

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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October 5, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-615**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **7-0**

Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	Aye
Morgan Roberts	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
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1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2023-615**

5 AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER
6 652 (FLOODPLAIN MANAGEMENT), *ORDINANCE CODE*, TO
7 INCORPORATE THE FLORIDA STATE FLOODPLAIN
8 MANAGEMENT OFFICE'S RECOMMENDATIONS FOR THE CITY
9 OF JACKSONVILLE TO MAINTAIN CURRENT RATINGS WITH
10 THE NATIONAL FLOOD INSURANCE PROGRAM ("NFIP")
11 COMMUNITY RATING SYSTEM ("CRS"); DIRECTING THAT
12 THE LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA
13 BUILDING CODE PREVIOUSLY ACCOMPLISHED IN SECTION
14 321.109 (ELEVATION REQUIREMENTS), CHAPTER 321
15 (ADOPTION OF BUILDING CODE), *ORDINANCE CODE*, NOW
16 BE PROVIDED IN THE LAND DEVELOPMENT PROCEDURES
17 MANUAL BY THE DEVELOPMENT SERVICES DIVISION OF
18 THE PLANNING AND DEVELOPMENT DEPARTMENT TO ENABLE
19 THE PUBLIC TO HAVE EASY ACCESS TO THOSE
20 AMENDMENTS; REPEALING SECTION 321.109 (ELEVATION
21 REQUIREMENTS), CHAPTER 321 (ADOPTION OF BUILDING
22 CODE), *ORDINANCE CODE*, IN ITS ENTIRETY; CREATING
23 A NEW SECTION 321.109 (ELEVATION REQUIREMENTS),
24 CHAPTER 321 (ADOPTION OF BUILDING CODE),
25 *ORDINANCE CODE*, SO THAT THE LOCAL TECHNICAL
26 AMENDMENTS MADE TO THE FLORIDA BUILDING CODE READ
27 CORRECTLY BOTH ON-LINE AND IN PRINTED FORM;
28 AMENDING SECTION 321.110 (SUBSTANTIAL DAMAGE AND
29 SUBSTANTIAL IMPROVEMENT DEFINITIONS), CHAPTER
30 321 (ADOPTION OF BUILDING CODE), *ORDINANCE CODE*,
31 TO REMOVE REFERENCE TO THE EDITION OF THE FLORIDA

1 BUILDING CODE; AMENDING SECTION 652.203 (BASIS
2 FOR ESTABLISHING FLOOD HAZARD AREAS), PART 2
3 (APPLICABILITY), CHAPTER 652 (FLOODPLAIN
4 MANAGEMENT), *ORDINANCE CODE*, TO UPDATE THE
5 EFFECTIVE DATE OF THE FLOOD INSURANCE RATE MAPS;
6 AMENDING SECTION 652.705 (HISTORIC BUILDINGS),
7 PART 7 (VARIANCES AND APPEALS), CHAPTER 652
8 (FLOODPLAIN MANAGEMENT), *ORDINANCE CODE*, TO
9 UPDATE THE CHAPTER OF THE BUILDING CODE; CREATING
10 A NEW SECTION 652.709 (CERTAIN NON-ELEVATED
11 ACCESSORY STRUCTURES), PART 7 (VARIANCES AND
12 APPEALS), CHAPTER 652 (FLOODPLAIN MANAGEMENT),
13 *ORDINANCE CODE*, TO ADDRESS VARIANCES FOR CERTAIN
14 NON-ELEVATED ACCESSORY STRUCTURES IN A SPECIAL
15 FLOOD HAZARD AREA ("SFHA"); AMENDING SECTION
16 652.900 (GENERAL), PART 9 (DEFINITIONS), CHAPTER
17 652 (FLOODPLAIN MANAGEMENT), *ORDINANCE CODE*, TO
18 DELETE A REFERENCE TO SECTION 652.900 (GENERAL),
19 ADD AND REVISE DEFINITIONS, AND INCORPORATE THE
20 LOCAL TECHNICAL AMENDMENTS MADE TO THE
21 DEFINITIONS OF "SUBSTANTIAL DAMAGE" AND
22 "SUBSTANTIAL IMPROVEMENT"; AMENDING SECTION
23 652.1001 (BUILDINGS AND STRUCTURES), PART 10
24 (FLOOD RESISTANT DEVELOPMENT), CHAPTER 652
25 (FLOODPLAIN MANAGEMENT), *ORDINANCE CODE*, TO
26 INCREASE THE FINISHED FLOOR ELEVATION
27 REQUIREMENT IN FLOOD AREAS; REPEALING SECTION
28 652.1100 (SUBDIVISIONS), SECTION 652.1200 (SITE
29 IMPROVEMENTS, UTILITIES AND LIMITATIONS),
30 SECTION 652.1300 (MANUFACTURED HOMES), SECTION
31 652.1400 (RECREATIONAL VEHICLES AND PARK

1 TRAILERS), SECTION 652.1500 (TANKS), AND SECTION
2 1600 (OTHER DEVELOPMENT), PART 10 (FLOOD
3 RESISTANT DEVELOPMENT), CHAPTER 652 (FLOODPLAIN
4 MANAGEMENT), *ORDINANCE CODE*, IN THEIR ENTIETY;
5 CREATING NEW PARTS TO CHAPTER 652 (FLOODPLAIN
6 MANAGEMENT), *ORDINANCE CODE*, SPECIFICALLY: PART
7 11 (FLOOD RESISTANT DEVELOPMENT - SUBDIVISIONS),
8 PART 12 (FLOOD RESISTANT DEVELOPMENT - SITE
9 IMPROVEMENTS, UTILITIES AND LIMITATIONS), PART
10 13 (FLOOD RESISTANT DEVELOPMENT - MANUFACTURED
11 HOMES), PART 14 (FLOOD RESISTANT DEVELOPMENT -
12 RECREATIONAL VEHICLES AND PARK TRAILERS), PART
13 15 (FLOOD RESISTANT DEVELOPMENT - TANKS) AND PART
14 16 (FLOOD RESISTANT DEVELOPMENT - OTHER
15 DEVELOPMENT), TO MAINTAIN CONSISTENCY IN
16 FORMATTING, INCORPORATE THE CHANGES REQUIRED BY
17 THE STATE OFFICE OF FLOODPLAIN MANAGEMENT,
18 INCREASE THE FINISHED FLOOR ELEVATION
19 REQUIREMENT IN FLOOD AREAS AND REVISE THE
20 INFORMATION TO BE REQUIRED ON THE PLAT OF A
21 SUBDIVISION IN FLOOD AREAS; AMENDING SECTION
22 654.126 (DESIGN STANDARDS: LOTS), CHAPTER 654
23 (CODE OF SUBDIVISION REGULATIONS), *ORDINANCE*
24 *CODE*, TO INCORPORATE CERTAIN ELEVATION
25 REQUIREMENTS PREVIOUSLY ESTABLISHED BY THE
26 COUNCIL THROUGH A LOCAL TECHNICAL AMENDMENT TO
27 THE FLORIDA BUILDING CODE; PROVIDING FOR
28 APPLICABILITY; PROVIDING FOR SEVERABILITY;
29 PROVIDING FOR CODIFICATION INSTRUCTIONS;
30 PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS**, the Legislature of the State of Florida has, in Chapter
2 125 (County Government) and Chapter 166 (Municipalities), *Florida*
3 *Statutes*, conferred upon local governments the authority to adopt
4 regulations designed to promote the public health, safety, and general
5 welfare of its citizenry; and

