary and secondary uses listed in the noted~~ corresponding category of the Pinellas Planning Council Countywide Plan Map and Rules, as more specifically ~~provided for and regulated~~ governed by the Town Code of Ordinances, in particular Part II, Subpart B, Land Development Code.

<u>Town Plan Categories</u>	<u>Countywide Plan Categories</u>
• Commercial General (CG)	• <u>Retail and Services (R + S)</u>
• Recreation/Open Space (R/OS)	• <u>Recreation/Open Space (R/OS)</u>
• Preservation (P)	• <u>Preservation (P)</u>
• Public/Semi-Public - Institutional (Medical Related)	• <u>Public/Semi-Public (P/SP)</u>

• Public/Semi-Public - Institutional (Municipal Buildings/Private School)	• <u>Public/Semi-Public (P/SP)</u>
• Transportation/Utility (TU)	• <u>Public/Semi-Public (P/SP)</u>
• Residential/Office Limited (ROL)	• <u>Office (O)</u>

**Policy 1.3.3:**

Commercial uses shall be developed in a manner which ensures the compatibility with the type and scale of surrounding land uses ~~and where existing or programmed public facilities shall not be degraded beyond the adopted level of service.~~ Impacts to public transportation facilities shall be managed through the application of Transportation Element Policies and Land Development Code provisions through the site plan review process in accordance with the Pinellas County Mobility Plan.

**Goal 2:** To comply with ~~Chapter 88-464~~ Chapter 2012-245, Laws of Florida, as amended by participating in the countywide planning process through representation on and coordination with the Pinellas Planning Council to ensure consistency between the town and the *Countywide Plan Map and Rules*.

**Objective 2.1:**

The Future Land Use Element of the Town of Belleair Comprehensive Plan shall be consistent with the Countywide ~~Future Land Use Plan~~ Map and Rules.

**Policy 2.1.1:**

Through its Future Land Use Element, the town shall maintain consistency with the Countywide ~~Future Land Use Plan~~ Map by requiring the following:

- Identification of any inconsistencies between the Future Land Use ~~Element and plan~~ Map of the Town of Belleair and the Countywide ~~Future Land Use Plan~~ Map and Rules.
- Processing for action by the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective ~~land use plan~~ maps.

**Policy 2.1.2:**

Per ~~Chapter 88-464~~ Chapter 2012-245, Laws of Florida, ~~as amended~~, the town land development regulations shall contain density/intensity ~~standards~~ and other such standards as are required to be consistent with the ~~Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended~~ Countywide Plan Map and Rules, as amended.

**Policy 2.1.3:**

~~Per Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended The Countywide Rules (Pinellas County Ordinance 92-4 Ordinance 15-~~

~~30 dated March 15, 1992 effective August 15, 2015 as amended, consistency of use characteristics and enumerated use lists, shall be interpreted as being consistent in accordance with the Rules. The Town of Belleair land use categories shall be considered consistent if they are "within the parameter specified" by the Rules and may be "less extensive than the enumerated list, or more narrowly defined than are the corresponding characteristics under the Rules.~~

The Town of Belleair Future Land Use Map, the plan categories and the land development regulations applicable to each category shall be considered consistent with the Countywide Plan and Rules if the "compared item is in accordance with, and is within the parameters specified, for the item by the criterion to which it is compared."

The Town Future Land Use Plan Map categories, and the land development regulations applicable to each category, may be "less extensive than the enumerated list of uses, or more narrowly defined and include more restrictive standards than are the corresponding characteristics uses and standards under" the Rules.

Section 2. That Goal 1, Objective 1.1, Policy 1.1.1, Policy 1.1.2, and Policy 1.1.3 of the Transportation Element of the Town of Belleair Comprehensive Plan are hereby amended to read as follows:

~~**Goal:** A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the town.~~

~~**Objective 1.1:**~~

~~The town shall establish a level of service standard for the roadways in its jurisdiction, and shall ensure, through its roadway construction and development review processes, the maintenance of those standards.~~

~~**Policy 1.1.1:**~~

~~The operation level of service (LOS) "D" peak hour shall be the standard for all arterial and collector roads within the town.~~

~~**Policy 1.1.2:**~~

~~The town shall review all proposed development or redevelopment for consistency with this element and impacts upon the adopted LOS standards. Furthermore,~~

- ~~• All development orders and permits shall be issued only when it is documented by the developer's transportation analysis that such development is consistent with the level of service standards for the affected public facilities adopted by this comprehensive plan.~~
- ~~• The transportation analysis will utilize the latest and best methodology available.~~

**Policy 1.1.3:**

~~The town shall assess new development or redevelopment an equitable pro-rata share of the costs to provide roadway improvements to serve the development or redevelopment and shall enforce countywide transportation impact fee regulations.~~

**Goal:** Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens and visitors of the town.

**Objective 1.1:**

Maintain the performance of the major road network within the Town while furthering development of a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists.

**Policy 1.1.1:**

The town shall manage the impacts of land development projects and increase mobility through application of Transportation Element policies and Land Development Code provisions through the site plan review process in accordance with the Pinellas County Mobility Plan.

**Policy 1.1.2:**

The land development regulatory system shall include the identification of “deficient” roadways, including facilities operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.

**Policy 1.1.3:**

The town shall utilize impact fee revenue to fund multimodal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Metropolitan Planning Organization (MPO) Long Range Transportation Plan.

**Policy 1.1.4:**

The town shall work cooperatively with the MPO, Pinellas County, and other local governments to complete any subsequent update of the Multimodal Impact Fee Ordinance through the MPO planning process, which includes review by the MPO Technical Coordinating Committee and MPO Policy Board.

**Policy 1.1.5:**

The town shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) to increase the efficiency of the fixed-route system by encouraging mass transit use through the application of the Pinellas County Mobility Plan and the town’s Site Plan Review Process.

**Policy 1.1.6:**

The town shall work with the MPO, Pinellas County, and other local governments to coordinate the application of the Pinellas County Mobility Plan throughout the Town.

Section 3. That Policy 1.1.5 and Policy 1.5.9 of the Capital Improvements Element of the Town of Belleair Comprehensive Plan are hereby amended to read as follows:

**Policy 1.1.5:**

Existing and anticipated capacity deficiencies identified in other elements of this plan may be corrected according to the Schedule of Capital Improvements adopted ~~through this policy of the Town of Belleair Comprehensive Plan Capital Improvements Element~~ by ordinance subject to the annual review of the CIE by the town.

**Schedule of Capital Improvements**

(All numbers are in thousands: \$100,000 = 100)

Type of Project & Name	Totals	Fiscal Year Costs / Funding Source				
		FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12
No Projects						
Fund Summary						
Totals						

**Roads:**

Peak hour operational level of service “D” for all arterial and collector roads.

**Policy 1.5.9:**

Developments or redevelopments requiring the use of roads shall receive development orders subject to: the Transportation Management System Policies of the Transportation Element and Chapter 70 of the Land Development Code.

- ~~• The public facilities being in place or under construction at the time of issuance of the certificate of occupancy; or~~
- ~~• The development order is issued conditioned on the necessary facilities and services will be in place or under construction not more than three years~~

~~after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or~~

- ~~• The landowner has made a binding commitment to the town to pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.~~

Section 4. That Policy 1.5.12 and Policy 1.5.13 of the Capital Improvements Element are hereby deleted.

