

ORDINANCE 67 - 11

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, ARTICLE VI. FLOOD DAMAGE PREVENTION, TO AMEND DEFINITIONS AND THE FLOOD HAZARD REGULATIONS; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS THIS ORDINANCE AS FOLLOWS:

SECTION 1. The City of Cape Coral Land Use and Development Regulations, Article VI, Flood Damage Prevention, is hereby amended as follows:

ARTICLE VI: FLOOD DAMAGE PREVENTION

§ 6.1 Statutory authorization, findings of fact, purpose and objectives.

- A. Statutory authorization. The Legislature of the State of Florida has authorized and delegated in F.S. Chapter 166, the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.
- B. Findings of fact.
1. The flood hazard areas of the City of Cape Coral are subject to periodic inundation, which results 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.
 2. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood- proofed, or otherwise unprotected from flood damages.
- C. Statement of purpose. It is the purpose of this ~~ordinance~~article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
1. Restrict or prohibit uses which are dangerous to life, health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
 2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage throughout their intended life span;
 3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
 4. Control filling, grading, dredging and other development which may increase erosion or flood damage; and
 5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.
- D. Objectives. The objectives of this ~~ordinance~~article are:

1. To protect human life and health and to eliminate or minimize property damage;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
6. To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood blight areas; and
7. To ~~insure~~ensure that potential home buyers are notified that property is in a flood hazard area.

§ 6.2 Definitions.

Unless specifically defined below, words or phrases used in this ~~ordinance~~article shall be interpreted so as to give them the meaning they have in common usage and to give this ~~ordinance~~article its most reasonable application.

ACCESSORY STRUCTURE (APPURTENANT STRUCTURE). A structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and should be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

APPEAL. A request for a review of the Floodplain Administrator's interpretation of any provision of this ~~ordinance~~article or a request for a variance.

AREA OF SHALLOW FLOODING. A designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD. The land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year. This term is synonymous with the phrase SPECIAL FLOOD HAZARD AREA.

BASE FLOOD. The flood having a 1% chance of being equaled or exceeded in any given year (also called the 100-YEAR FLOOD or REGULATORY FLOOD). BASE FLOOD is the term used throughout this ~~ordinance~~article.

BASE FLOOD ELEVATION (BFE). The water-surface elevation associated with the base flood.

BASEMENT. ~~That~~ Any portion of a building having its floor subgrade (below ground level) on all sides.

BREAKAWAY WALL. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

BUILDING. See **STRUCTURE**.

COASTAL HIGH HAZARD AREA. The area of special flood hazard 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. The area is designated on a FIRM as Zone V1-V30, VE or V.

DATUM. A reference surface used to ensure that all elevation records are properly related. ~~Many communities have their own datum that was developed before there was a national standard.~~ The current national datum is the National Geodetic Vertical Datum (NGVD) of 1929, which is expressed in relation to mean either sea level, or the North American Vertical Datum (NAVD) of 1988.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.

ELEVATED BUILDING. A non-basement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.

ENCROACHMENT. The advance or infringement of uses, plant growth, fill, excavation, buildings, ~~permanent~~ structures or other development ~~into a~~ in the floodplain, which may impede or alter the flow capacity of a floodplain.

EXISTING ~~CONSTRUCTION~~STRUCTURES. For the purposes of floodplain management, structures for which "the start of construction" commenced before the date of the initial Flood Insurance Rate Map (FIRM). **EXISTING ~~CONSTRUCTION~~STRUCTURES** means, for the purposes of determining rates, structures for which the "start of construction" commenced before August 17, 1981. ~~This term may also be referred to as~~ **EXISTING STRUCTURES.**

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. 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) was completed before ~~May 18, 1981~~ August 17, 1981.

EXPANSION ~~TOO~~ OF AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. 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).

FLOOD or FLOODING.

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters;
 - b. The unusual and rapid accumulation or runoff of surface waters from any source; and
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in division 1.b. of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in ~~division~~ paragraph 1.a. of this definition.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM). The official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.

FLOOD HAZARD BOUNDARY MAP (FHBM). An official map of the community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS). The official hydraulic and hydrologic report provided by the Federal Emergency Management Agency. The study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles as well as the **FLOOD INSURANCE RATE MAP (FIRM)**, **FLOOD HAZARD BOUNDARY MAP (FHBM)** (where applicable), and other related data and information.