6 **WHEREAS**, the NFIP Community Rating System ("CRS") is a voluntary
7 incentive program that recognizes and encourages community floodplain
8 management activities, and in 2020 certain minimum prerequisites were
9 established for communities to qualify for or maintain CRS class
10 ratings; and

11 **WHEREAS**, citizens who purchase NFIP flood insurance policies in
12 CRS participating communities are eligible for premium discounts; and

13 **WHEREAS**, the City of Jacksonville participates in the National
14 Flood Insurance Program and participates in the NFIP's Community
15 Rating System, and the City currently exceeds the minimum CRS program
16 requirements of Class 8 and has achieved a CRS rating of Class 6; and

17 **WHEREAS**, the City Council has determined that it is in the public
18 interest to amend the floodplain management regulations to continue
19 participating in the Community Rating System at the current class
20 rating; and

21 **WHEREAS**, the Federal Emergency Management Agency released FEMA
22 Policy #104-008-03 Floodplain Management Requirements for
23 Agricultural Structures and Accessory Structures (the "FEMA Policy"),
24 which acknowledges the unique characteristics and uses of the
25 agricultural structures and accessory structures within the SFHA to
26 ensure sound development and promote public health, safety and
27 welfare; and

28 **WHEREAS**, the FEMA Policy provides for non-residential structures
29 used for specific agriculture purposes and for specific accessory
30 structure uses to be exceptions to the requirements of increased
31 elevation and allow wet floodproofing in certain circumstances; and

1 **WHEREAS**, the Jacksonville City Council has determined it
2 appropriate to adopt regulations that are consistent with the FEMA
3 Policy to allow issuance of permits for non-elevated wet floodproofed
4 accessory structures that are not larger than the certain sizes; now,
5 therefore

6 **BE IT ORDAINED** by the Council of the City of Jacksonville:

7 **Section 1. Directing that the current language in Section**
8 **321.109 (Elevation requirements), Chapter 321 (Adoption of Building**
9 **Code), Ordinance Code, be added to the Land Development Procedures**
10 **Manual by the Development Services Division of the Planning and**
11 **Development Department.** Section 321.109 (Elevation requirements),
12 Chapter 321 (Adoption of Building Code), *Ordinance Code*, is currently
13 written to show the changes that were approved by a local technical
14 amendment to the Florida Building Code, 6th Edition (2017). Those
15 changes were required to be published and easily obtained by the
16 public, so they were codified in strike-out and underline format in
17 the *Ordinance Code* showing those changes. It is the intent of the
18 Council to have those changes, in strike-out and underline format,
19 be provided in the Land Development Procedures Manual rather than in
20 the *Ordinance Code* so that the public can easily see the changes made
21 by the local technical amendments. It is the further intent of the
22 Council, pursuant to F.S. § 553.73(5), that those changes do not
23 expire with subsequent editions of the Florida Building Code.

24 **Section 2. Repealing Section 321.109 (Elevation**
25 **requirements), Chapter 321 (Adoption of Building Code), Ordinance**
26 **Code, in its entirety.** Section 321.109 (Elevation requirements),
27 Chapter 321 (Adoption of Building Code), *Ordinance Code*, a copy of
28 which is attached hereto as **Exhibit 1**, is hereby repealed and replaced
29 in its entirety.

30 **Section 3. Creating a new Section 321.109 (Elevation**
31 **requirements), Chapter 321 (Adoption of Building Code), Ordinance**

1 **Code.** Section 321.109 (Elevation requirements), Chapter 321
2 (Adoption of Building Code), *Ordinance Code*, is hereby created to
3 read as follows:

4 **CHAPTER 321 - ADOPTION OF BUILDING CODE**

5 * * *

6 **Sec. 321.109. - Elevation requirements.**

7 The elevation requirements in this Section 321.109 were adopted
8 as local technical amendments to the Florida Building Code, 6th Edition
9 (2017). However, it is the intent of the City that, pursuant to F.S.
10 § 553.73(5), those changes not expire with subsequent editions of the
11 Florida Building Code. The "6th Edition (2017)" is only mentioned
12 for reference. Those changes are to be memorialized in the Land
13 Development Procedures Manual by the Development Services Division
14 of the Planning and Development Department. In that document, the
15 strike-out and underlined text will identify the specific
16 modifications to the Florida Building Code through the local technical
17 amendment.

18 For the purposes of this Section 321.109, the term "flood hazard
19 area" shall mean "special flood hazard area" and "adjusted special
20 flood hazard area" as those terms are defined in Section 652.904,
21 Ordinance Code.

22 (a) A new Section 1612.4.3 in the Florida Building Code, Building,
23 (renumbered from Section 1612.4.2), was adopted as a local technical
24 amendment to read as follows:

25 **"1612.4.3 Elevation requirements.** The minimum elevation
26 requirements shall be as specified in ASCE 24 or the base
27 flood elevation plus 2 feet (610 mm), whichever is higher."

28 (b) Section R322.2.1 (Elevation requirements), R322.2 (Flood
29 hazard areas (including A Zones)), in the Florida Building Code,
30 Residential, was amended as a local technical amendment to read as
31 follows:

1 (2) Basement floors that are below grade on all sides are
2 prohibited.

3 (3) The use of fill for structural support is prohibited.

4 (4) Minor grading, and the placement of minor quantities of fill,
5 shall be permitted for landscaping and for drainage purposes
6 under and around buildings and for support of parking slabs,
7 pool decks, patios and walkways.

8 (5) Walls and partitions enclosing areas below the design flood
9 elevation shall meet the requirements of Sections R322.3.5
10 and R322.3.6."