Section 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

Section 6. Pursuant to Section 163.3184(3), Florida Statutes, the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**PASSED ON FIRST READING:**

**PASSED ON SECOND READING:**

\_\_\_\_\_  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**Town Clerk**



## Legislation Details (With Text)

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**File #:** 17-0070      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Public Hearing

**File created:** 4/3/2017      **In control:** Planning & Zoning Board

**On agenda:** 4/10/2017      **Final action:**

**Title:** Ordinance 512 - Mobility Management - Land Development Code

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Planner Memo-Luis Serna](#)  
[512-Mobility Management LDC](#)

Date	Ver.	Action By	Action	Result
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## MEMORANDUM

TO: Town of Belleair  
Local Planning Agency/Planning & Zoning Board

FROM: Calvin Giordano & Associates, Inc.  
Luis N. Serna, AICP. Planning Director, Tampa Bay

SUBJECT: Updates to the Town of Belleair Comprehensive Plan and  
Land Development Regulations

DATE: Local Planning Agency/Planning & Zoning Board  
Review **April 10, 2017**

In response to recent changes in regulations at the State and regional levels, we have prepared draft updates to the Town of Belleair Comprehensive Plan and Land Development Regulations to address consistency with these new regulations. The proposed revisions specifically address adoption by Pinellas County of a Mobility Plan and corresponding Mobility Management System, enactment of a requirement by the State of Florida that local governments address potential impacts of sea level rise, and the approval by FEMA of a model floodplain management ordinance intended to work in coordination with the Florida Building Code. These updates are contained in four draft ordinances which are summarized as follows:

1. An ordinance amending the Future Land Use, Transportation, and Capital Improvements elements of the Comprehensive Plan to address updates to for consistency with the updated Countywide Plan and Rules, and for consistency with the recently adopted Pinellas County Mobility Management System.
2. An ordinance amending Section 66-10 (Definitions) and Chapter 70 (Consistency and Concurrency Management) of the Land Development Code required to implement the proposed Mobility Management System.
3. An ordinance amending the Conservation and Coastal Management Element of the Comprehensive Plan to address State mandated requirements regarding planning for sea level rise.
4. An ordinance amending Section 66-10 (Definitions); Division 5 (Floodplains) of Article VI, Chapter 74; and Section 66-253 (Variances) of the Land Development Code to update the Town's Floodplain Management Regulations consistent with FEMA's model code.

Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
and Inspection  
Construction Services  
Contract Government  
Data Technologies  
and Development  
Emergency Management  
Services  
Engineering  
Environmental Services  
Facilities Management  
Indoor Air Quality  
Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
Transportation Planning

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Clearwater, FL 33762  
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We have provided below a summary of the topics addressed in these ordinances.

### **Mobility Management**

In 2011, the State of Florida enacted the Community Planning Act which among other changes, rescinded the requirement for communities to enforce transportation concurrency and its associated level of service standards for public roadways. In response, Forward Pinellas (Formerly the Metropolitan Planning Organization and the Pinellas Planning Council) developed a mobility management system as an alternative approach to addressing the impacts of development on public roadways. Forward Pinellas encouraged all communities within its boundaries to by 2016 replace their transportation concurrency management regulations with rules that are consistent with the region's mobility management system.

The primary advantage of the proposed mobility management approach over the existing transportation concurrency system is that the mobility management approach offers a more flexible, practical, and efficient alternative that will facilitate multimodal transportation solutions. Under the current system, when a roadway is operating at capacity, the only available alternatives for development or redevelopment that would result in additional traffic on the roadway system are for developers to add capacity by paying for road widening (adding lanes), or by adjusting traffic signal timing. Often, such options are not feasible due to the physical site constraints on the roadway system in urban areas. The transportation concurrency approach often encourages urban sprawl by directing development and traffic away from urban areas to less developed areas.

By contrast, the proposed mobility management approach encouraged by Forward Pinellas allows for a coordinated, regional, and multi-modal approach to transportation impacts that is better suited to more urban communities. Rather than focusing solely on vehicular traffic, the mobility management approach allows for the consideration of other transportation options such as sidewalks, bicycle facilities, and transit in order to address transportation capacity. The proposed system replaces the current system of collection of roadway impact fees with the collection of mobility fees. Such fees are directed toward improvements to all types of transportation facilities based on the Forward Pinellas Mobility Management Plan.

### **Sea Level Rise**

In 2015, the State of Florida enacted a law that requires the Coastal Management Elements of each local government's comprehensive plan to address the impacts of sea level rise. The law, as specified in Section 163.3178(2)(f), Florida Statutes, requires that each local government's Coastal Management Element include a redevelopment component that outlines the principles that must be used to

eliminate inappropriate and unsafe development in coastal areas when opportunities arise. According to the law, the component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

The Town's existing Conservation and Coastal Management Element includes some existing objectives and policies that comply with the 2015 law. However, in order to be fully compliant with the requirements of Section 163.3178 of Florida Statutes, we are recommending adoption of the proposed modifications to the Town's Conservation and Coastal Management Element.

### **Floodplain Management**

The Town of Belleair participates in the National Flood Insurance Program Community Rating System (CRS) which conveys benefits to property owners who purchase flood insurance for the Town's compliance with FEMA standards. FEMA has approved a model floodplain management ordinance intended to work in coordination with the Florida Building Code. The Florida Division of Emergency Management, which provides coordination and technical support in the enforcement of floodplain standards, has requested that all communities that participate in the Community Rating System update their floodplain regulations to be consistent with FEMA's model ordinance. This ordinance has been drafted for consistency with the model ordinance, but has been modified to reflect the format of the Town's current Land Development Regulations as well the Town's existing higher standard for minimum finished floor elevations in flood hazard

areas (commonly known as the freeboard requirement) and time restriction on improvements that qualify as substantial improvements. These higher standards contribute toward improving the Town's CRS score which in turn contributes to a reduction in flood insurance rates.

### **Recommendation**

We recommend adoption of these proposed amendments to the Land Development Code and Comprehensive Plan. The proposed amendments allow for continued coordination with regional and state Comprehensive Plan and Land Development Code requirements. The amendments are consistent with and do not impact existing or proposed land uses in an adverse manner and will not adversely affect the natural environment, the demand on public facilities, or property values. The proposed amendments will encourage the continued orderly and logical development pattern now provided for under the Comprehensive Plan and are consistent with the public interest.

Please feel free to contact us if you have any questions regarding these amendments.

**ORDINANCE NO. 512**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES, PART II, SUBPART B LAND DEVELOPMENT CODE TO AMEND SECTION 66-10, DEFINITIONS; TO AMEND THE TITLE OF CHAPTER 70; TO RENUMBER SECTION 70-4 – 70-30, RESERVED; TO ADD SECTION 70-4, TRANSPORTATION MANAGEMENT SYSTEM; TO DELETE SECTION 70-33, TRANSPORTATION SYSTEM; TO DELETE ARTICLE III, CHAPTER 70; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**WHEREAS**, the Town Commission of the Town of Belleair adopted the Code of Ordinances as set forth in Ordinance No. 349, on April 19, 1994, including Subpart B, Land Development Code; and

**WHEREAS**, the Town Commission of the Town of Belleair has from time to time approved amendments to the Land Development Code; and

**WHEREAS**, in 2011, the State of Florida enacted the Community Planning Act which, among other changes, rescinded the requirements for communities to adopt level of service standards for transportation concurrency and to enforce transportation concurrency; and

**WHEREAS**, in 2016, the Pinellas County Metropolitan Planning Organization (MPO) established a mobility management system as an alternative approach to transportation concurrency, and encouraged communities within the County to replace their transportation concurrency systems with regulations consistent with the County's mobility management system; and

**WHEREAS**, the Town Commission has received and considered the input and recommendation of the Planning and Zoning Board, as well as public comment at a duly noticed public hearing; and

**WHEREAS**, the Town Commission has considered the recommendation of the Local Planning Agency, as well as public comment at a duly noticed public hearing; and

**WHEREAS**, the Town Commission desires to amend the Land Development Code to replace transportation concurrency with mobility management system regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE** Town Commission of the Town of Belleair, as follows:

Section 1. That Section 66-10 of the Town of Belleair Land Development Code is hereby amended to add the following definitions:

\*\*\*\*\*

*Deficient facility* means a road operating at peak hour level of service E or F, and/or a volume- to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years.

\*\*\*\*\*

*Land Development Regulatory System* is the coordinated system of plans (e.g., comprehensive plans), regulations, code provisions and related status reports (e.g., concurrency test statement and transportation system report) that provide standards and guidance for land development related activities.

\*\*\*\*\*

*Mobility plan* is the framework providing for a countywide approach to managing the traffic impacts of development projects and to increasing mobility for pedestrians, bicyclists, transit users and motor vehicles through the implementation of the Multimodal Impact Fee Ordinance and the transportation provisions of this section through the site plan review process.

