



**Department of Economic
and Development Services**

Memorandum

To: Planning Commission
From: Holly R. Coyle, Director
Date: June 28, 2017
Re: Public Hearing to Consider Revisions to Article XIII, Floodplain Management Regulations

Background: Since July 2, 1981, Clay County has participated in the National Flood Insurance Program. To qualify, the County adopted a Flood Ordinance which regulated development in the Special Flood Hazard Areas as delineated in floodplain mapping provided by FEMA. New Flood Insurance Rates Maps were issued in 2014 and the ordinance was updated at that time, consistent with the model flood ordinance produced by the State of Florida. Staff is proposing several revisions to the ordinance to provide clarification and additional requirements for development within a floodplain. The attached ordinance proposes to:

- 1) Add compensating storage requirements for filling in the floodplain and in flood-prone areas to assure that no blockage occurs in the floodplain.
- 2) Clarify the requirements of a no-rise certification analysis.
- 3) Provide regulations regarding commercial and industrial development within a designated flood zone.
- 4) Provide regulations for the placement of manufactured/mobile homes in a regulatory floodway.

Recommendation: Adoption of the ordinance.