11 * * *

12 **Section 4. Amending Section 321.110 (Substantial damage and**
13 **substantial improvement definitions), Chapter 321 (Adoption of**
14 **Building Code), Ordinance Code.** Section 321.110 (Substantial damage
15 and substantial improvement definitions), Chapter 321 (Adoption of
16 Building Code), *Ordinance Code*, is hereby amended to read as follows:

17 **CHAPTER 321 - ADOPTION OF BUILDING CODE**

18 * * *

19 **Sec. 321.110. - Substantial damage and substantial improvement**
20 **definitions.**

21 The definitions for "substantial damage" and "substantial
22 improvement" in Chapter 652 (Floodplain Management), Part 9
23 (Definitions), Section 652.904 (Definitions) ~~were~~are adopted in this
24 Chapter 321 by reference, as a local technical amendment to the
25 Florida Building Code ~~(6th Edition (2017))~~, as more particularly
26 stated in Section 652.904, Ordinance Code.

27 **Section 5. Amending Section 652.203 (Basis for establishing**
28 **flood hazard areas), Part 2 (Applicability), Chapter 652 (Floodplain**
29 **Management), Ordinance Code.** Section 654.203 (Basis for establishing
30 flood hazard areas), Part 2 (Applicability), Chapter 652 (Floodplain
31 Management), *Ordinance Code*, is hereby amended to read as follows:

1 **CHAPTER 652 - FLOODPLAIN MANAGEMENT**

2 * * *

3 **PART 2. - APPLICABILITY**

4 * * *

5 **Sec. 652.203. - Basis for establishing flood hazard areas.**

6 The Flood Insurance Study for the City of Jacksonville, Duval
7 County, Florida and Incorporated Areas, dated November 2, 2018~~June~~
8 ~~3, 2013~~, and the accompanying Flood Insurance Rate Maps (FIRM), and
9 all subsequent amendments and revisions to such maps, are adopted by
10 reference as a part of this Chapter and shall serve as the minimum
11 basis for establishing flood hazard areas, along with the supporting
12 data and flood hazard areas included in the Master Stormwater
13 Management Plan. Studies and maps that establish flood hazard areas
14 are on file at the City of Jacksonville, Planning and Development
15 Department, Edward Ball Building, Suite 300, 214 North~~2nd Floor, 240~~
16 Hogan Street, Jacksonville, Florida~~FL 32202~~.

17 * * *

18 **Section 6. Amending Section 652.705 (Historic Buildings),**
19 **Part 7 (Variances and Appeals), Chapter 652 (Floodplain Management),**
20 **Ordinance Code.** Section 652.705 (Historic Buildings), Part 7
21 (Variances and Appeals), Chapter 652 (Floodplain Management),
22 *Ordinance Code*, is hereby amended to read as follows:

23 **CHAPTER 652 - FLOODPLAIN MANAGEMENT**

24 * * *

25 **PART 7. - VARIANCES AND APPEALS**

26 * * *

27 **Sec. 652.705. - Historic buildings.**

28 A variance is authorized to be issued for the repair, improvement,
29 or rehabilitation of a historic building that is determined eligible
30 for the exception to the flood resistant construction requirements
31 of the Florida Building Code, Existing Building, Chapter 1211~~Historic~~

1 Buildings, upon a determination that the proposed repair,
2 improvement, or rehabilitation will not preclude the building's
3 continued designation as a historic building and the variance is the
4 minimum necessary to preserve the historic character and design of
5 the building. If the proposed work precludes the building's continued
6 designation as a historic building, a variance shall not be granted
7 and the building and any repair, improvement, and rehabilitation
8 shall be subject to the requirements of the Florida Building Code.

9 * * *

10 **Section 7. Creating a new Section 652.709 (Certain Non-**
11 **Elevated Accessory Structures), Part 7 (Variances and Appeals),**
12 **Chapter 652 (Floodplain Management), Ordinance Code.** Section 652.709
13 (Certain Non-Elevated Accessory Structures), Part 7 (Variances and
14 Appeals), Chapter 652 (Floodplain Management), *Ordinance Code*, is
15 hereby created to read as follows:

16 **CHAPTER 652 - FLOODPLAIN MANAGEMENT**

17 * * *

18 **PART 7. - VARIANCES AND APPEALS**

19 * * *

20 **Sec. 652.709. - Certain non-elevated accessory structures.**

21 A request for a variance is authorized to be heard and decided
22 by the Chief Building Official for the construction or substantial
23 improvement of non-elevated accessory structures located in Special
24 Flood Hazard Areas (Zone A/AE) other than coastal high hazard areas
25 that are larger than the size limits specified in Section 652.1606,
26 Ordinance Code. Provided the requirements of this Section are
27 satisfied, the accessory structures are used only for parking or
28 storage, and the accessory structures:

29 (a) Represent minimal investment and have low damage potential.

30 (b) Are one story and not larger than 1,200 square feet in size
31 and have flood openings in accordance with Section R322.2 of the

1 Florida Building Code, Residential.

2 (c) Are anchored to resist flotation, collapse or lateral
3 movement resulting from flood loads.

4 (d) Have flood damage-resistant materials used below the base
5 flood elevation plus one foot.

6 (e) Have mechanical, plumbing and electrical systems, including
7 plumbing fixtures, elevated to or above the base flood elevation plus
8 two feet.

9 **Section 8. Amending Section 652.900 (General), Part 9**
10 **(Definitions), Chapter 652 (Floodplain Management), Ordinance Code.**

11 Section 652.900 (General), Part 9 (Definitions), Chapter 652
12 (Floodplain Management), *Ordinance Code*, is hereby amended to read
13 as follows:

14 **CHAPTER 652 - FLOODPLAIN MANAGEMENT**

15 * * *

16 **PART 9. - GENERAL DEFINITIONS**

17 **~~SECTION 652.900. - GENERAL~~**

18 **Sec. 652.901. - Scope.**

19 Unless otherwise expressly stated, the following words and terms
20 shall, for the purposes of this Chapter, have the meanings shown in
21 this Section.

22 **Sec. 652.902. - Terms defined in the Florida Building Code.**

23 Where terms are not defined in this Chapter and are defined in
24 the Florida Building Code, such terms shall have the meanings ascribed
25 to them in that code.

26 **Sec. 652.903. - Terms not defined.**

27 Where terms are not defined in this Chapter or the Florida
28 Building Code, such terms shall have ordinarily accepted meanings
29 such as the context implies.

30 **Sec. 652.904. - Definitions.**

31 Accessory structure. A structure on the same parcel of property

1 as a principal structure and the use of which is limited to parking
2 and storage incidental to the use of the principal structure.