\*\*\*\*\*

*New peak hour trip* refers to a vehicle trip added to the major road network from and to a developed parcel of land during the weekday peak hour. This excludes “passer-by” or “diverted” trips, whereby the site is accessed as a secondary trip.

\*\*\*\*\*

*Peak hour*, in describing traffic conditions, is the 100th highest volume hour of the year in the predominant traffic flow direction.

\*\*\*\*\*

*Pre-existing use* refers to the land use that occupied a parcel of land prior to the submittal of a permit/site plan application. In accordance with the Pinellas County Transportation Impact Fee Ordinance (TIFO), development projects are entitled to a credit equivalent to the impact fee assessment of any land use activity that existed on the property as of June 30, 1986, the original adoption date of the TIFO. The applicant must provide the necessary documentation to verify any pre-existing use activity not reflected in the current records of the Pinellas County Property Appraiser’s Office.

\*\*\*\*\*

Transportation management plan, as developed by an applicant representing a proposed development, is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, protect roadway capacity and to increase mobility. These strategies include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements and/or incentives encouraging mass transit, bicycle or pedestrian travel, ride-sharing or roadway improvements. Strategies that are standard site plan review requirements would not be eligible for inclusion in a transportation management plan. Transportation Management Plans must be submitted to the Building Department for review and approval.

Transportation management system refers to the management of development impacts on transportation facilities and implementation of mobility improvements pursuant to the Mobility Plan.

Section 2. That the title of Chapter 70 is of the Town of Belleair Land Development Code is hereby amended as follows:

**Chapter 70 - CONSISTENCY—AND, CONCURRENTLY, AND TRANSPORTATION MANAGEMENT**

Section 3. That Section 70-4 of the Town of Belleair Land Development Code is hereby added as follows:

**Sec. 70-4. – Transportation management system.**

(a) Purpose and Intent. It is the purpose of this division to establish a transportation management system to ensure that the impacts of development on transportation facilities and services are effectively managed while increasing mobility for pedestrians, bicyclists, transit users and motor vehicles.

(b) Transportation Management Plan

(1) Transportation management plans are to be submitted by applicants of development projects in conjunction with their site plans. Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts. The extent of the strategies/improvements included in an approved transportation management plan in terms of the scale of the project(s) and roadway capacity and/or mobility benefits provided shall be based primarily on the projected impact of the development project on the surrounding traffic circulation system. Specific conditions of the deficient road corridor impacted by the development will also be considered. Transportation management plan strategies/improvements applicable to

development projects within deficient road corridors will be determined at the time of site plan review. Should the impacts of the development project impact a road under the jurisdiction of an adjacent local government or FDOT, the identification of appropriate TMP strategies shall be coordinated with the affected jurisdiction(s). Transportation management plans must be developed by the applicant and accepted by the [local government]. Transportation management plan strategies/improvements include, but are not limited to those listed below.

- a. *Intensity reduction.* The intensity of the proposal may be reduced through an across-the-board reduction of the permitted floor area ratio, as it would otherwise normally apply to the proposal. Other such corrective actions that would reduce the intensity of the proposal may also apply.
- b. *Density reduction.* The density of the proposal may be decreased by a reduction in the number of units per acre below that which would otherwise normally apply to the proposal.
- c. *Project phasing.* A project may be divided into logical phases of development by area, with later phases of the development proposal's approval withheld until the needed facilities are available.
- d. *Outparcel deletion.* Those portions of the proposal characterized as outparcels that create separate and unique impacts may be deleted from the total proposal.
- e. *Physical highway improvements.* A project may construct link capacity improvements, acceleration/deceleration lanes, intersection improvements or frontage roads.
- f. *Operational improvements (signal).* This includes efforts involving signal removal or signal timing improvements.
- g. *Access management strategies.* These include access management controls such as the preclusion of a direct connection to a deficient facility, right-in/right-out driveways, alternative driveway locations, reduction of a driveway, single point access, shared access or the implementation of median controls.
- h. *Mass transit initiatives.* A project may implement a plan to encourage transit (e.g., employer-issued bus passes). Other mass transit initiatives may include, but are not limited to, direct route subsidies, provision of

feeder service or the construction of bus stop amenities, bus pull-off areas and dedication of park and ride parking spaces.

i. *Demand management/commuter assistance.* These include efforts to encourage ride-sharing (e.g., designated parking spaces for carpools, employer-sponsored carpool program, participation in transportation management organization/initiative programs), and to implement flexible work hour and telecommuting programs.

j. *Bicycle/pedestrian improvements.* These would involve structural improvements or construction of a bikeway or sidewalk connecting an existing bikeway/sidewalk network or providing access to a school, park, shopping center, etc. These improvements may also include pedestrian treatments in parking areas, sidewalks connecting developments with adjacent land uses, trail improvements and bicycle rack and on-street bicycle lane installations, and the planting of trees to provide shade canopy along sidewalks.

k. *Intelligent transportation system improvements.* This includes improvements pertaining to computerized traffic signal systems that automatically adjust to maximize traffic flow and to permit emergency vehicles to pass through intersections quickly. It also includes freeway management systems, such as electronic message signs, and electronic fare payment on public buses that reduce passenger boarding time.

l. *Livable community site design features.* These include, but are not limited to, implementation of pedestrian friendly site design features such as orienting buildings toward the street and parking lots to the side or rear of buildings.

(2) Transportation management plans seeking to implement strategies that do not involve structural improvements, such as ride-sharing and transit incentive programs, must include a monitoring program to ensure the strategies are carried out in accordance with the plan, as developed by the applicant and accepted by the Town of Belleair.

(c) Deficient Road Corridors, Transportation Management Plan Strategies Applied

(1) Deficient road corridors include parcels within one-half mile of the centerline or terminus of a facility operating under a deficient level of service.

(2) In support of the provisions of this section regarding deficient road corridors, policies in the comprehensive plan seek to discourage future land



use map (FLUM) amendments that allow for an increase in automobile trips generated from sites proposed for amendment.

(3) Development projects located within deficient road corridors that generate between 51 and 300 new peak hour trips are classified as tier 1.

a. Developers of tier 1 projects are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.

b. The cost of transportation management strategies implemented for tier 1 projects are creditable toward their multimodal impact fee assessment in accordance with the Multimodal Impact Fee Ordinance. If the cost of the improvement exceeds the assessment, the development project would not be subject to payment of the fee.

(4) Development projects located within deficient road corridors that generate more than 300 new peak hour trips are classified as tier 2. Developers of tier 2 projects are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to mitigate the impacts of the project. The report shall be submitted to the Building Department for review. The cost of transportation management strategies implemented for tier 2 projects may be applied as credit toward the project's multimodal impact fee assessment in accordance with the Multimodal Impact Fee Ordinance or payment of the fee could be included as part of a transportation management plan.

(5) Development projects that generate less than 51 new peak hour trips are required to pay a multimodal impact fee in accordance with the Multimodal Impact Fee Ordinance. They are not required to submit a transportation management plan or traffic study.

(6) A traffic study and corresponding transportation management plan for a land development project generating more than 50 new peak hour trips outside a deficient road corridor may be required if through the site plan review process the local government determines that operational improvements such as intersection or median modifications are necessary to accommodate the additional trips generated by the proposed land use.

(d) Methodology Applied. Determination of trip generation shall be based on the Pinellas County Transportation Impact Fee Ordinance fee schedules and latest edition of the *Institute of Transportation Engineers Trip Generation Manual*.