FLOOD-PROOFING. Any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODPLAIN. Any land area susceptible to being inundated by water from any source. (See definition of FLOODING).

FLOODPLAIN ADMINISTRATOR. The individual appointed to administer and enforce the floodplain management regulations of the community.

FLOODPLAIN MANAGEMENT. The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

FLOODPLAIN MANAGEMENT REGULATIONS. This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power which control development in flood-prone areas. This term describes federal, State of Florida, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

FLOODWAY. The channel of a river or other 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 a designated height.

~~**FLOODWAY FRINGE.** That area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.~~

FREE OF OBSTRUCTION. Any type of lower area enclosure or other construction element that will obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event is not allowed. This requirement applies to the structures in velocity zones (V-Zones).

~~**FREEBOARD.** The additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. **FREEBOARD** tends to compensate for many unknown factors, such as wave action, bridge openings, and hydrological effect of urbanization of the watershed that could contribute to flood heights greater than the height calculated for a selected frequency flood and floodway conditions.~~

~~**FUNCTIONALLY DEPENDENT USE.** A use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.~~

HARDSHIP. As related to variances from this ~~ordinance~~article means the exceptional ~~hardship-difficulty~~ associated with the land that would result from a failure to grant the requested variance. The community requires that the hardship be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

HISTORIC STRUCTURE. Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By the approved Florida program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior.

~~**LOWEST ADJACENT GRADE.** The lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.~~

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the nonelevation design standards of this ~~ordinance~~article.

MANGROVE STAND. An assemblage of mangrove trees which are mostly low trees noted for a copious development of interlacing adventitious roots above the ground and which contain one or more of the following species: black mangrove (*Avicennia nitida*); red mangrove (*Rhizophora mangle*); white mangrove (*Languncularia racemosa*); and buttonwood (*Conocarpus erecta*).

MANUFACTURED HOME. A building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

MANUFACTURED HOME PARK OR SUBDIVISION. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE. The building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site, (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or

curbside appraisal, or one based on income approach), actual cash value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

MEAN SEA LEVEL. The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance article, the term is synonymous with the North American Vertical Datum of 1988 (NAVD88).

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A vertical control used as a reference for establishing varying elevations within the floodplain.

NEW CONSTRUCTION. For floodplain management purposes, any structure for which the "start of construction" commenced on or after ~~September 19, 1984~~ August 17, 1981. The term also includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION. 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 the effective date of floodplain management regulations adopted by a community.

~~**PROGRAM DEFICIENCY.** A defect in the community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.~~

~~**PUBLIC SAFETY AND NUISANCE.** Anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.~~

RECREATIONAL VEHICLE. Vehicle which is:

1. Built on a single chassis;
2. Four hundred 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.** The channel of a river or other 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 a designated height. The same as FLOODWAY.~~

REMEDY A DEFICIENCY OR VIOLATION. To bring the regulation, procedure, structure or other development into compliance with State of Florida, federal or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this ordinance article or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

RIVERINE. Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

SAND DUNES. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

SHALLOW FLOODING. The same as **AREA OF SHALLOW FLOODING**.

SPECIAL FLOOD HAZARD AREA. The same as **AREA OF SPECIAL FLOOD HAZARD**.

START OF CONSTRUCTION. (For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Public Law 97-348)), includes substantial improvement, and means the date the building permit was issued, provided that actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For 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.

~~**STORM CELLAR.** A place below grade used to accommodate occupants of the structure and emergency supplies as a means of temporary shelter against severe tornadoes or similar windstorm activity.~~

STRUCTURE. For floodplain management purposes, a walled and roofed building, including a gas or a liquid storage tank, that is principally above ground, ~~(including as well as a manufactured homes, gas or liquid storage tanks, or other man-made facilities or infrastructures).~~

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. ~~The total cost~~ Any combination of repairs, reconstruction, alteration, rehabilitation, addition, or other improvements to a building (including electrical, plumbing, heating, and air conditioning) taking place during a ten-year period which to a structure during a period of five years, in which the cumulative cost equals or exceeds 50% of the market value of the structure before "start of construction" of the improvement building. The restoration of a structure that has incurred "substantial damage" to its before damaged condition constitutes "substantial improvement" regardless of cost of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. The market value of the building is the appraised or assessed value of the building, less that of the land and other site improvements, prior to the start of the initial repair or improvement. In the case of damage, the market value of the building is the value prior to the damage occurring. ~~If the assessed value represents only a percentage of building value, then the market value equals the assessed value plus an amount representing the discount percentage.~~

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE. A grant of relief from the requirements of this ~~article~~ ordinance where ~~specific enforcement would result in exceptional hardship.~~

VIOLATION. The failure of a structure or other development to be fully compliant with the requirements of this ~~ordinance~~ article. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ~~ordinance~~ article is presumed to be in violation until such time as that documentation is provided.