3 *Alteration of a watercourse.* A dam, impoundment, channel
4 relocation, change in channel alignment, channelization, or change
5 in cross-sectional area of the channel or the channel capacity, or
6 any other form of modification which may alter, impede, retard or
7 change the direction and/or velocity of the riverine flow of water
8 during conditions of the base flood.

9 *Adjusted Special Flood Hazard Area (Adjusted SFHA).* Land located
10 within the Scale Distance of the boundary between Coastal High Hazard
11 Areas (Zone V) and other flood hazard areas (Zone A).

12 * * *

13 ~~*Existing manufactured home park or subdivision.* A manufactured~~
14 ~~home park or subdivision for which the construction of facilities for~~
15 ~~servicing the lots on which the manufactured homes are to be affixed~~
16 ~~(including, at a minimum, the installation of utilities, the~~
17 ~~construction of streets, and either final site grading or the pouring~~
18 ~~of concrete pads) is completed before June 10, 1975.~~

19 ~~*Expansion to an existing manufactured home park or subdivision.*~~
20 ~~The preparation of additional sites by the construction of facilities~~
21 ~~for servicing the lots on which the manufactured homes are to be~~
22 ~~affixed (including the installation of utilities, the construction~~
23 ~~of streets, and either final site grading or the pouring of concrete~~
24 ~~pads).~~

25 * * *

26 *Historic structure.* Any structure that is determined eligible
27 for the exception to the flood hazard area requirements of the Florida
28 Building Code, Existing Building, Chapter 1211 Historic Buildings.

29 * * *

30 ~~*Market value.* The price at which a property will change hands~~
31 ~~between a willing buyer and a willing seller, neither party being~~

1 ~~under compulsion to buy or sell and both having reasonable knowledge~~
2 ~~of relevant facts.~~ As used in this Chapter, the term refers to the
3 ~~market~~ value of buildings and structures, excluding the land and
4 other improvements on the parcel. Market value ~~may be established by~~
5 ~~a qualified independent appraiser,~~ is the Actual Cash Value (in-kind
6 replacement cost depreciated for age, wear and tear, neglect, and
7 quality of construction) determined by a qualified independent
8 appraiser, or tax assessment value adjusted to approximate market
9 value by a factor provided by the Duval County Property Appraiser.

10 *New construction.* For the purposes of administration of this
11 Chapter and the flood resistant construction requirements of the
12 Florida Building Code, structures for which the "start of
13 construction" commenced on or after June 10, 1975, and includes any
14 subsequent improvements to such structures.

15 ~~*New manufactured home park or subdivision.* A manufactured home~~
16 ~~park or subdivision for which the construction of facilities for~~
17 ~~servicing the lots on which the manufactured homes are to be affixed~~
18 ~~(including at a minimum, the installation of utilities, the~~
19 ~~construction of streets, and either final site grading or the pouring~~
20 ~~of concrete pads) is completed on or after June 10, 1975.~~

21 * * *

22 ~~*Substantial damage.* Damage of any origin sustained by a building~~
23 ~~or structure whereby the cost of restoring the building or structure~~
24 ~~to its before-damaged condition would equal or exceed 50 percent of~~
25 ~~the market value of the building or structure before the damage~~
26 ~~occurred. The term also includes flood-related damage sustained by a~~
27 ~~structure on two separate occasions during a ten-year period for~~
28 ~~which the cost of repairs at the time of each such flood event, on~~
29 ~~average, equals or exceeds 25 percent of the market value of the~~
30 ~~structure before the damage occurred.~~

31 This definition is adopted as a local technical amendment to the

1 ~~Florida Building Code (6th Edition (2017)) in Florida Building Code,~~
2 ~~Building, Section 1612.2 and in Florida Building Code, Existing~~
3 ~~Building, Section 202 (with the addition of "For the purpose of~~
4 ~~determining compliance with the flood provisions of this code," at~~
5 ~~the beginning of the definition, as necessary to reflect the slight~~
6 ~~differentiation in wording between Florida Building Code, Building,~~
7 ~~and Florida Building Code, Existing Building).~~ The underlined text
8 ~~identifies the specific modifications to the Florida Building Code.~~

9 ~~Substantial improvement. Any combination of repair, alteration,~~
10 ~~reconstruction, rehabilitation, addition, or other improvement of a~~
11 ~~building or structure taking place during a ten-year period, the~~
12 ~~cumulative cost of which equals or exceeds 50 percent of the market~~
13 ~~value of the building or structure before the improvement or repair~~
14 ~~is started. For each building or structure, the ten-year period~~
15 ~~begins on the date of the first improvement or repair of that building~~
16 ~~or structure. If the structure has incurred "substantial damage,"~~
17 ~~any repairs are considered substantial improvement regardless of the~~
18 ~~actual repair work performed. The term does not, however, include~~
19 ~~either:~~

20 ~~(a) Any project for improvement of a building required to correct~~
21 ~~existing health, sanitary, or safety code violations identified by~~
22 ~~the building official and that are the minimum necessary to assure~~
23 ~~safe living conditions.~~

24 ~~(b) Any alteration of a historic structure provided the~~
25 ~~alteration will not preclude the structure's continued designation~~
26 ~~as a historic structure.~~

27 ~~This definition is adopted as a local technical amendment to the~~
28 ~~Florida Building Code 6th Edition (2017)) in Florida Building Code,~~
29 ~~Building, Section 1612.2, and in Florida Building Code, Existing~~
30 ~~Building, Section 202 (with the addition of "For the purpose of~~
31 ~~determining compliance with the flood provisions of this code," at~~

1 the beginning of the definition, as necessary to reflect the slight
2 differentiation in wording between Florida Building Code, Building,
3 and Florida Building Code, Existing Building). The underlined text
4 identifies the specific modifications to the Florida Building Code.

5 Substantial damage. Damage of any origin sustained by a building
6 or structure whereby the cost of restoring the building or structure
7 to its before-damaged condition would equal or exceed 50 percent of
8 the market value of the building or structure before the damage
9 occurred. The term also includes flood-related damage sustained by
10 a structure on two separate occasions during a ten-year period for
11 which the cost of repairs at the time of each such flood event, on
12 average, equals or exceeds 25 percent of the market value of the
13 structure before the damage occurred.

14 Note: In accordance with Section 321.110, Ordinance
15 Code, the local amendment to this definition of
16 "substantial damage" was adopted as a local technical
17 amendment to the Florida Building Code, Building and
18 the Florida Building Code, Existing Building.