Section 4. That Section 70-4 – 70-30 of the Town of Belleair Land Development Code are hereby renumbered as follows:

**Secs. 70-45—70-30. - Reserved.**

- Section 5. That Section 70-33 of the Town of Belleair Land Development Code is hereby deleted.
- Section 6. That Article III of Chapter 70 of the Town of Belleair Land Development Code is hereby deleted.
- Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.
- Section 8. Pursuant to Section 163.3184(3), Florida Statutes, the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**PASSED ON FIRST READING:**

**PASSED ON SECOND READING:**

**ATTEST:**

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**Mayor**

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**Town Clerk**



## Legislation Details (With Text)

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**File #:** 17-0071      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 4/3/2017      **In control:** Planning & Zoning Board  
**On agenda:** 4/10/2017      **Final action:**  
**Title:** Ordinance 513 - Floodplain Management  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Planner Memo-Luis Serna](#)  
[513-Floodplain Management](#)

Date	Ver.	Action By	Action	Result
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## MEMORANDUM

TO: Town of Belleair  
Local Planning Agency/Planning & Zoning Board

FROM: Calvin Giordano & Associates, Inc.  
Luis N. Serna, AICP. Planning Director, Tampa Bay

SUBJECT: Updates to the Town of Belleair Comprehensive Plan and  
Land Development Regulations

DATE: Local Planning Agency/Planning & Zoning Board  
Review **April 10, 2017**

In response to recent changes in regulations at the State and regional levels, we have prepared draft updates to the Town of Belleair Comprehensive Plan and Land Development Regulations to address consistency with these new regulations. The proposed revisions specifically address adoption by Pinellas County of a Mobility Plan and corresponding Mobility Management System, enactment of a requirement by the State of Florida that local governments address potential impacts of sea level rise, and the approval by FEMA of a model floodplain management ordinance intended to work in coordination with the Florida Building Code. These updates are contained in four draft ordinances which are summarized as follows:

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Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
Transportation Planning

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We have provided below a summary of the topics addressed in these ordinances.

### **Mobility Management**

In 2011, the State of Florida enacted the Community Planning Act which among other changes, rescinded the requirement for communities to enforce transportation concurrency and its associated level of service standards for public roadways. In response, Forward Pinellas (Formerly the Metropolitan Planning Organization and the Pinellas Planning Council) developed a mobility management system as an alternative approach to addressing the impacts of development on public roadways. Forward Pinellas encouraged all communities within its boundaries to by 2016 replace their transportation concurrency management regulations with rules that are consistent with the region's mobility management system.

The primary advantage of the proposed mobility management approach over the existing transportation concurrency system is that the mobility management approach offers a more flexible, practical, and efficient alternative that will facilitate multimodal transportation solutions. Under the current system, when a roadway is operating at capacity, the only available alternatives for development or redevelopment that would result in additional traffic on the roadway system are for developers to add capacity by paying for road widening (adding lanes), or by adjusting traffic signal timing. Often, such options are not feasible due to the physical site constraints on the roadway system in urban areas. The transportation concurrency approach often encourages urban sprawl by directing development and traffic away from urban areas to less developed areas.

By contrast, the proposed mobility management approach encouraged by Forward Pinellas allows for a coordinated, regional, and multi-modal approach to transportation impacts that is better suited to more urban communities. Rather than focusing solely on vehicular traffic, the mobility management approach allows for the consideration of other transportation options such as sidewalks, bicycle facilities, and transit in order to address transportation capacity. The proposed system replaces the current system of collection of roadway impact fees with the collection of mobility fees. Such fees are directed toward improvements to all types of transportation facilities based on the Forward Pinellas Mobility Management Plan.

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In 2015, the State of Florida enacted a law that requires the Coastal Management Elements of each local government's comprehensive plan to address the impacts of sea level rise. The law, as specified in Section 163.3178(2)(f), Florida Statutes, requires that each local government's Coastal Management Element include a redevelopment component that outlines the principles that must be used to

eliminate inappropriate and unsafe development in coastal areas when opportunities arise. According to the law, the component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

The Town's existing Conservation and Coastal Management Element includes some existing objectives and policies that comply with the 2015 law. However, in order to be fully compliant with the requirements of Section 163.3178 of Florida Statutes, we are recommending adoption of the proposed modifications to the Town's Conservation and Coastal Management Element.

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areas (commonly known as the freeboard requirement) and time restriction on improvements that qualify as substantial improvements. These higher standards contribute toward improving the Town's CRS score which in turn contributes to a reduction in flood insurance rates.

### **Recommendation**

We recommend adoption of these proposed amendments to the Land Development Code and Comprehensive Plan. The proposed amendments allow for continued coordination with regional and state Comprehensive Plan and Land Development Code requirements. The amendments are consistent with and do not impact existing or proposed land uses in an adverse manner and will not adversely affect the natural environment, the demand on public facilities, or property values. The proposed amendments will encourage the continued orderly and logical development pattern now provided for under the Comprehensive Plan and are consistent with the public interest.

Please feel free to contact us if you have any questions regarding these amendments.

## ORDINANCE NO. 513

**AN ORDINANCE BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES TO REPEAL DIVISION 5 FLOODPLAINS, ARTICLE VI, CHAPTER 74; TO AMEND SECTION 66-10; TO ADOPT A NEW CHAPTER 75; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; PROVIDING FOR APPLICABILITY; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the Town of Belleair and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

**WHEREAS**, the Town of Belleair was accepted for participation in the National Flood Insurance Program on May 14, 1971 and the Town Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

**WHEREAS**, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the *Florida Building Code*; and

**WHEREAS**, the Town Commission has determined that it is in the public interest to adopt the proposed floodplain management regulations that are coordinated with the *Florida Building Code*; and

**WHEREAS**, the Town Commission adopted a requirement to increase the minimum elevation requirement and to require accumulation of costs of improvements and repairs of buildings based on issued building permits over a five-year period for buildings and structures in flood hazard areas prior to July 1, 2010 and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Commission of the Town of Belleair that the following floodplain management regulations are hereby adopted.

### **SECTION 1. RECITALS.**



The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

**SECTION 2. AMENDMENT TO SECTION 66-10 OF THE LAND DEVELOPMENT CODE.** The Town Commission hereby amends certain definitions of Section 66-10 of the Land Development Code as follows:

\*\*\*\*

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

\*\*\*\*

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance.

\*\*\*\*

~~Area of special flood hazard.~~ The area of special flood hazard shall include:

- ~~(1) All areas designated on a flood hazard boundary map as zone A or on a flood insurance rate map as zone A, AO, AH, A1-30, AE, A99, VO, V1-30, VE or V. The relevant flood hazard boundary map and flood insurance rate maps, and any revisions thereto, are adopted by reference and declared to be a part of this land development code.~~
- ~~(2) Other areas of the community designated on a map by the town manager as having a one percent or greater chance of flooding in any given year. This may include isolated topographic depressions with a history of flooding or a high potential for flooding.~~

\*\*\*\*

ASCE 24 means a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

\*\*\*\*

~~Base flood~~ means the flood having a one percent chance of being equaled or exceeded in any given year.

~~Base flood elevation (BFE)~~ means any base flood elevation of any flood zone classification determined by Federal Emergency Management Agency (FEMA) and established by the most current Federal Insurance Rate Map (FIRM). This measurement will be calculated from the grade of the site before any development has occurred.

~~Basement~~ means that portion of a building having its floor below ground level on all sides.

Base flood means a flood having a 1-percent chance of being equaled or exceeded in any given year. The base flood is commonly referred to as the "100-year flood" or the "1-percent-

annual chance flood.”

Base flood elevation (BFE) means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM).

Basement means the portion of a building having its floor subgrade (below ground level) on all sides.

\*\*\*\*

~~Breakaway wall means a wall that is designed and constructed to collapse under specified lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.~~

\*\*\*\*

Coastal construction control line means the line established by the State of Florida pursuant to section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as “high hazard areas subject to high velocity wave action” or “V Zones” and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.

~~Coastal high hazard zone means all areas designated on a flood insurance rate map as V1-30, VE or V.~~

\*\*\*\*

Design flood means the flood associated with the greater of the following two areas:

- (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community’s flood hazard map, or otherwise legally designated.

Design flood elevation means the elevation of the “design flood,” including wave height, relative to the datum specified on the community’s legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building’s perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet.