WATERCOURSE. A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. A watercourse includes specifically designated areas in which substantial flood damage may occur.

WATER SURFACE ELEVATION. The height, in relation to the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

§ 6.3 General provisions.

- A. *Lands to which this ordinance article applies.* This ordinance article shall apply to all areas of special flood hazard within the jurisdiction of the City of Cape Coral, Florida.
- B. *Basis for establishing the areas of special flood hazard.* The areas of special flood hazard identified by the Federal ~~Insurance Administration~~ Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for the City of Cape Coral, effective August 28, 2008, with accompanying maps and other supporting data, and any revision thereto, are adopted by reference and declared to be a part of this ordinance article. The Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) are on file at City of Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida.
- C. *Designation of Floodplain Administrator.* The Director of the Department of Community Development, or his or her designee, will administer and implement the provisions of this ordinance article and said Director, or his or her designee, is referred to as the Floodplain Administrator.
- D. *Establishment of development permit.* A development permit shall be required in conformance with the provisions of this ordinance article prior to the commencement of any development activities.
- E. *Compliance.* No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance article and other applicable regulations.
- F. *Abrogation and greater restrictions.* This ordinance article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- G. *Interpretation.* In the interpretation and application of this ordinance article all provisions shall be:
 - 1. Considered as minimum requirements;
 - 2. Liberally constructed in favor of the governing body; and
 - 3. Deemed neither to limit nor repeal any other powers granted under state statutes.
- H. *Warning and disclaimer of liability.* The degree of flood protection required by this ordinance article is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This ordinance article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance article shall not create liability on the part of the City of Cape Coral or by any officer or employee thereof for any flood damages that result from reliance on this ordinance article or any administrative decision lawfully made ~~thereunder~~ hereunder.
- I. *Penalties for violation.* Violation of the provisions of this ordinance article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this ordinance article or fails to comply with any of its requirements shall, upon adjudication therefor, be fined not more than \$500 and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful action as is necessary to prevent or remedy any violation.

§ 6.4

Administration.

A. *Permit procedures.* Application for a development permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, ~~existing structures~~ or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically the following information is required:

1. *Application stage.*

- a. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;
- b. Elevation in relation to mean sea level to which any non-residential building will be flood-proofed;
- c. Certificate from a Florida registered professional engineer or architect that the non-residential flood-proofed building will meet the flood-proofing criteria in ~~division § 6.4A.2. below~~ and § 6.5B.2;
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development; and
- e. Elevation in relation to mean sea level of the bottom of the lowest horizontal structural member of the lowest floor and provide a certification from a registered engineer or architect indicating that they have developed and or reviewed the structural designs, specifications and plans of the construction and certified that are in accordance with accepted standards of practice in coastal high hazard areas.

2. *Construction stage.* Upon placement of the lowest floor, or flood-proofing by whatever construction means, or bottom of the lowest horizontal structural member it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the ~~NGVD or NAVD~~North American Vertical Datum Of 1988 (NAVD88) elevation of the lowest floor or flood-proofed elevation, or bottom of the lowest horizontal structural member as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood-proofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the lowest floor and flood-proofing elevation survey data submitted. The permit holder, immediately and prior to further progressive work being permitted to proceed, shall correct violations detected by such review. Failure to submit the survey or failure to make said corrections required hereby; shall be cause to issue a stop-work order for the project.

