

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING CODE TO DEFINE COASTAL HIGH HAZARD ZONES AND REGULATING CONSTRUCTION THEREIN, PROHIBITING USE OF FILL FOR STRUCTURAL SUPPORT AND PROHIBITING ALTERING BY EXCAVATING, LEVELING, FILLING, SURFACING, OR ANY OTHER CONSTRUCTION WHICH WOULD IMPAIR THE NATURAL ABILITY OF SAND DUNES TO PROVIDE STORM PROTECTION.

ORDINANCE NO. 80-5

FRANKLIN COUNTY, FLORIDA

WHEREAS, Franklin County, Florida, is now participating in the National Flood Insurance Program for the purpose of assuring the increased safety of its citizens and property from periodic flooding and inundation;

WHEREAS, Franklin County's sand dunes function as natural barriers and sand sharing systems that mitigate the effects of coastal flooding, hurricanes, and high waves caused by severe storms;

WHEREAS, protection of flood hazard areas will help to avert the dangers to human life and property caused by periodic inundations, which dangers include health and safety hazards, disruption of commerce and governmental services, disruption of the seafood industry, and loss of human life and property;

WHEREAS, there is currently under development a comprehensive shoreline strategy and implementing ordinances for Franklin County;

WHEREAS, there is currently under development a Flood Insurance Rate Map (FIRM), delineating high hazard (velocity) zones, flood zones, and flood elevations produced through a combination of storm surge and wave action;

WHEREAS, there is an immediate need to protect human life and property from the dangers of severe flooding particularly in flood and hurricane overwash areas during the interim period of development of a comprehensive shoreline strategy and implementing ordinances for Franklin County.

WHEREAS, the present regulations and ordinances of Franklin County do not adequately address the flood-related dangers of the use of fill in, and the man-made alterations of, sand dunes and high hazard zones;

WHEREAS, using the best available technical information to guide development in high hazard areas contributes to sound management decisions and protects human life and property in Franklin County;

WHEREAS, the best current information consists of intermediate FIRM/FBFM work maps delineating surge elevations for velocity zones (high hazard zones), areas of 100 year flooding without velocity (A), and areas of minimal flooding in the 100 storm (C), produced through engineering studies sponsored by the Federal Emergency Management Agency.

WHEREAS, damage inflicted on structure in the high hazard zone results from the combined forces of wind, storm surge, and wave action;

WHEREAS, cooperative studies conducted by the Department of Natural Resources and Florida State University shows that wave action typically adds three feet to flooding caused by storm surge alone;

WHEREAS, the final Flood Insurance Rate Maps (FIRMS) for Franklin County will be complete and ready for adoption within one year;

WHEREAS, in order to fully participate in the National Flood Insurance Program, the flood related dangers of the use of fill in the man-made alteration of sand dunes and high hazard area must be adequately provided for in ordinances of the County;

WHEREAS, the National Flood Insurance Program regulations under 24 CFR 1990, etc., prohibit the alteration of sand dunes and if potential flood damage would be increased, prohibit the use of fill for structural support, and require the secure anchoring of structures;

WHEREAS, full participation in the Federal Flood Insurance Program provides compensation of up to \$185,000.00 for structures and \$60,000.00 for contents to homeowners who suffer property damage;

WHEREAS, injury and damage to human life and property from severe storms, tidal floods and hurricanes create prolonged

business disruptions, increase the demand for public services and assistance and adversely affect the tax base;

WHEREAS, studies conducted by the National Weather Service (NWS-Hydro-20) have determined that during the 100 year flood, open coastal flooding in Franklin County can be expected to reach 13 feet above mean sea level in height;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, in order to promote the health, safety and welfare of the people of Franklin County, Florida that the following sections be added to the Franklin County Zoning Code:

226: "Coastal High Hazard Zones" - Areas that may be inundated by water from tidal floods hurricanes, or severe storms of substantial velocity, and areas of active sand dunes.

227: "Active Sand Dunes" - A sand dune that is not stabilized by trees or substantial woody vegetation.

228: "Storm Surge" - For regulatory purposes, the magnitude of storm surge is the base flood elevation (BFE) for the 100 year storm, as delineated on the FIRM/FBFM Work Maps for Franklin County, prepared for the Federal Emergency Management Agency.

229: "Expected Wave Height" - For the purposes of this Ordinance, the expected wave height shall be three feet, based on studies conducted by the Department of Natural Resources and the Florida State University.

805: "Coastal High Hazard Zones" - All site alteration or construction within any high hazard zones as defined in Section 226 and 227 hereof, shall comply with the following requirements in addition to other applicable requirements of the Franklin County Zoning Ordinance:

1. All buildings shall be securely anchored on pilings or columns.
2. All pilings or columns used as structural support shall be designed and anchored so as to withstand all applied loading from the velocity of tidal flooding, hurricanes and severe storms.

3. No fill shall be used for structural support.

4. There shall be no alterations of any active sand dunes by excavating, leveling, filling, surfacing, or any other construction which would impair the natural ability of such a sand dune to provide storm protection.

5. (a) Where the combined storm surge and expected wave height exceeds ten feet but does not exceed twelve feet, the lowest floor of any dwelling shall be built at least eleven feet above sea level.

(b) Where the combined storm surge and expected wave height exceeds twelve feet, the lowest floor of any dwelling shall be built at least thirteen feet above sea level.

(c) A registered engineer or architect shall certify that the building standards of this Section 805 are met for a 100 year storm.

(d) Individual property owners are advised that building at higher elevations than required herein is desirable in order to ensure additional protection of life and property and to obtain beneficial insurance rates. Actual storm surge and wave height may exceed the standards defined herein.

6. In the contingency of severe storm damage to structures in the high hazard zones, a structure will be considered destroyed if damage exceeds half the market value of that structure. Building requirements contained in section 805 shall apply to structures so damaged.

7. In cases where additions to existing structures exceed half the market value of the original structure building requirements for new structures contained in section 805(1), 805(2) and 805(3) shall apply.

In cases where additions to existing structures intended for human occupancy exceeds half the market value of the original structure, building elevation requirements contained in section 805(a), 805(b) and 805(c) shall apply. This section is intended to apply to single family residences, mobile homes

supported on foundations other than their original wheels, multiple family residences, rooming houses, motels and hotels.

8. Additions to existing structures in the high hazard zone shall comply with provisions set forth in Section 805(4) regarding dune alteration.

806: "Permits required in High Hazard Zones":-

A. Application for building permits in high hazard zones shall be reviewed by the Planning Board or a subcommittee thereof. The Planning Board shall, where appropriate, seek technical assistance in reviewing applications for construction in the high hazard zone.

B. Site alteration, such as filling, leveling, excavating, surfacing, etc., may not be performed without a building permit.

This Ordinance adopted in open special meeting this 29<sup>th</sup> day of May, 1980, after receipt of favorable written recommendation of the Franklin County Planning Board.

This Ordinance has been advertised as a rezoning according to Section 125.66(5) (b) Florida Statutes, as a rezoning of more than 5% of the County, and in conformity to accordance with Section 163.215(2) and 163.270(1), Florida Statutes. Notice of intent to consider this Ordinance has been made and kept in the office of the Clerk of this Board for at least 15 days exclusive of Sundays and Legal Holidays.

THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA.

BY: Cecil Varner  
Chairman

Attest:

Marcia M. Johnson  
Clerk - Deputy