\*\*\*\*

Development and development activity mean any of the following activities:

- (1) Construction, clearing, filling, excavating, grading, paving, demolition, dredging, mining, drilling or otherwise significantly disturbing the soil of a site.
- (2) Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface or water management system, including the long-term storage of materials.
- (3) Subdividing land into two or more parcels.
- (4) A tree removal for which authorization is required under this Code.
- (5) Erection of a sign, unless expressly exempted by chapter 74, article IX.
- (6) Alteration of a historic property for which authorization is required under this Code.
- (7) Changing the use of a site so that the need for parking is increased.
- (8) Construction, elimination or alteration of a driveway onto a public street.
- (9) For floodplain management purposes, development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

\*\*\*\*

*Encroachment* means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

\*\*\*\*

*Existing building and existing structure* means any buildings and structures for which the “start of construction” commenced before May 14, 1971.

*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before May 14, 1971.

*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

\*\*\*\*

*Federal Emergency Management Agency (FEMA)* means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

\*\*\*\*

~~*Flood and flooding* mean a temporary partial or complete inundation of normally dry land from the overflow of inland or tidal waters, or from the unusual and rapid accumulation of runoff or surface waters from any source.~~

*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 202.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

*Flood damage-resistant materials* means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

*Flood hazard area* means the greater of the following two areas:

- (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

~~*Flood insurance rate map (FIRM)* means the official map issued by the Federal Emergency Management Agency showing both the area of special flood hazard and the risk premium zones within the town.~~

*Flood Insurance Rate Map (FIRM)* means the official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community.

*Flood Insurance Study (FIS)* means the official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data.

\*\*\*\*

~~*Floodplain* means land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland or tidal waters and the accumulation of runoff of surface waters from rainfall.~~

\*\*\*\*

*Floodplain Administrator* means the office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

*Floodplain development permit or approval* means 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.

~~*Floodway* means the channel of a natural stream or river and portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.~~

*Floodway* means the channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

*Floodway encroachment analysis* means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

\*\*\*\*

*Florida Building Code* means the family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

\*\*\*\*

~~*Functionally dependent use* means a use which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as docking, loading and unloading of cargo or passengers, shipbuilding and ship repair, or processing seafood. The term does not include long-term storage or related manufacturing uses.~~

*Functionally dependent use* means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

\*\*\*\*

~~*Highest adjacent grade* means the highest natural elevation of the ground surface adjacent to the proposed walls of a structure.~~

*Highest adjacent grade* means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

\*\*\*\*

*Historic structure* means any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 12 Historic Buildings.

\*\*\*\*

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

\*\*\*\*

~~Lowest floor means the lowest enclosed floor of a structure, including a basement, but not including the floor of an area enclosed only with insect screening or wood lattice as permitted by the flood damage prevention regulations in this Code.~~

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24.

\*\*\*\*

~~Manufactured home/manufactured housing means a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or panels, and is built on~~

~~a frame and designed to be used as a dwelling with a permanent foundation and connected to all required utilities, and shall include plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section shall bear a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with federal manufactured home construction and safety standards. It shall comply with all town building codes and hurricane wind velocity requirements with design and use of material consistent with design and material commonly used for site-built residential construction in the town.~~

Manufactured home means a structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

\*\*\*\*

Mean sea level means the average height of the sea for all stages of the tide. For purposes of this Code, the term is synonymous with National Geodetic Vertical Datum (NGVD).

\*\*\*\*

New construction means structures or substantial improvements for which the start of construction occurred on or after the effective date of this land development code. ~~The term also includes any alteration, repair, reconstruction or improvement to a structure which is in compliance with the flood damage prevention regulations of this Code.~~ For the purposes of administration of the floodplain management ordinance and the flood resistant construction requirements of the Florida Building Code, new construction includes structures for which the "start of construction" commenced on or after May 14, 1971 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 14, 1971.

\*\*\*\*

Park trailer means a transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in section 320.01, F.S.]

\*\*\*\*

Recreational vehicle means a vehicle, including a park trailer, which is: [See section 320.01, F.S.]

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

\*\*\*\*

~~Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be unobstructed in order to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point.~~

\*\*\*\*

Sand dunes mean naturally occurring accumulations of sand in ridges or mounds landward of the beach.

\*\*\*\*

Special flood hazard area means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V.

\*\*\*\*

~~Start of construction means the date the construction permit was issued, provided the actual start of construction was within 180 days of the permit date. The actual start of construction means the first placement of permanent elements of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or work beyond the stage of excavation or of the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; installation of streets or walkways; excavation for a basement, footings, piers or foundations; erection of temporary forms; or the installation of appurtenant structures. This definition does not apply to new construction or substantial improvements under the Coastal Barrier Resources Act (PL 97-348).~~

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions



of the building. [Also defined in FBC, B Section 202.]

\*\*\*\*

~~*Structure* means anything constructed, built or erected which is composed of parts jointed together in some definite manner, the use of which requires having an ascertainable location on or in land or water, whether or not affixed to the land. It includes a moveable structure while it is located on land which can be used for housing, business, commercial, agriculture, storage, personal, or office purposes either temporary or permanent. The term "structure" also includes, but is not limited to, fences, fence walls, seawalls, billboards, swimming pools, pool enclosures, poles, pipelines, transmission lines, tracks and any construction used or designed to support a sign or lighting. Additionally, the term "structure" shall have such meaning and definition as set forth in the flood plain management regulations as presently written and as amended from time to time. Sidewalks, patios (provided they are not higher than the finished first floor elevation or more than 12 inches above the ground surface measured at the edge of the sidewalk or patio and are not within a distance of 7.5 feet of the property line), designated off street parking areas and driveways shall not be considered to be structures.~~

\*\*\*\*

*Substantial damage* means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred.

~~*Substantial improvement* means any combination of repairs, reconstruction, alteration or improvements to a structure taking place during any five year period in which the cumulative cost equals or exceeds 50 percent of the appraised or assessed value of the structure prior to the start of the initial repair or improvement, or, in the case of damage, the value of the structure prior to the occurrence of the damage. For the purpose of this definition, substantial improvement occurs when the first alteration of any wall, ceiling, floor or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any improvement of a structure to comply with existing health, sanitary or safety codes, or any alteration of a structure listed on the National Register of Historic Places, the local register of historic places or a state inventory of historic places, unless that alteration will cause the structure to lose its historical designation.~~

*Substantial improvement* means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a five year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the five year period begins on the date of the first improvement or repair of that building or structure subsequent to July 18, 2006. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

\*\*\*\*

~~Variance means the relief sought or granted from the literal enforcement requirements of this land development code, or the flood resistant construction requirements of the *Florida Building Code*, by the town commission. Such relief would permit the development of property in a manner otherwise forbidden by this Code or the *Florida Building Code* upon a finding that strict enforcement of this Code these Codes would cause unnecessary hardship or practical difficulties for the applicant as set forth in this Code these Codes.~~

\*\*\*\*

~~*Watercourse* means any natural or artificial channel, ditch, canal, stream, river, creek, waterway or wetland through which water flows in a definite direction, either continuously or intermittently, and which has a definite channel, bed, banks or other discernible boundary.~~

*Watercourse* means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

**SECTION 3. This ordinance specifically repeals and replaces the following ordinance(s) and regulation(s):** Division 5 Floodplains, Article VI, Chapter 74; and Section 66-253(c) Variances to Requirements of Flood Damage Prevention Regulations.

## CHAPTER 75 – FLOODPLAIN MANAGEMENT

### ARTICLE I ADMINISTRATION

#### DIVISION 1 GENERAL

**Sec. 75-1. - Title.** These regulations shall be known as the *Floodplain Management Ordinance* of the Town of Belleair, hereinafter referred to as “this ordinance.”

**Sec. 75-2. - Scope.** The provisions of this ordinance shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

**Sec. 75-3. - Intent.** The purposes of this ordinance and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

**Sec. 75-4. - Coordination with the *Florida Building Code*.** This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

**Sec. 75-5. - Warning.** The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

**Sec. 75-6. - Disclaimer of Liability.** This ordinance shall not create liability on the part of the Town Commission of the Town of Belleair or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

## **DIVISION 2 APPLICABILITY**

**Sec. 75-7. - General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**Sec. 75-8. - Areas to which this ordinance applies.** This ordinance shall apply to all flood hazard areas within the Town of Belleair, as established in Section 75-9 of this ordinance.