B. *Duties and responsibilities of the Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:

1. Review all permits to assure sites are reasonably safe from flooding;
2. Review all development permits to assure that the permit requirements of this ~~ordinance~~article have been satisfied;
3. ~~Advise permittee that additional~~Review proposed development to assure that all necessary federal, State of Florida, or local permits may be required, and if such additional permits are necessary, especially as it relates to F.S. §§ 161.053; 320.8249; 320.8359; 373.036; 380.05; 381.0065, and Ch. 553, Part IVW, require that copies of such permits be provided have been received and maintained on file with the development permit;

4. Notify adjacent communities, the Department of Community Affairs, Division of Emergency Management, the National Flood Insurance Program (NFIP) Coordinating Office, the South Florida Water Management District, the Federal Emergency Management Agency, and other federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;
5. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained;
6. Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) or bottom of the lowest horizontal structural member of the lowest floor (V-Zones) of all new ~~or~~ and substantially improved buildings in accordance with § 6.5B.1 ~~and B.2~~ and E.2, respectively;
7. Verify and record the actual elevation (in relation to mean sea level) to which the new ~~or~~ and substantially improved nonresidential structures and reconstruction of nonresidential structures that have sustained substantial damage have been flood-proofed (A-Zones), in accordance with § 6.5B.2;
8. Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered engineer or architect certifying that all areas of the building below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with § 6.5B.2. In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the building is designed and securely anchored to pilings or columns in order to withstand velocity waters and hurricane wave wash. Additionally in coastal high hazard areas, if the area below the lowest horizontal structural member of the lowest floor is enclosed, it may be done so with open wood lattice and insect screening or with non-supporting breakaway walls that meet the standards of § 6.5E.6;
9. Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article;
10. When base flood elevation data or floodway data have not been provided in accordance with § 6.3B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, State of Florida, or any other source, in order to administer the provisions of ~~§ 6.5~~ this article;
11. Coordinate all change requests to the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM) and Flood Boundary And Floodway Map (FBFM) with the requester, State of Florida, and Federal Emergency Management Agency (FEMA); and
12. Where base flood elevation is utilized, obtain and maintain records of lowest floor and flood-proofing elevations for new construction and substantial improvements in accordance with § 6.5B.1 and B.2, respectively.

§ 6.5 Provisions for flood hazard reduction.

- A. *General standards.* In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:
 1. New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and or lateral movement of the

structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

2. Manufactured homes shall be anchored to prevent flotation, collapse, ~~or~~ and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;
3. New buildings and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. See the applicable Technical Bulletin or Bulletins for guidance;
4. New construction ~~or~~ and substantial improvements shall be constructed by methods and practices that minimize flood damage. See the applicable Technical Bulletin or Bulletins for guidance;
5. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ~~ordinance~~ article shall meet the requirements of "new construction" as contained in this ~~ordinance~~ article;
10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ~~ordinance~~ article, shall be undertaken only if said non-conformity is not furthered, extended, or replaced. All applicable additional federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to the following:
 - a. South Florida Water Management District: in accordance with F.S. §373.036(2)(a), Flood Protection and Floodplain Management.
 - b. Department of ~~Economic Opportunity~~ Community Affairs: in accordance with F.S. §380.05, Areas of Critical State Concern, and Chapter 553, Part IV, Florida Building Code.
 - c. Department of Health: in accordance with F.S. §381.0065, Onsite Sewage Treatment and Disposal Systems.
 - d. Department of Environmental Protection, Coastal Construction Control Line: in accordance with F.S. §161.053, Coastal Construction and Excavation.
11. Standards for subdivision proposals and other proposed development (including manufactured homes):
 - a. All ~~subdivision~~ proposals shall be consistent with the need to minimize flood damage;

- b. All ~~subdivision~~ proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and
- c. All ~~subdivision~~ proposals shall have adequate drainage provided to reduce exposure to flood hazards.

B. *Specific standards.* In all A-Zones where base flood elevation data have been provided (Zones AE, A1-30, and AH), as set forth in §6.3B, the following provisions shall apply:

1. *Residential construction.* All new construction ~~or~~ and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate automatic equalization of flood hydrostatic forces on both sides of the exterior walls shall be provided in accordance with standards of § 6.5B.3.
2. *Non-residential construction.* All new construction ~~or~~ and substantial improvement of any commercial, industrial, or non-residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components below the base flood elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Flood-proofing Certificate. An operational and maintenance plan shall also be submitted to assure continued installation capability and functionality of floodproofing measures. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.
3. ~~Elevated buildings~~ Enclosed areas. New construction ~~or~~ and substantial improvements of elevated buildings that include fully enclosed areas, formed by foundation and other exterior walls below the lowest floor that are subject to flooding elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet or exceed the following ~~minimum~~ criteria:
 - (1) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area ~~subject to flooding~~;
 - (2) The bottom of all openings shall be no higher than the ~~foundation~~ adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and
 - (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.
 - b. Fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, storage, and building access. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and
 - c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