19 Substantial improvement. Any combination of repair, alteration,
20 reconstruction, rehabilitation, addition, or other improvement of a
21 building or structure taking place during a ten-year period, the
22 cumulative cost of which equals or exceeds 50 percent of the market
23 value of the building or structure before the improvement or repair
24 is started. For each building or structure, the ten-year period
25 begins on the date of the first improvement or repair of that building
26 or structure. If the structure has incurred "substantial damage",
27 any repairs are considered substantial improvement regardless of the
28 actual repair work performed. The term does not, however, include
29 either:

30 (a) Any project for improvement of a building required to correct
31 existing health, sanitary, or safety code violations identified by

1 the building official and that are the minimum necessary to assure
2 safe living conditions.

3 (b) Any alteration of a historic structure, provided the
4 alteration will not preclude the structure's continued designation
5 as a historic structure.

6 Note: In accordance with Section 321.110, Ordinance
7 Code, the local amendment to this definition of
8 "substantial improvement" was adopted as a local
9 technical amendment to the Florida Building Code,
10 Building and the Florida Building Code, Existing
11 Building.

12 *Variance.* A grant of relief from the requirements of this
13 Chapter, or the flood resistant construction requirements of the
14 Florida Building Code, which permits construction in a manner that
15 would not otherwise be permitted by this Chapter or the Florida
16 Building Code.

17 *Watercourse.* A river, creek, stream, channel or other topographic
18 feature in, on, through, or over which water flows at least
19 periodically.

20 **Section 9. Amending Section 652.1001 (Buildings and**
21 **Structures), Part 10 (Flood Resistant Development), Chapter 652**
22 **(Floodplain Management), Ordinance Code.** Section 652.1001 (Buildings
23 and Structures), Part 10 (Flood Resistant Development), Chapter 652
24 (Floodplain Management), *Ordinance Code*, is hereby amended to read
25 as follows:

26 **CHAPTER 652 - FLOODPLAIN MANAGEMENT**

27 * * *

28 **PART 10. - FLOOD RESISTANT DEVELOPMENT - BUILDINGS AND STRUCTURES**

29 **~~SECTION 652.1001. - BUILDINGS AND STRUCTURES~~**

30 * * *

31 **Sec. 652.1005. - Elevation requirements.**

1 As provided in Section 321.109, Ordinance Code, buildings and
2 structures in Special Flood Hazard Areas and Adjusted Special Flood
3 Hazard Areas shall have the lowest floors elevated to or above the
4 base flood elevation plus two feet, or the design flood elevation,
5 whichever is higher. In order to elevate the lowest floor to this
6 level, off-grade or stem wall construction techniques shall be used
7 such that the lot itself is not filled more than one foot above base
8 flood elevation at the site of any structure, as permitted by the
9 current edition of the Florida Building Code.

10 **Sec. 652.1006. - Non-elevated accessory structures.**

11 Accessory structures are permitted below elevations required by
12 the Florida Building Code, provided the accessory structures are used
13 only for parking or storage and:

14 (a) If located in Special Flood Hazard Areas (Zone A/AE) other
15 than coastal high hazard areas, are one-story and not larger than 600
16 square feet and have flood openings in accordance with Section R322.2
17 of the Florida Building Code, Residential.

18 (b) If located in coastal high hazard areas (Zone V/VE), are not
19 located below elevated buildings and are not larger than 100 square
20 feet.

21 (c) Are anchored to resist flotation, collapse or lateral
22 movement resulting from flood loads.

23 (d) Have flood damage-resistant materials used below the base
24 flood elevation plus two feet.

25 (e) Have mechanical, plumbing and electrical systems, including
26 plumbing fixtures, elevated to or above the base flood elevation plus
27 two feet.

28 **Section 10. Repealing Section 652.1100 (Subdivisions),**
29 **Section 652.1200 (Site Improvements, Utilities and Limitations),**
30 **Section 652.1300 (Manufactured Homes), Section 652.1400 (Recreational**
31 **Vehicles and Park Trailers), Section 652.1500 (Tanks), and Section**

1 1600 (Other Development), Part 10 (Flood Resistant Development),
2 Chapter 652 (Floodplain Management), Ordinance Code, in their
3 entirety. Section 652.1100 (Subdivisions), Section 652.1200 (Site
4 Improvements, Utilities and Limitations), Section 652.1300
5 (Manufactured Homes), Section 652.1400 (Recreational Vehicles and
6 Park Trailers), Section 652.1500 (Tanks), and Section 1600 (Other
7 Development), Part 10 (Flood Resistant Development), Chapter 652
8 (Floodplain Management), Ordinance Code, a copy of which is attached
9 hereto as Exhibit 2, are hereby repealed in their entirety.

10 Section 11. Creating a new Part 11, Part 12, Part 13, Part
11 14, Part 15 and Part 16, Chapter 652 (Floodplain Management),
12 Ordinance Code. Part 11, Part 12, Part 13, Part 14, Part 15 and Part
13 16, Chapter 652 (Floodplain Management), Ordinance Code, are hereby
14 created to read as follows:

15 CHAPTER 652 - FLOODPLAIN MANAGEMENT

16 * * *

17 PART 11. FLOOD RESISTANT DEVELOPMENT - SUBDIVISIONS

18 Sec. 652.1101. - Minimum requirements.

19 Subdivision proposals, including proposals for manufactured home
20 parks and subdivisions, shall be reviewed to determine that:

21 (a) Such proposals are consistent with the need to minimize flood
22 damage and will be reasonably safe from flooding;

23 (b) All public utilities and facilities such as sewer, gas,
24 electric, communications, and water systems are located and
25 constructed to minimize or eliminate flood damage; and

26 (c) Adequate drainage is provided to reduce exposure to flood
27 hazards; in Zones AH and AO, adequate drainage paths shall be provided
28 to guide floodwaters around and away from proposed structures.

29 Sec. 652.1102. - Subdivision plats.

30 Where any portion of a proposed subdivision, including townhomes
31 platted as individual fee simple lots, and manufactured home parks

1 and subdivisions, lies within a flood hazard area, the following
2 shall be required:

3 (a) In the General Notes, state the following:

4 "At the time of recordation of this plat, all or portions
5 of the platted lands herein were in a Special Flood
6 Hazard Area ("SFHA"). This plat is not the source of
7 Federal Emergency Management Agency ("FEMA")
8 information. Inquiries relating to FEMA information,
9 Flood Insurance Rate Maps ("FIRM"), or other floodplain
10 management documents should be made to the City of
11 Jacksonville's Department of Planning and Development,
12 Development Services Division."