**Sec. 75-9. - Basis for establishing flood hazard areas.** The Flood Insurance Study for Pinellas County, Florida and Incorporated Areas dated August 18, 2009, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Town of Belleair Town Hall.

**Sec. 75-10. - Submission of additional data to establish flood hazard areas.** To establish flood hazard areas and base flood elevations, pursuant to Article I, Division 5 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (a) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
- (b) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

**Sec. 75-11. - Other laws.** The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

**Sec. 75-12. - Abrogation and greater restrictions.** This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

**Sec. 75-13. - Interpretation.** In the interpretation and application of this ordinance, all provisions shall be:

- (a) Considered as minimum requirements;
- (b) Liberally construed in favor of the governing body; and
- (c) Deemed neither to limit nor repeal any other powers granted under state statutes.

### **DIVISION 3 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR**

**Sec. 75-14. - Designation.** The Town Manager is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

**Sec. 75-15. - 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 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 Article I, Division 7 of this ordinance.

**Sec. 75-16. - Applications and permits.** The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

- (a) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

- (b) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;
- (c) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
- (d) Provide available flood elevation and flood hazard information;
- (e) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- (f) Review applications to determine whether proposed development will be reasonably safe from flooding;
- (g) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and
- (h) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

**Sec. 75-17. - Substantial improvement and substantial damage determinations.** For applications for building permits to improve buildings and structures, 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:

- (a) 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;
- (b) 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;
- (c) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of “substantial improvement”; and
- (d) 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.

**Sec. 75-18. - Modifications of the strict application of the requirements of the *Florida Building Code*.** The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Article I, Division 7 of this ordinance.

**Sec. 75-19. - Notices and orders.** The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

**Sec. 75-20. - Inspections.** The Floodplain Administrator shall make the required inspections as specified in Article I, Division 6 of this ordinance for development that is not subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

**Sec. 75-21. - Other duties of the Floodplain Administrator.** The Floodplain Administrator shall have other duties, including but not limited to:

- (a) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 75-17 of this ordinance;
- (b) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
- (c) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
- (d) Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* to determine that such certifications and documentations are complete;
- (e) Notify the Federal Emergency Management Agency when the corporate boundaries of the Town of Belleair are modified; and
- (f) Advise applicants for new buildings and structures, including substantial improvements, that are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on Flood Insurance Rate Maps as “Coastal Barrier Resource System Areas” and “Otherwise Protected Areas.”

**Sec. 75-22. - Floodplain management records.** Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building*

*Code*. These records shall be available for public inspection at the Town of Belleair Town Hall.

#### **DIVISION 4 PERMITS**

**Sec. 75-23. - Permits required.** Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

**Sec. 75-24. - Floodplain development permits or approvals.** Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

**Sec. 75-25. - Buildings, structures and facilities exempt from the *Florida Building Code*.** Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- (a) Railroads and ancillary facilities associated with the railroad.
- (b) Nonresidential farm buildings on farms, as provided in section 604.50, F.S.
- (c) Temporary buildings or sheds used exclusively for construction purposes.
- (d) Mobile or modular structures used as temporary offices.
- (e) Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.
- (f) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (g) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (h) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (i) Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

**Sec. 75-26. - 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:

- (a) Identify and describe the development to be covered by the permit or approval.
- (b) 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.
- (c) Indicate the use and occupancy for which the proposed development is intended.
- (d) Be accompanied by a site plan or construction documents as specified in Article I, Division 5 of this ordinance.
- (e) State the valuation of the proposed work.
- (f) Be signed by the applicant or the applicant's authorized agent.
- (g) Give such other data and information as required by the Floodplain Administrator.

**Sec. 75-27. - Validity of permit or approval.** The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

**Sec. 75-28. - Expiration.** A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

**Sec. 75-29. -Suspension or revocation.** The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

**Sec. 75-30. - Other permits required.** Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

- (a) The Southwest Florida Water Management District; section 373.036, F.S.
- (b) Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
- (c) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; section 161.141, F.S.
- (d) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
- (e) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.



- (f) Federal permits and approvals.

## **DIVISION 5 SITE PLANS AND CONSTRUCTION DOCUMENTS**

**Sec. 75-31. -Information for development in flood hazard areas.** The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

- (a) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
- (b) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 75-32(b) or (c) of this ordinance.
- (c) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 75-32(a) of this ordinance.
- (d) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.
- (e) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (f) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- (g) Delineation of the Coastal Construction Control Line or notation that the site is seaward of the coastal construction control line, if applicable.
- (h) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection.
- (i) Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this ordinance.

**Sec. 75-32. - Information in flood hazard areas without base flood elevations (approximate Zone A).** Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

- (a) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- (b) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.

- (c) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
  - (1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
  - (2) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.
- (d) Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

**Sec. 75-33. - Additional analyses and certifications.** As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (a). For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 75-34 of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (b). For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (c). For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 75-34 of this ordinance.
- (d). For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

**Sec. 75-34. - Submission of additional data.** When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on

FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

## DIVISION 6 INSPECTIONS

**Sec. 75-35. - General.** Development for which a floodplain development permit or approval is required shall be subject to inspection.

**Sec. 75-36. - Development other than buildings and structures.** The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

**Sec. 75-37. - Buildings, structures and facilities exempt from the *Florida Building Code*.** The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

**Sec. 75-38. - Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection.** Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

- (a) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
- (b) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 75-32(c)(2) of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

**Sec. 75-39. - Buildings, structures and facilities exempt from the *Florida Building Code*, final inspection.** As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 75-38 of this ordinance.

**Sec. 75-40. - Manufactured homes.** The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

## DIVISION 7 VARIANCES AND APPEALS

**Sec. 75-41. - General.** The Town Commission shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the Town Commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*. This section does not apply to Section 3109 of the *Florida Building Code*,

*Building.*

**Sec. 75-42. - Appeals.** The Town Commission shall hear and decide 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. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

**Sec. 75-43. - Limitations on authority to grant variances.** The Town Commission shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 75-47 of this ordinance, the conditions of issuance set forth in Section 75-48 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The Town Commission has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

**Sec. 75-44. - Restrictions in floodways.** A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 75-33 of this ordinance.

**Sec. 75-45. - Historic buildings.** A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

**Sec. 75-46. - Functionally dependent uses.** A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance, provided the variance meets the requirements of Section 75-44, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

**Sec. 75-47. - Considerations for issuance of variances.** In reviewing requests for variances, the **Town Commission** shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

- (a) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (b) The danger to life and property due to flooding or erosion damage;
- (c) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (d) The importance of the services provided by the proposed development to the community;
- (e) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (f) The compatibility of the proposed development with existing and anticipated development;

- (g) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (h) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (i) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

**Sec. 75-48. - Conditions for issuance of variances.** Variances shall be issued only upon:

- (a) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;
- (b) Determination by the Town Commission that:
  - (1) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
  - (2) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
  - (3) The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (c) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (d) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

## **DIVISION 8 VIOLATIONS**

**Sec. 75-49. - Violations.** Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

**Sec. 75-50. - Authority.** For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

**Sec. 75-51. - Unlawful continuance.** Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

## ARTICLE II DEFINITIONS

**Sec. 75-52. - Scope.** Unless otherwise expressly stated, the words and terms provided in Section 66-10 shall, for the purposes of this ordinance, have the meanings shown in that section.

**Sec. 75-53. - Terms defined in the *Florida Building Code*.** Where terms are not defined in the Land Development Code and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed to them in *the Florida Building Code*.

**Sec. 75-54. - Terms not defined.** Where terms are not defined in the Land Development Code or the *Florida Building Code*, such terms shall have ordinarily accepted meanings such as the context implies.

## ARTICLE III FLOOD RESISTANT DEVELOPMENT

### DIVISION 1 BUILDINGS AND STRUCTURES

**Sec. 75-55. - Design and construction of buildings, structures and facilities exempt from the *Florida Building Code*.** Pursuant to Section 75-25 of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of Article III, Division 7 of this ordinance.