4. *Standards for manufactured homes and recreational vehicles:*
 - a. All manufactured homes that are placed, or substantially improved within Zones A1-30, AH, and AE, on sites:
 - (1) Outside of an existing manufactured home park or subdivision;
 - (2) In a new manufactured home park or subdivision;
 - (3) In an expansion ~~to~~of an existing manufactured home park or subdivision; or
 - (4) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, shall have the lowest floor of the manufactured home elevated on a permanent foundation that is not lower than one foot above the base flood elevation and said structure shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - b. All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision within Zones A-1, AH, and AE, that are not subject to the provisions of § 6.5B.4.a., must be elevated so that either:
 - (1) The lowest floor of the manufactured home is elevated to no lower than the base flood elevation; or
 - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequate foundation system to resist flotation, collapse, and lateral movement.
 - c. All recreational vehicles placed on sites within Zones A1-30, AH, and AE must either:
 - (1) Be on the site for fewer than 180 consecutive days;
 - (2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions); or
 - (3) Meet all the requirements for new construction, including anchoring and elevation requirements in accordance with §6.5B.4.a. ~~and b.~~
5. Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.
6. *Standards for streams with established base flood elevations, without regulatory floodways.* For properties located within areas of special flood hazard established in Article 3, Section B, and where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1-30), the following additional provisions shall also apply:
 - a. Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water

surface elevation of the base flood more than one foot at any point within the community; and

- b. Development activities, which increase the water surface elevation of the base flood by more than one foot, may be allowed, provided that the developer or applicant first applies, with the community's endorsement, for a conditional **FLOOD INSURANCE RATE MAP (FIRM)** revision, and receives the approval of the Federal Emergency Management Agency.
7. *Floodways.* Located within areas of special flood hazard established in § 6.3B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris and potential projectiles and have significant erosion potential, the following additional provisions shall also apply:
- a. Prohibit encroachments, including fill, new construction, substantial improvements, and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydraulic and hydrologic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge;
 - b. Prohibit the placement of manufactured homes or mobile homes, except in an existing manufactured home or mobile home park or subdivision. A replacement manufactured home or mobile home may be placed on a lot in an existing manufactured home or mobile home park or subdivision provided the anchoring standards of §6.5A.2, and the elevation and flood-proofing standards of §6.5B.1 and B.2, respectively, and the encroachment standards of §6.5B.7.a, are met;
 - c. Development activities including new construction and substantial improvements that increase the ~~water surface elevation of flood levels during the base flood discharge by more than one foot~~ may be allowed, provided that the developer or applicant first applies, with the community's endorsement, for a conditional FIRM revision, and receives the approval of FEMA;
 - d. When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with § 6.5.B.7.a.
8. For all structures located seaward of the Coastal Construction Control Line (CCCL), the lowest floor of all new construction and substantial improvements shall be elevated to the regulatory flood elevation established by the Florida Department of Environmental Protection or by FEMA in accordance with § 6.3B, whichever is higher. All non-elevation design requirements of § 6.5E shall apply.
- C. *Specific standards for ~~A~~ zones without base flood elevations and regulatory floodways.* For properties located within the areas of special flood hazard established in § 6.3B where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:
1. ~~Require standards of § 6.5A~~ All new subdivision proposals and other proposed developments (including proposals for manufactured home parks) greater than 50 lots or five acres, whichever is the lesser, include base flood elevation data within such proposals;
 2. The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, State of Florida, or any other source, in order to administer the provisions of this ~~ordinance~~ article. When

such data is utilized, or otherwise available from § 6.5C.1, provisions of § 6.5B.1 through B.6 shall apply. The Floodplain Administrator shall:

- a. Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;
 - b. Obtain, if the structure has been flood-proofed in accordance with the requirements of § 6.5B.2, the elevation in relation to the mean sea level to which the structure has been flood-proofed; and
 - c. Maintain a record of all such information;
3. Notify, in riverine situations, adjacent communities, the State of Florida, Department of Community Affairs, NFIP Coordinating Office, and the South Florida Water Management District prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA;
 4. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
 5. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, or and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces; and
 6. When the data is not available from any source, as in § 6.5C.2, the lowest floor of the structure shall be elevated to no lower than three feet above the highest adjacent grade; and,
 7. ~~Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, include base flood elevation data within such proposals.~~
- D. *Standards for AO Zones.* Located within the areas of special flood hazard established in § 6.3B are areas designated as areas of shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet, where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:
1. All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map (FIRM). If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two feet above the highest adjacent grade;
 2. All new construction and substantial improvements of non-residential structures shall:
 - a. Have the lowest floor including the basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map (FIRM). If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet above the highest adjacent grade; or
 - b. Together with attendant utility and sanitary facilities be completely flood-proofed to that level to meet the flood-proofing standard specified in § 6.5B.2; and
 3. Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.

4. Enclosures below the lowest floor that are subject to flooding shall meet the flood openings requirements of § 6.5B.3.

E. *Coastal high hazard areas (V Zones)*. Coastal high hazard areas are located within areas of special flood hazard established in § 6.3B, and include areas designated as Zones V1-30, VE, or V (with BFE). The following provisions shall apply for all development activities within such areas:

1. Meet the requirements of § 6.4A and § 6.5A, B (except B.7), C, and D;
2. All new construction and substantial improvements in Zones V1–V30, VE, and V (with BFE) shall be elevated on pilings or columns so that:
 - a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to no lower than the base flood elevation whether or not the structure contains a basement;
 - b. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading will be those values associated with the base flood. Wind loading values will be those required by applicable State of Florida or local, if more stringent than those of the State of Florida, building standards;
3. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section;
4. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures. The Floodplain Administrator shall maintain a record of all such information;
5. All new construction and substantial improvements shall be located landward of the reach of mean high tide;
6. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
 - a. Breakaway wall collapse shall result from water load less than that which would occur during the base flood;
 - b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). The water loading shall be those values associated with the base flood. The wind loading values shall be those required by applicable Florida or local, if more stringent than those of the State of Florida, building standards; and
 - c. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be finished, partitioned into multiple rooms, or temperature-controlled.

7. Prohibit the use of fill for structural support. No development permit shall be issued for development involving fill in coastal high hazard areas unless it has been demonstrated through appropriate engineering analyses that the subject fill does not cause any adverse impacts to the onsite structure or adjacent structures. Placement of fill that would result in an increase in the base flood elevation or cause adverse impacts by wave ramping and deflection may be permitted, provided that the permit applicant first applies for and receives a conditional FIRM revision, fulfilling the requirements for such revisions as established by FEMA;
8. Prohibit man-made alteration of sand dunes and mangrove stands that would increase potential flood damage.
9. *Standards for manufactured homes in coastal high hazard areas:*
 - a. All manufactured homes to be placed or substantially improved on sites:
 - (1) Outside a manufactured home park or subdivision;
 - (2) In a new manufactured home park or subdivision;
 - (3) In an expansion ~~to~~of an existing manufactured home park or subdivision; or
 - (4) In an existing manufactured home park or subdivision in which a manufactured home has incurred "substantial damage" as the result of a flood, must meet the standards of § 6.5E.2 through E.8; and
 - b. All manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision shall meet the requirements of § 6.5B.4.b.
10. ~~Recreational vehicles placed on sites are prohibited to be placed within Zones VE, V1 - V30, or V (with base flood elevation) on the FIRM, except in an existing recreational vehicle park. Any existing recreational vehicle park shall submit a plan for removal of the recreational vehicles and evacuation of their occupants to the Floodplain Administrator, specifically identifying entities that are responsible for implementing such plan, in case of a threat. The recreational vehicles must either:~~
 - a. Be on the site for fewer than 180 consecutive days;
 - b. Be fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - c. Meet the requirements of § 6.5E.2 through E.8; ~~and,~~
 - d. ~~Prohibit the placement of recreational vehicles, except in an existing recreational vehicle park. They must be on site for fewer than 180 consecutive days, fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site by quick disconnect type utilities and security devices, and have no permanently attached additions). They shall also have a plan for removal in case of a threat.~~
11. For all structures located seaward of the Coastal Construction Control Line (CCCL), the bottom of the lowest horizontal structural member of the lowest floor of all new construction and substantial improvements shall be elevated to the 100-year flood elevation established by the Florida Department of Environmental Protection or the base flood elevation, whichever is the higher. All non-elevation design requirements of § 6.5E.2 through E.44g shall apply; and
12. When fill is proposed, in accordance with the permit issued by the Florida Department of Health in coastal high hazard area the development permit shall be issued only upon demonstration by appropriate engineering analyses that the

proposed fill will not increase the water surface elevation of the base flood nor cause any adverse impacts to adjacent properties by wave ramping and deflection.

