

# Proposed Text Amendment

## Case #25-12-PLBD-00152

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### SUBSEC. 3 – PERMITS AND PROCEDURES

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#### 3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

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##### I. FLOODPLAIN DEVELOPMENT PERMIT

1. See Subsec. 9.3.L – Floodplain Development Application, Permit and Certification Requirements
  2. See Subsec. 3.3 for Common Review Procedures. (Note: Floodplain Development Permits are reviewed and approved by the Floodplain Administrator. Accordingly, for purposes of Floodplain Development Permits, references to the Planning Director in Subsec. 3.3 – Common Review Procedures shall be taken to refer to the Floodplain Administrator.)
- ~~1. Floodplain Development Permit Procedure~~
    - ~~a. Floodplain Development Permits are reviewed and approved by the Floodplain Administrator. Refer to Section 3.3 for Common Review Procedures.~~
    - ~~b. See Subsec. 9 – Environmental Regulations for additional standards or requirements.~~
  - ~~2. Application Requirements~~
    - ~~a. Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a Floodplain Development Permit:~~
      - ~~(1) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:~~
        - ~~(a) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;~~
        - ~~(b) The boundary of the special flood hazard area as delineated on the FIRM or other flood map as determined in this section, or a statement that the entire lot is within the Special Flood Hazard Area;~~
        - ~~(c) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map;~~
        - ~~(d) The boundary of the floodway(s) or non-encroachment area(s);~~
        - ~~(e) The Base Flood Elevation (BFE) where provided;~~
        - ~~(f) The old and new location of any watercourse that will be altered or relocated as a result of proposed development;~~
        - ~~(g) Certification of the plot plan by a registered land surveyor or professional engineer.~~
      - ~~(2) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:~~

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- ~~(a) Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;~~
  - ~~(b) Elevation in relation to mean sea level to which any non-residential structure in Zone AE or A will be flood proofed; and~~
  - ~~(c) Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed;~~
  - ~~(3) If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-34) with supporting data and an operational plan that includes, but is not limited to, installation, exercise, and maintenance of floodproofing measures.~~
  - ~~(4) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this Ordinance are met. These details include but are not limited to:
    - ~~(a) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls);~~
    - ~~(b) Openings to facilitate equalization of hydrostatic flood forces on walls in accordance with this Ordinance when solid foundation perimeter walls are used in Zones A, AE, AH, AO, and A99;~~~~
  - ~~(5) Usage details of any enclosed areas below the regulatory flood protection elevation.~~
  - ~~(6) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage;~~
  - ~~(7) Copies of all other Local, State and Federal permits required prior to Floodplain Development Permit issuance (Wetlands, Endangered Species, Erosion and Sedimentation Control, Riparian Buffers, Mining, etc.)~~
  - ~~(8) Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure the applicable sections of this Ordinance are met.~~
  - ~~(9) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.~~
- ~~b. Permit Requirements~~
- ~~(1) The Floodplain Development Permit shall include, but not be limited to:
    - ~~(a) A description of the development to be permitted under the Floodplain Development Permit.~~
    - ~~(b) The Special Flood Hazard Area determination for the proposed development per available data.~~~~

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- ~~(c) The regulatory flood protection elevation required for the reference level and all attendant utilities.~~
- ~~(d) The regulatory flood protection elevation required for the protection of all public utilities.~~
- ~~(e) All certification submittal requirements with timelines.~~
- ~~(f) A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse, as applicable.~~
- ~~(g) The flood openings requirements, if in Zones A, AE, AH, AO, or A99.~~
- ~~(h) Limitations of below BFE enclosure uses (if applicable) (i.e., Parking, Building Access and Limited Storage only).~~

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