13 (b) Where the subdivision has more than 50 lots or is larger than
14 five acres and base flood elevations are not included on the FIRM,
15 the base flood elevations determined in accordance with Section
16 652.502(a), Ordinance Code; and

17 (c) Compliance with the site improvement and utilities
18 requirements of Part 12 (Flood Resistant Development - Site
19 Improvements, Utilities and Limitations), Chapter 652, Ordinance
20 Code.

21 **PART 12. - FLOOD RESISTANT DEVELOPMENT - SITE IMPROVEMENTS,**
22 **UTILITIES AND LIMITATIONS**

23 **Sec. 652.1201. - Minimum requirements.**

24 All proposed new development shall be reviewed to determine that:

25 (a) Such proposals are consistent with the need to minimize flood
26 damage and will be reasonably safe from flooding;

27 (b) All public utilities and facilities such as sewer, gas,
28 electric, communications, and water systems are located and
29 constructed to minimize or eliminate flood damage; and

30 (c) Adequate drainage is provided to reduce exposure to flood
31 hazards; in Zones AH and AO, adequate drainage paths shall be provided

1 to guide floodwaters around and away from proposed structures.

2 **Sec. 652.1202. - Sanitary sewage facilities.**

3 All new and replacement sanitary sewage facilities, private
4 sewage treatment plants (including all pumping stations and collector
5 systems), and on-site waste disposal systems shall be designed in
6 accordance with Florida Administrative Code (F.A.C.) Rule 64E-6,
7 Chapter entitled *Standards for Onsite Sewage Treatment and Disposal*
8 *Systems*, and ASCE (American Society of Civil Engineers) 24, Chapter
9 7, to minimize or eliminate infiltration of floodwaters into the
10 facilities and discharge from the facilities into flood waters, and
11 impairment of the facilities and systems.

12 **Sec. 652.1203. - Water supply facilities.**

13 All new and replacement water supply facilities shall be designed
14 in accordance with the water well construction standards in Rule 62-
15 532.500, F.A.C. and ASCE 24, Chapter 7, to minimize or eliminate
16 infiltration of floodwaters into the systems.

17 **Sec. 652.1204. - Limitations on sites in regulatory floodways, and**
18 **floodway setbacks.**

19 No development, including but not limited to site improvements
20 and land disturbing activity involving fill or regrading, shall be
21 authorized in the regulatory floodway, or in the floodway setback,
22 unless the floodway encroachment analysis required in Section
23 652.503(a), Ordinance Code, demonstrates that the proposed
24 development or land disturbing activity will not result in any
25 increase in the base flood elevation.

26 **Sec. 652.1205. - Limitations on placement of fill.**

27 All fill shall be AASHTO (American Association of State Highway
28 and Transportation Officials) Class A-3 Soil, unless a Certified
29 Geotechnical Engineer provides a pre-development versus post-
30 development analysis showing that alternative fill will not adversely
31 impact groundwater levels on adjacent property. Subject to the

1 limitations of this Chapter, fill shall be designed to be stable
2 under conditions of flooding including rapid rise and rapid drawdown
3 of floodwaters, prolonged inundation, and protection against flood-
4 related erosion and scour. In addition to these requirements, if
5 intended to support buildings and structures (Zone A only), fill
6 shall comply with the requirements of the Florida Building Code.

7 **Sec. 652.1206. - Limitations on sites in coastal high hazard areas**
8 **(Zone V) and in Adjusted SFHAs.**

9 In coastal high hazard areas and Adjusted SFHAs, alteration of
10 sand dunes and mangrove stands shall be permitted only if such
11 alteration is approved by the Florida Department of Environmental
12 Protection and only if the engineering analysis required by Section
13 652.503(4) of this Chapter demonstrates that the proposed alteration
14 will not increase the potential for flood damage. Construction or
15 restoration of dunes under or around elevated buildings and structures
16 shall comply with Section 652.1608(c), Ordinance Code.

17 **PART 13. - FLOOD RESISTANT DEVELOPMENT - MANUFACTURED HOMES**

18 **Sec. 652.1301. - General.**

19 All manufactured homes installed in flood hazard areas shall be
20 installed by an installer that is licensed pursuant to F.S. § 320.8249
21 and shall comply with the requirements of Rule 15C-1, F.A.C. and the
22 requirements of this Chapter. If located seaward of the coastal
23 construction control line, all manufactured homes shall comply with
24 the more restrictive of the applicable requirements.

25 **Sec. 652.1302. - Foundations.**

26 All new manufactured homes and replacement manufactured homes
27 installed in flood hazard areas shall be installed on permanent,
28 reinforced foundations that:

29 (a) In flood hazard areas (Zone A) other than coastal high hazard
30 areas, are designed in accordance with the foundation requirements
31 of the Florida Building Code, Residential, Section R322.2 and this

1 Chapter.

2 (b) In coastal high hazard areas (Zone V) and Adjusted SFHAs, are
3 designed in accordance with the foundation requirements of the Florida
4 Building Code, Residential, Section R322.3 and this Chapter.

5 **Sec. 652.1303. - Anchoring.**

6 All new manufactured homes and replacement manufactured homes
7 shall be installed using methods and practices which minimize flood
8 damage and shall be securely anchored to an adequately anchored
9 foundation system to resist flotation, collapse or lateral movement.
10 Methods of anchoring include, but are not limited to, use of over-
11 the-top or frame ties to ground anchors. This anchoring requirement
12 is in addition to applicable state and local anchoring requirements
13 for wind resistance.

14 **Sec. 652.1304. - Elevation.**

15 All manufactured homes that are placed, replaced, or
16 substantially improved in flood hazard areas shall be elevated such
17 that the bottom of the frame is at or above the base flood elevation
18 plus two feet.

19 **Sec. 652.1305. - Enclosures.**

20 Enclosed areas below elevated manufactured homes shall comply
21 with the requirements of the Florida Building Code, Residential,
22 Section R322, for such enclosed areas, as applicable to the flood
23 hazard area.

24 **Sec. 652.1306. - Utility equipment.**

25 Utility equipment that serves manufactured homes, including
26 electric, heating, ventilation, plumbing, and air conditioning
27 equipment and other service facilities, shall comply with the
28 requirements of the Florida Building Code, Residential, Section R322,
29 as applicable to the flood hazard area.

30 **PART 14. - FLOOD RESISTANT DEVELOPMENT - RECREATIONAL VEHICLES AND**
31 **PARK TRAILERS**

1 **Sec. 652.1401. - Temporary placement.**

2 Recreational vehicles and park trailers placed temporarily in
3 flood hazard areas shall:

4 (a) Be on the site for fewer than 180 consecutive days; or

5 (b) Be fully licensed and ready for highway use, which means the
6 recreational vehicle or park model is on wheels or jacking system,
7 is attached to the site only by quick-disconnect type utilities and
8 security devices, and has no permanent attachments such as additions,
9 rooms, stairs, decks and porches.