§ 6.6 Variance procedures.

- A. *Designation of Variance and Appeals Board.* The Cape Coral Planning and Zoning Commission, serving as the Board of Zoning Adjustment and Appeals, as established by the City Council of the City of Cape Coral, Florida shall serve as the Floodplain Variance and Appeals Board, and shall hear and decide appeals and requests for variances from the requirements of this ~~ordinance~~article.
- B. *Duties of Floodplain Variance and Appeals Board.*
1. The Board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain ~~Management~~ Administrator in the enforcement or administration of this ~~ordinance~~article. Any person aggrieved by the decision of the Board may appeal such decision to the City Council, as provided in § 8.9 of the Land Use and Development Regulations.
 2. In acting upon such applications, the Floodplain Variance and Appeals Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ~~ordinance~~article, and the ~~factors-conditions~~ listed under § 6.6C.
- C. *Conditions for variances.*
1. Variances to these floodplain regulations shall only be issued when there is:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 2. Factors to be considered when determining if a variance should be issued:
 - a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - g. The compatibility of the proposed use with existing and anticipated development;
 - h. The relationship of the proposed use to the City of Cape Coral Comprehensive Plan and to the eCity's floodplain management program;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;

- j. The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action if applicable, expected at the site; and
 - k. 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, and streets and bridges and culverts.
3. Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ~~ordinance~~ article;
 4. Variances shall not be granted after-the-fact; and
 5. The Floodplain Administrator shall maintain the records of all variance actions, including justification for their issuance or denial, and report such variances in the community's NFIP Biennial Report or upon request to FEMA and the State of Florida, Department of Community Affairs, NFIP Coordinating Office.

D. *Variance notification.*

1. An applicant to whom a variance is granted shall be given written notice over the signature of a community official that:
 - a. The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
 - b. Such construction below the base flood level increases risks to life and property.
2. A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the Clerk of Court and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

E. Historic structures. Variances may be issued for the repair or rehabilitation of "historic" structures, meeting the definition in this ~~ordinance~~ article, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a "historic" structure".

F. Structures in a regulatory floodway. Variances shall not be issued within any designated floodway if any impact in flood conditions or increase in flood levels during the base flood discharge would result from the issuance of the variance.

SECTION 2. SEVERABILITY.

In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance, which shall remain in full force and effect.

SECTION 3. Effective Date. This Ordinance shall take effect immediately upon its adoption by the Cape Coral City Council.

ADOPTED AT A REGULAR COUNCIL MEETING THIS 12th DAY OF December, 2011.

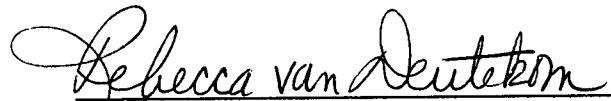


JOHN J. SULLIVAN, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

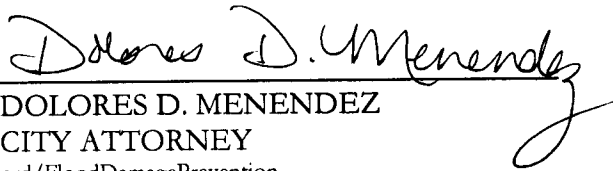
SULLIVAN	<u>aye</u>
McCLAIN	<u>aye</u>
CARIOSCIA	<u>aye</u>
NESTA	<u>aye</u>
CHULAKES-LEETZ	<u>aye</u>
ERBRICK	<u>aye</u>
McGRAIL	<u>aye</u>
DONNELL	<u>aye</u>

ATTESTED TO AND FILED IN MY OFFICE THIS 15th DAY OF December, 2011.



REBECCA VANDEUTEKOM
CITY CLERK

APPROVED AS TO FORM:



DOLORES D. MENENDEZ
CITY ATTORNEY
ord/FloodDamagePrevention