**Sec. 75-56. - Buildings and structures seaward of the coastal construction control line.** If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

- (a) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the *Florida Building Code*, *Building* Section 3109 and Section 1612 or *Florida Building Code*, *Residential* Section R322.
- (b) Minor structures and non-habitable major structures as defined in section 161.54, F.S., shall be designed and constructed to comply with the intent and applicable provisions of this ordinance and ASCE 24.

## **DIVISION 2 SUBDIVISIONS**

**Sec. 75-57. - Minimum requirements.** Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- (a) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (b) 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
- (c) 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.

**Sec. 75-58. - Subdivision plats.** Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (a) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
- (b) 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 determined in accordance with Section 75-32(a) of this ordinance; and
- (c) Compliance with the site improvement and utilities requirements of Article III, Division 3 of this ordinance.

## **DIVISION 3 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS**

**Sec. 75-59. - Minimum requirements.** All proposed new development shall be reviewed to determine that:

- (a) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (b) 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
- (c) 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.

**Sec. 75-60. - Sanitary sewage facilities.** All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

**Sec. 75-61. - Water supply facilities.** All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

**Sec. 75-62. - Limitations on sites in regulatory floodways.** No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 75-33(a) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

**Sec. 75-63. - Limitations on placement of fill.** Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

**Sec. 75-64. - Limitations on sites in coastal high hazard areas (Zone V).** In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by Section 75-33(d) of this ordinance demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with Section 75-86(c) of this ordinance.

#### **DIVISION 4 MANUFACTURED HOMES**

**Sec. 75-65. - General.** All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

**Sec. 75-66. - Foundations.** All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

- (a) In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.2 and this ordinance. Foundations for manufactured homes subject to Section 75-70 of this ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.
- (b) In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.3 and this ordinance.

**Sec. 75-67. - Anchoring.** All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

**Sec. 75-68. - Elevation.** Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 75-69 or 75-70 of this ordinance, as applicable.

**Sec. 75-69. - General elevation requirement.** Unless subject to the requirements of Section 75-70 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 bottom of the frame 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).

**Sec. 75-70. - Elevation requirement for certain existing manufactured home parks and subdivisions.** Manufactured homes that are not subject to Section 75-69 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:

- (a) Bottom of the frame 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
- (b) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 48 inches in height above grade.

**Sec. 75-71. - Enclosures.** Enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.

**Sec. 75-72. - 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.

## **DIVISION 5 RECREATIONAL VEHICLES AND PARK TRAILERS**

**Sec. 75-73. - Temporary placement.** Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (a) Be on the site for fewer than 180 consecutive days; or
- (b) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

**Sec. 75-74. - Permanent placement.** Recreational vehicles and park trailers that do not meet the limitations in Section 75-73 of this ordinance for temporary placement shall meet the requirements of Article III, Division 4 of this ordinance for manufactured homes.

## **DIVISION 6 TANKS**

**Sec. 75-75. - Underground tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

**Sec. 75-76. - Above-ground tanks, not elevated.** Above-ground tanks that do not meet the

elevation requirements of Section 75-77 of this ordinance shall:

- (a) Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
- (b) Not be permitted in coastal high hazard areas (Zone V).

**Sec. 75-77. - Above-ground tanks, elevated.** Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

**Sec. 75-78. - Tank inlets and vents.** Tank inlets, fill openings, outlets and vents shall be:

- (a) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
- (b) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

## **DIVISION 7 OTHER DEVELOPMENT**

**Sec. 75-79. - General requirements for other development.** All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

- (a) Be located and constructed to minimize flood damage;
- (b) Meet the limitations of Section 75-62 of this ordinance if located in a regulated floodway;
- (c) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
- (d) Be constructed of flood damage-resistant materials; and
- (e) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

**Sec. 75-80. - Fences in regulated floodways.** Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 75-62 of this ordinance.

**Sec. 75-81. - Retaining walls, sidewalks and driveways in regulated floodways.** Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 75-62 of this ordinance.

**Sec. 75-82. - Roads and watercourse crossings in regulated floodways.** Roads and watercourse

crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 75-62 of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 75-33(c) of this ordinance.

**Sec. 75-83. - Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V).** In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:

- (a) Structurally independent of the foundation system of the building or structure;
- (b) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and
- (c) Have a maximum slab thickness of not more than four (4) inches.

**Sec. 75-84. - Decks and patios in coastal high hazard areas (Zone V).** In addition to the requirements of the *Florida Building Code*, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:

- (a) A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.
- (b) A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to the building or structure or to adjacent buildings and structures.
- (c) A deck or patio that has a vertical thickness of more than twelve (12) inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.
- (d) A deck or patio that has a vertical thickness of twelve (12) inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.

**Sec. 75-85. - Other development in coastal high hazard areas (Zone V).** In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other

development activities include but are not limited to:

- (a) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
- (b) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and
- (c) On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled systems or mound systems.

**Sec. 75-86. - Nonstructural fill in coastal high hazard areas (Zone V).** In coastal high hazard areas:

- (a) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.
- (b) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.
- (c) Where authorized by the Florida Department of Environmental Protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

**SECTION 4. Section 66-8(a) of the Land Development Code is hereby amended to include the following technical amendments to the *Florida Building Code*.**

***Residential* is hereby amended as follows:**

**R322.2.1 Elevation requirements.**

1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1 foot or the design flood elevation, whichever is higher.
2. Buildings and structures in flood hazard areas designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or to the design flood elevation, whichever is higher.
3. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as the depth number specified in feet on the FIRM plus 1 foot, or at least 3 feet, 2-foot (610 mm) if a depth number is not specified.
4. Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus 1 foot or the design flood elevation, whichever is higher.

**Exception:** Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section R322.2.2.

***Building* is hereby amended as follows:**

**SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a five year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five year period begins on the date of the first improvement or repair of that building or structure subsequent to July 18, 2006. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

***Existing Building is hereby amended as follows:***

**SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a five year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five year period begins on the date of the first improvement or repair of that building or structure subsequent to July 18, 2006. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

#### **SECTION 5. FISCAL IMPACT STATEMENT.**

In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits for consumers.

#### **SECTION 6. APPLICABILITY.**

For the purposes of jurisdictional applicability, this ordinance shall apply in the Town of Belleair. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

#### **SECTION 7. INCLUSION INTO THE CODE OF ORDINANCES.**

It is the intent of the Town Commission that the provisions of this ordinance shall become and be made a part of the Town of Belleair's Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 8. SEVERABILITY.**

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

**PASSED ON FIRST READING:**

**PASSED ON SECOND READING:**

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**Mayor**

**ATTEST:**

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**Town Clerk**

**APPROVED AS TO FORM:**

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**Town Attorney**



## Legislation Details (With Text)

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**File #:** 17-0072      **Version:** 1      **Name:**  
**Type:** Minutes      **Status:** Minutes Approval  
**File created:** 4/6/2017      **In control:** Planning & Zoning Board  
**On agenda:** 4/10/2017      **Final action:**  
**Title:** Approval of March 13, 2017 Meeting Minutes  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [P & Z Minutes 03-13-2017](#)

Date	Ver.	Action By	Action	Result
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**Meeting Minutes  
Planning & Zoning Board**

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Monday, March 13, 2017

5:30 PM

Town Hall

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**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

Meeting called to order at 5:30 PM with Chariman Brandvik presiding.

**ROLL CALL**

Commissioner Shelly also in attendance filling in for Deputy Mayor Rettstatt as Commission Advisor.

**Present** 7 - Chairman Bonnie-Sue Brandvik, Vice Chairman Gloria Burton, Al Acken, Jim Millspaugh, Peter Marich, Marc Mariano, and Jerome Ciliento

**SCHEDULED PUBLIC HEARING**

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Town Clerk swore in those who wished to speak regarding items on the public hearing portion of the agenda.

[17-0022](#) Request for Variance -20 Winston Drive

Chairman Brandvik stated item has been withdrawn by applicant.

[17-0024](#) Request for Variance - 3 Stonegate Drive

No exparte communications identified by board members.