10 **Sec. 652.1402. - Permanent placement.**

11 Recreational vehicles and park trailers that do not meet the
12 limitations in Section 652.1401, Ordinance Code, for temporary
13 placement shall meet the requirements of Part 13 of this Section for
14 manufactured homes.

15 **PART 15. FLOOD RESISTANT DEVELOPMENT - TANKS**

16 **Sec. 652.1501. - Underground tanks.**

17 Underground tanks in flood hazard areas shall be anchored to
18 prevent flotation, collapse or lateral movement resulting from
19 hydrodynamic and hydrostatic loads during conditions of the design
20 flood, including the effects of buoyancy assuming the tank is empty.

21 **Sec. 652.1502. - Above-ground tanks, not elevated.**

22 Above-ground tanks that do not meet the elevation requirements
23 of Section 652.1503, Ordinance Code shall:

24 (a) Be permitted in flood hazard areas (Zone A) other than coastal
25 high hazard areas, provided the tanks are anchored or otherwise
26 designed and constructed to prevent flotation, collapse or lateral
27 movement resulting from hydrodynamic and hydrostatic loads during
28 conditions of the design flood, including the effects of buoyancy
29 assuming the tank is empty and the effects of flood-borne debris.

30 (b) Not be permitted in coastal high hazard areas (Zone V) and
31 Adjusted SFHAs.

1 **Sec. 652.1503. - Above-ground tanks, elevated.**

2 Above-ground tanks in flood hazard areas shall be attached to and
3 elevated to or above the design flood elevation on a supporting
4 structure that is designed to prevent flotation, collapse or lateral
5 movement during conditions of the design flood. Tank-supporting
6 structures shall meet the foundation requirements of the applicable
7 flood hazard area.

8 **Sec. 652.1504. - Tank inlets and vents.**

9 Tank inlets, fill openings, outlets and vents shall be:

10 (a) At or above the design flood elevation or fitted with covers
11 designed to prevent the inflow of floodwater or outflow of the
12 contents of the tanks during conditions of the design flood; and

13 (b) Anchored to prevent lateral movement resulting from
14 hydrodynamic and hydrostatic loads, including the effects of
15 buoyancy, during conditions of the design flood.

16 **PART 16. FLOOD RESISTANT DEVELOPMENT - OTHER DEVELOPMENT**

17 **Sec. 652.1601. - General requirements for other development.**

18 All development, including man-made changes to improved or
19 unimproved real estate for which specific provisions are not specified
20 in this Chapter or the Florida Building Code, shall:

21 (a) Be located and constructed to minimize flood damage;

22 (b) Meet the limitations of Section 652.1204, Ordinance Code, if
23 located in a regulated floodway, or in a floodway setback;

24 (c) Be anchored to prevent flotation, collapse or lateral
25 movement resulting from hydrostatic loads, including the effects of
26 buoyancy, during conditions of the design flood;

27 (d) Be constructed of flood damage-resistant materials; and

28 (e) Have mechanical, plumbing, and electrical systems above the
29 design flood elevation, except that minimum electric service required
30 to address life, safety and electric code requirements is permitted
31 below the design flood elevation provided it conforms to the

1 provisions of the electrical part of the Florida Building Code for
2 wet locations.

3 **Sec. 652.1602. - Fences in regulated floodways, or in floodway**
4 **setbacks.**

5 Fences in regulated floodways, or in floodway setbacks, that have
6 the potential to block the passage of floodwaters, such as stockade
7 fences and wire mesh fences, shall meet the limitations of Section
8 652.1204, Ordinance Code.

9 **Sec. 652.1603. - Retaining walls, sidewalks and driveways in**
10 **regulated floodways, or in floodway setbacks.**

11 Retaining walls and sidewalks and driveways that involve the
12 placement of fill in regulated floodways, or in floodway setbacks,
13 shall meet the limitations of Section 652.1204, Ordinance Code.

14 **Sec. 652.1604. - Roads and watercourse crossings in regulated**
15 **floodways, or in floodway setbacks.**

16 Roads and watercourse crossings, including roads, bridges,
17 culverts, low-water crossings and similar means for vehicles or
18 pedestrians to travel from one side of a watercourse to the other
19 side, that encroach into regulated floodways, or into floodway
20 setbacks, shall meet the limitations of Section 652.1204, Ordinance
21 Code. Alteration of a watercourse that is part of a road or
22 watercourse crossing shall meet the requirements of Section
23 652.503(c), Ordinance Code.

24 **Sec. 652.1605. - Concrete slabs used as parking pads, enclosure**
25 **floors, landings, decks, walkways, patios and similar nonstructural**
26 **uses in coastal high hazard areas (Zone V) and Adjusted SFHAs.**

27 In coastal high hazard areas and Adjusted SFHAs, concrete slabs
28 used as parking pads, enclosure floors, landings, decks, walkways,
29 patios and similar nonstructural uses are permitted beneath or
30 adjacent to buildings and structures provided the concrete slabs are
31 designed and constructed to be:

1 (a) Structurally independent of the foundation system of the
2 building or structure;

3 (b) Frangible and not reinforced, so as to minimize debris during
4 flooding that is capable of causing significant damage to any
5 structure; and

6 (c) Have a maximum slab thickness of not more than four inches.

7 **Sec. 652.1606. - Decks and patios in coastal high hazard areas (Zone**
8 **V) and Adjusted SFHAs.**

9 In addition to the requirements of the Florida Building Code, in
10 coastal high hazard areas and Adjusted SFHAs, decks and patios shall
11 be located, designed, and constructed in compliance with the
12 following:

13 (a) A deck that is structurally attached to a building or
14 structure shall have the bottom of the lowest horizontal structural
15 member at or above the design flood elevation and any supporting
16 members that extend below the design flood elevation shall comply
17 with the foundation requirements that apply to the building or
18 structure, which shall be designed to accommodate any increased loads
19 resulting from the attached deck.

20 (b) A deck or patio that is located below the design flood
21 elevation shall be structurally independent from buildings or
22 structures and their foundation systems and shall be designed and
23 constructed either to remain intact and in place during design flood
24 conditions or to break apart into small pieces to minimize debris
25 during flooding capable of causing structural damage to the building
26 or structure or to adjacent buildings and structures.

27 (c) A deck or patio that has a vertical thickness of more than 12
28 inches or that is constructed with more than the minimum amount of
29 fill necessary for site drainage shall not be approved unless an
30 analysis prepared by a qualified registered design professional
31 demonstrates that no harmful diversion of floodwaters, or wave run-

1 up and wave reflection, would increase damage to the building or
2 structure or to adjacent buildings and structures.

