



Proposed Text Changes to Flood Hazard Ordinance 06-28

FLOOD HAZARD ORDINANCE

#06-28

Wakulla County Board of County Commissioners adopted a Flood Hazard Ordinance in May 1, 2006 for the purpose of establishing building elevations and regulating fill dirt within certain specific flood hazard subdivisions.

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- Currently the ordinance only applies to certain lots within each historic subdivision known as “Basin Specific Flood Hazard Areas”.
 - There has not been any study performed within the historic subdivisions to determine which lots are within the “Basin Specific Hazard Areas”.
 - When reviewing the FEMA FIRM maps, it is still not clear where the “Basin Specific Hazards Areas” are located in each historic Subdivision.
- An established building elevation of 12 inches above the crown of the road.
- Regulated fill only on lots located within the “Basin Specific Flood Hazard Areas”.

Proposed Text Changes

- Applies to ALL lots in the Historic Subdivisions
- Establish structure foundations and base floor elevations
- Establish a uniform floor elevation for each structure in the entire subdivision
- Establish building elevation of 24 inches above the crown of the road in lieu of the 12 inches used presently in the current ordinance

Proposed Text Changes continued....

- To include the definition of “average crown of the road”:
- Requires a “stem wall foundation” for all new construction within the historic subdivisions
- All disturbed areas on each lot must contain a permanent vegetative cover prior to the issuance of a “Certificate of Occupancy”.
- Regulates fill dirt on ALL lots

Proposed Text Changes continued....

- Provides an exemption for monolithic foundations, in a event, the proposed structure will be located on a lot of higher elevation and soil conditions permit.
 - Professional Studies shall be required to demonstrate the reasonableness of constructing a monolithic foundation.
 - Director of Planning and Community Development or designee will be the authorized official regarding approval of a monolithic foundation.

Staff recommends approval of the proposed text changes!

- The proposed text changes provides stronger penalties for repeat violators of this ordinance, including a third degree felony for repeat violators.
- Additionally, the proposed text changes will provide staff with clear direction to implement and better enforce this ordinance with the intent of “public health, safety and welfare” .

TEXT CHANGES TO ORDINANCE
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THANK YOU FOR YOUR TIME
AND PATIENCE!

The image features a blue gradient background. The top portion is a lighter, hazy blue with wispy white clouds, suggesting a sky. A horizontal line separates this from the bottom portion, which is a darker, more saturated blue with a subtle, wavy texture, suggesting water. Centered in the middle of the image is the text "THE END" in a white, bold, sans-serif font.

THE END