JP Murphy-Assistant Town Manager-Provided existing conditions of property; first variance would allow construction of a dock outside center one third of property line, resulting in 35ft side yard setback; second variance would allow dock to be extended additional 35 ft outside the 50 ft maximum, resulting in and 85 ft dock. Micah Maxwell-Town Manager-Noted criteria for variance outlined in packet.

Joel Tew-Applicant's Attorney-Presented case; discussed specific location and configuration of the dock; discussed related code sections. Presentation exhibits included property survey, aerial and graphic photos; discussed dredge area in relation to dock as well as existence of mangroves and seagrass located on property. Mr. Tew further detailed each of the variance criteria in relation to case; possible environmental constraints; addressed board questions related to historical dredge, need for maintenance dredging and ownership of submerged lands.



Mr. Tarazski-Attorney for John Connelly-Presented argument against variance; discussed related code sections; riparian rights. Discussed zoning use of parcel for requested dock; presented related cases. Unreasonable encroachment into Mr. Connelly's view; discussed length of dock.

John Connelly-Applicant-Detailed the process of when he obtained his dock; commented on inability to obtain a new dredge permit; addressed questions from the board relating to permission and ownership of submerged land.

Mr. Tarazski discussed dredging; presented counter argument to hardships claimed by applicant relating to variance criteria; addressed board questions regarding trimming of mangroves and distinction of parcels.

Cilento requested clarification on parcel; Mr. Maxwell stated approval can be conditional that the parcels be joined as the accessory use is not currently permitted.

**No public comments to be heard**

Letter received from John Hail in opposition; provided in packet.

Mr. Tew provided applicant rebuttal regarding property lines, silt and debris from roadway project and noticing. He further stated parcels are in process of being joined; applicant willing to accept a conditional variance. Addressed questions from the board related to mangroves and potential dock extension.

David Ottinger addressed question from Mr. Mariano regarding parcel and noticing; Mr. Tew stated that re-noticing will be done once the unity of title is obtained.

Discussion ensued regarding silt in area; potential impacts to outfall structure, no issues at this time.

Mr. Tew objects to request for surrebuttal; Chairman Brandvik will allow and objection noted.

Mr. Tarazski clarified previous comments regarding riparian corridor.

**Meeting closed to public**

Chairman Brandvik reviewed staff recommendations that approval be accompanied with following conditions: parcel deficiencies be made compliant with town development code; Town Attorney agrees to sign off on all questions related to the HOA common use of property or the original PDP.

**Mr. Mariano moved to recommend approval of the dock length exceeding 50ft in length and allowing the 85ft dock length, and including references to the town staff recommendations for the first variance; seconded by Mr. Marich.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Cilento

**Mr. Mariano made a motion to approve the construction of a dock outside the center 1/3**

**of the property condition to including the references to the town staff recommendations; seconded by Mr. Marich.**

**Aye:** 3 - Vice Chairman Burton, Marich, and Mariano

**Nay:** 4 - Chairman Brandvik, Acken, Millspaugh, and Ciliento

Meeting went into recess at 7:33 PM; meeting reconvened at 7:44 PM.

[17-0034](#)

Review of Preliminary Development Plan - Belleview Biltmore Golf Course

No ex parte communications from the board.

Chris Brimo-Calvin Giordano and Associates, Planning Consultant-Presented staff report; requested variances are as follows: variance request #1 would allow for a perimeter wall and fence within the front yard setback, variance request #2 would allow for reducing the number of required off street loading docks from six to one; variance request #3, waiver request, would reduce the number of required parking spaces for mixed and joint uses, variance request #4 would allow applicant to remove trees without having to replace them all; variance request #5 would allow deviation from required landscape buffer. Mr. Brimo available for planning questions.

Tom Nash-Attorney with Macfarlane, Ferguson and McMullen Law Firm-Representing applicant; briefly introduced representatives involved in the planning and design of the course.

Beau Welling-Owner, Beau Welling Design-Discussed historical Don Ross architectural style; detailed infrastructure upgrades needed.

Shane Robichaud-Beau Welling Design-Modifications to course presented; discussed location of parking and proposed clubhouse.

Nick Fullerton-Architect, Fullerton Architects-Presented design proposal for clubhouse; dining and conference areas included; elevation to hide service areas.

Mr. Nash stated variance approval needed to continue with proposed plan; spoke on requests 1-3; third variance is a waiver for parking; discussed study regarding anticipated parking, able to convert driving range to special event parking.

Mr. Robichaud commented on 4th variance; requesting replanting requirements be waived; conditions are inherited; trying to create a better engineered course.

Tim Nelner-Consulting Engineer, Cardno TBE-Addressed questions related to aquifer; engineering permitted through SWFWMD; no adverse effect to groundwater.

Mr. Robichaud discussed variance #5 relating to buffer zone; identified types designated in landscape plans; areas with little to no vegetation will get buffers;

request pertains to areas of existing mature trees.

Mr. Nash addressed board questions relating to use and layout of proposed clubhouse; operational aspects and parking; control of special events and usage; event space.

Discussion ensued regarding event space; overflow parking; large tournaments. Mr. Maxwell commented clearer lines are needed as to when overflow parking to be activated; noted change from rendering to actual site plan.

**Public comments heard**

Frank Murphy-Resident-Spoke on height of building, events and noise.

Neil Palenzuela-Resident-Commented on overflow parking on poinsettia and drainage.

Mr. Maxwell discussed drainage outfall areas; conditional of final development plan.

Sam Hoskinson-Resident-Spoke on fence; seeking clarification of area.

**Closed to public comment**

Ms. Burton questioned landscape buffer and fence request; Mr. Brimo stated buffering related to variance is along golf course proper; separate fence and wall from buffer.

**Mr. Millspaugh moved to approve variance #1, approving perimeter fence wall be installed within the required front yard setback; seconded by Mr. Acken.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Ciliento

**Mr. Mariano moved approval of variance #2 to reduce the number of required off street loading docks from six to one; seconded by Mr. Marich.**

**Aye:** 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

**Nay:** 1 - Vice Chairman Burton

Chairman Brandvik reviewed staff recommendation for approval of variance #3 accompanied by the following conditions: specific and enforceable language be incorporated into development agreement to ensure deviation from times of operation doesn't occur, the same is true for use of event area. Staff also suggest defining specific and enforceable trigger to define extreme special events.

**Mr. Millspaugh moved to approve variance #3 with the recommendations provided by staff; seconded by Mr. Acken.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Ciliento

discussion regarding number of trees removed; 5281 caliper inches 2239 mitigated. 3042 unmitigated amount

**Mr. Marich moved approval of variance #4; seconded by Mr. Mariano.**

**Staff suggested clarification of motion; Ms. Burton moved to amend previous motion to include staff recommendation.**

**Motion amended to approve the variance request to remove 5,281 caliper inches of trees without replacing or paying a fine in lieu of replacing trees has been made.**

**Final amended motion: approval of the variance request to remove a number of trees without replacing them or paying a fine; allowing up to 3,042 caliper inches of trees be removed and not replaced without being assigned a fine in lieu of replacement.**

**Aye:** 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

**Nay:** 1 - Vice Chairman Burton

**Mr. Mariano moved approval of variance #5 which allows a deviation to the required landscape buffer standard; seconded by Ms. Burton.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Ciliento

**Mr. Mariano moved approval of the preliminary development plan in accordance with variances addressed tonight; seconded by Mr. Marich.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Ciliento

**CITIZENS COMMENTS**

None to be heard

**APPROVAL OF MINUTES**

[16-0262](#) Approval of December 19, 2016 Meeting Minutes

**Mr. Acken moved approval of the minutes; seconded by Ms. Burton.**

**Aye:** 7 - Chairman Brandvik, Vice Chairman Burton, Acken, Millspaugh, Marich, Mariano, and Ciliento

**GENERAL AGENDA**

No items.

**OTHER BUSINESS**

Mr. Acken commented on signs on North Pine Circle; agreement with Belleair Bluffs for cleaning out basin on Bluffview Drive. Mr. Maxwell will look into both issues.

**COMMISSION ADVISOR REPORT**

Commissioner Shelly had nothing to report.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 9:16 PM.

**APPROVED:**

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**Chairman**