3 (d) A deck or patio that has a vertical thickness of 12 inches or
4 less and that is at natural grade or on nonstructural fill material
5 similar to and compatible with local soils, and is the minimum amount
6 necessary for site drainage, may be approved without requiring
7 analysis of the impact on diversion of floodwaters or wave run-up and
8 wave reflection.

9 **Sec. 652.1607. - Other development in coastal high hazard areas (Zone**
10 **V) and Adjusted SFHAs.**

11 In coastal high hazard areas and Adjusted SFHAs, development
12 activities other than buildings and structures shall be permitted
13 only if also authorized by the appropriate federal, state or local
14 authority; if located outside the footprint of, and not structurally
15 attached to, buildings and structures; and if analyses prepared by
16 qualified registered design professionals demonstrate no harmful
17 diversion of floodwaters or wave run-up and wave reflection would
18 increase damage to adjacent buildings and structures. Such other
19 development activities include, but are not limited to:

20 (a) Bulkheads, seawalls, retaining walls, revetments, and similar
21 erosion control structures;

22 (b) Solid fences and privacy walls, and fences prone to trapping
23 debris, unless designed and constructed to fail under flood conditions
24 less than the design flood or otherwise function to avoid obstruction
25 of floodwaters; and

26 (c) On-site sewage treatment and disposal systems defined in Rule
27 64E-6.002, F.A.C., as filled systems or mound systems.

28 **Sec. 652.1608. - Nonstructural fill in coastal high hazard areas**
29 **(Zone V) and Adjusted SFHAs.**

30 In coastal high hazard areas and Adjusted SFHAs:

31 (a) Minor grading and the placement of minor quantities of

1 nonstructural fill shall be permitted for landscaping and for drainage
2 purposes under and around buildings.

3 (b) Nonstructural fill with finished slopes that are steeper than
4 one unit vertical to five units horizontal shall be permitted only
5 if an analysis prepared by a qualified registered design professional
6 demonstrates no harmful diversion of floodwaters or wave run-up and
7 wave reflection would increase damage to adjacent buildings and
8 structures.

9 (c) Where authorized by the Florida Department of Environmental
10 Protection or applicable local approval, sand dune construction and
11 restoration of sand dunes under or around elevated buildings are
12 permitted without additional engineering analysis or certification
13 of the diversion of floodwater or wave run-up and wave reflection if
14 the scale and location of the dune work is consistent with local
15 beach-dune morphology and the vertical clearance is maintained
16 between the top of the sand dune and the lowest horizontal structural
17 member of the building.

18 **Section 12. Amending Section 654.126 (Design standards:
19 lots), Chapter 654 (Code of Subdivision Regulations), Ordinance Code.**
20 Section 654.126 (Design standards: lots), Chapter 654 (Code of
21 Subdivision Regulations), *Ordinance Code*, is hereby amended to read
22 as follows:

23 **Chapter 654 - CODE OF SUBDIVISION REGULATIONS**

24 * * *

25 **Sec. 654.126. - Design standards: lots and elevation requirements.**

26 (a) The lot ~~size, width, depth, shape and orientation and the~~
27 ~~minimum building setback lines~~ shall be appropriate for the location
28 of the subdivision and for the type of development and use
29 contemplated. Lot arrangement and design shall be such that all lots
30 will provide satisfactory and desirable building sites.

31 (b) Lot dimensions and the minimum building setbacks shall

1 conform to the requirements of the Zoning Code and shall meet the
2 following additional requirements:

3 (1) Residential lots proposed with individual wells and/or septic
4 tank disposal fields shall conform to the standards of
5 Jacksonville's environmental protection rules, the
6 Neighborhoods Department and the State Department of Health
7 Florida Department of Environmental Protection rules and
8 regulations, and any other state agency regulating septic
9 systems, and the City of Jacksonville's Comprehensive Plan.

10 (2) Depth and width of properties reserved or laid out for
11 commercial and industrial purposes shall be adequate to
12 provide for facilities required by the type of use and
13 development contemplated.

14 (c) Corner lots for residential use shall have extra width,
15 greater than a corresponding interior lot, to accommodate the required
16 building setbacks from an orientation to both streets.

17 (d) The subdivision shall provide each lot with satisfactory and
18 permanent access to a public street or approved private street.

19 (e) As provided in Section 321.109, Ordinance Code, and Part 10,
20 Chapter 652, Ordinance Code, buildings and structures in Special
21 Flood Hazard Areas and Adjusted Special Flood Hazard Areas shall have
22 the lowest floors elevated to or above the base flood elevation plus
23 two feet, or the design flood elevation, whichever is higher. In
24 order to elevate the lowest floor to this level, off-grade or stem
25 wall construction techniques shall be used such that the lot itself
26 is not filled more than one foot above base flood elevation at the
27 site of any structure, as permitted by the current edition of the
28 Florida Building Code.

29 (f) As provided in Part 10, Chapter 652, Ordinance Code, accessory
30 structures are permitted below elevations required by the Florida
31 Building Code, provided the accessory structures are used only for

1 parking or storage and:

2 (1) If located in Special Flood Hazard Areas (Zone A/AE) other
3 than coastal high hazard areas, are one-story and not larger
4 than 600 square feet and have flood openings in accordance
5 with Section R322.2 of the Florida Building Code,
6 Residential.

7 (2) If located in coastal high hazard areas (Zone V/VE), are not
8 located below elevated buildings and are not larger than 100
9 square feet.

10 (3) Are anchored to resist flotation, collapse or lateral
11 movement resulting from flood loads.

12 (4) Have flood damage-resistant materials used below the base
13 flood elevation plus two feet.

14 (5) Have mechanical, plumbing and electrical systems, including
15 plumbing fixtures, elevated to or above the base flood
16 elevation plus two feet.

17 * * *

18 **Section 13. Applicability.**

19 For the purposes of jurisdictional applicability, this Ordinance
20 shall apply to all lands within the City, except within the Second,
21 Third, Fourth and Fifth Urban Services Districts. All applications
22 for development in flood hazard areas submitted on or after the
23 effective date of this Ordinance shall adhere to the requirements set
24 forth herein.

25 **Section 14. Severability.**

26 If any section, subsection, sentence, clause or phrase of this
27 Ordinance is, for any reason, declared by the courts to be
28 unconstitutional or invalid, such decision shall not affect the
29 validity of the Ordinance as a whole, or any part thereof, other than
30 the part so declared.

31 **Section 15. Codification Instructions.** The Codifier and the

