

M E M O R A N D U M

TO: Howard Tipton, Town Manager
FROM: Allen Parsons, Planning Zoning Building Director
REPORT DATE: December 8, 2023
MEETING DATE: January 8, 2023
SUBJECT: Ordinance 2024-01, Amending Chapter 154, Flood Control

Recommendation

Adopt Ordinance 2024-01.

Background

At their December 4, 2023 Town Commission Regular Meeting, the Town Commission (Commission) held first reading and forwarded Ordinance 2024-01 for second reading, public hearing and adoption. Ordinance 2024-01 recognizes and incorporates the effective date of the Federal Emergency Management Agency's (FEMA's) newly adopted flood maps for the Sarasota County portion of the Town. The amendment to the Town Flood Control Code (Chapter 154, Sec. 154.102(C)) is straightforward and simply reflects the new March 27, 2024 effective date (per the Code of Federal Regulations; 44 60.3) of the new FEMA flood maps. Ordinance 2024-01 also includes a handful of minor, non-substantive changes for overall Town Code consistency in terms of capitalization and the defining of acronyms in their first usage.

The Commission also provided direction to review the Flood Control Code and to take other actions to identify additional amendments that could positively affect the Town's Community Rating System (CRS) rating, which would have the benefit of increasing insurance discounts for NFIP policy holders and contributing to the resiliency of structures within the Town. The Commission specifically directed staff to immediately proceed with amendments to raise the Freeboard¹ requirement from 1' to 3 feet, based in part on the fact that the updated FEMA flood elevations in the Town are generally 2 or more feet lower than existing flood elevations (Note: This is the case with the pending Sarasota County maps and also in the maps that cover the Manatee County portion of the Town that became effective in 2021.). The Commission directed staff to proceed with raising the maximum Seawall Heights allowed in the Town from 4.5' above sea level to 6 feet. This item was a recommendation of the Sea Level Rise & Resiliency Comprehensive Adaptation Plan. Staff is drafting ordinances for each that will be going through public hearings.

Staff Recommendation

Adopt Ordinance 2024-01.

¹ An additional amount of height above the Base Flood Elevation used as a factor of safety in determining the level at which a structure's lowest floor must be elevated or floodproofed.

Attachments

- A. Ordinance 2024-01, Town Code Chapter 154
- B. December 18, 2023, FEMA Letter Re: Adopting Effective Date of Updated Sarasota County FEMA Flood Maps and Flood Insurance Study