

AN ORDINANCE RELATING TO DEVELOPMENT AND BUILDING ACTIVITY IN FLOOD HAZARD AND FLOOD PRONE AREAS IN FRANKLIN COUNTY, FLORIDA; MAKING FINDINGS OF FACT: ESTABLISHING THE PURPOSE OF THE ORDINANCE; ESTABLISHING THE DEFINITIONS; ADOPTING FLOOD INSURANCE RATE MAPS, FLOOD BOUNDARY AND FLOODWAY MAPS AND FLOOD HAZARD BOUNDARY MAPS; ESTABLISHING A PERMITTING PROCESS FOR DEVELOPMENT ACTIVITIES IN FLOOD HAZARD AREAS; ESTABLISHING STANDARDS FOR CONSTRUCTION IN FLOOD HAZARD AREAS AND FLOODWAYS; ESTABLISHING DUTIES OF THE COUNTY; PROVIDING FOR APPEALS AND VARIANCES; PROVIDING FOR ENFORCEMENT AND SEVERABILITY; REPEALING SPECIAL DISTRICT S-2: FLOOD HAZARD DISTRICT OF ORDINANCE 81-5 AND ANY OTHER CONFLICTING ORDINANCE OR PARTS THEREOF; AND PROVIDING AN EFFECTIVE DATE. ✓

ORDINANCE NO. 83-5

FRANKLIN COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners finds that

- (1) The flood hazard areas of Franklin County are subject to periodic inundation which results in loss of life, disruption of commerce and governmental service, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affects the public health, safety and general welfare
- (2) These flood losses are caused by the cumulative effect of obstructions in flood plains causing increases in flood heights and velocities, and by the location in flood hazard areas of uses vulnerable to floods or hazardous to other structures which are inadequately elevated, constructed, flood-proofed or otherwise protected from flood damages, and by the alteration and destruction of natural sand dunes and other natural barriers; and

WHEREAS, the purpose of this ordinance is 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 the health, safety, and property due to flood heights or velocities;
- (2) require that uses, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

- (3) control the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accomodation 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; and

WHEREAS, the objectives of this ordinance are:

- (1) to protect human life and health;
- (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, electric, telephone and sewer lines, and streets and bridges located in flood plains;
- (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 future flood blight areas; and,
- (7) to provide data from which flood prone areas within the County may be identified.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA THAT:

The provisions of this ordinance shall constitute and be known and may be titled as the Flood Plain Management Ordinance of Franklin County, Florida and shall be effective throughout the unincorporated areas of Franklin County.

Definitions: As used in the ordinance the following terms shall mean as follows:

- (1) Appeal - a request for review of the County's interpretation of any provision of this ordinance.
- (2) Area of Shallow Flooding - a designated AO Zone on the Flood Insurance Rate Maps.

- (3) Area of Special Flood Hazard - land designated on the Flood Insurance Rate Maps which is subject to a one percent (1%) or greater chance of flooding in any given year. The area is designated on the Flood Insurance Rate Maps as Zones A, AO, A1-99, and V1-30.
- (4) Base Flood - the flood elevation having a one percent (1%) chance of being equalled or exceeded in any given year.
- (5) Base Flood Elevation - the crest elevation in relation to mean-sea-level (NGVD) expected to be reached during a flood which encompasses the regulatory flood plain.
- (6) Coastal High Hazard Area - any area subject to high velocity waters caused by, but not limited to, hurricane, wave wash or tsunamis. The area is designated on the Flood Insurance Rate Maps as Zone V1-30.
- (7) Development - any man made change to improved or unimproved real estate, including, but not limited to, buildings or other structures. May include mining, dredging, filling, grading, paving, excavation, or dwelling operations.
- (8) Existing Mobile Home Park - a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale completed before the effective date of this ordinance.
- (9) Expansion of Existing Mobile Home Park - the preparation of additional sites on which mobile homes are to be affixed.
- (10) Flood or Flooding - a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation of runoff of surface waters from any source.
- (11) Flood Hazard Boundary Map (FHBM) - an official map issued by the Federal Emergency Management Agency where the boundaries of the area of special flood

hazard have been defined as Zone A.

- (12) Flood Insurance Rate Map (FIRM) - a map on which the Federal Emergency Management Agency has delineated both the area of special flood hazard and the risk premium zones applicable to the County.
- (13) Flood Boundary and Floodway Map (FBFM) - Maps delineating flood boundaries and floodways.
- (14) Flood Insurance Study - the document provided by the Federal Emergency Management Agency containing flood profiles and delineating floodway elevations and regulatory floodways within the geographic area regulated by this ordinance.
- (15) Floodproofing - any combination of structural and non-structural additions, changes or alterations to properties and structures which reduces or eliminates flood damage to lands, water and sanitary facilities, structures and contents of buildings.
- (16) Flood Protection Elevations - an elevation determined by standard engineering practices which is two feet above the highest reasonably anticipated elevation of the base flood elevation in any flood zone.
- (17) 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 increasing the water surface elevation more than one foot.
- (18) Floor - any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. Floor includes the top slab in concrete construction or top wood flooring in wood frame construction including the basement of any construction but does not include the floor of a garage used solely for parking vehicles.
- (19) Highest Adjacent Grade - the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.
- (20) 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, the term is synonymous with National Geodetic Vertical Datum (NGVD).

- (21) Mobile Home - a structure, 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. It does not include recreational vehicles, travel trailers or manufactures buildings as defined in Chapter 553, Part IV, Florida Statutes (1971).
- (22) Mobile Home Park (new) - A parcel of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which a mobile home is to be affixed is completed on or after the effective date of this ordinance.
- (23) National Geodetic Verticle Datum (NGVD) - a vertical control used as a reference for establishing varying elevations within the floodplain.
- (24) New Construction - Structures for which the start of construction commenced on or after the effective date of this ordinance.
- (25) Start of Construction - the first placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation, including the relocation of a structure. Permanent construction does not include the installation of streets, 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 a part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park, "start of construction" means the placement of the mobile home on

- its permanent site. For mobile homes within mobile home parks, "start of construction" is the date on which the construction or hook up of facilities for servicing the site on which the mobile home is to be placed is completed.
- (26) Structure - a walled and roofed building that is principally above ground, including a mobile home.
- (27) Substantial Improvement - any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure, either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
- (28) Sand Dunes - naturally occurring accumulations of sand in ridges or mounds landward of the beach.
- (29) Sand Dune (Active) - a sand dune that is not stabilized by trees or substantial woody vegetation.
- (30) Variance - a grant of relief to a person from the requirements of this ordinance which permits the construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Section A General Provisions:

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of Franklin County as identified by the FIRM's, FHBM's and FBFM's promul-

gated by the Federal Emergency Management Agency dated May 26, 1982, and any revision thereto are adopted by reference and declared to be a part of this ordinance:

Section B Establishment of Development and Building Permits:

A development or building permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development or building activities.

Section C Compliance:

No structure or land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

Section D Abrogation and Greater Restrictions:

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section E Interpretation:

In the interpretation and application of this ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and, (3) deemed neither to limit nor repeal any other powers granted under Florida statutes.

Section F Warning and Disclaimer of Liability:

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance 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 damage. This ordinance shall not create liability on the part of Franklin County or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative

decision lawfully made thereunder.

Section G Penalties for Violation:

Violation of the provisions of this ordinance 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 constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$200 or imprisoned for not more than ten days, or both, 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 Board of County Commissioners from taking such other lawful action as is necessary to prevent or remedy any violation.

Section H Designation of Administrator:

~~The Franklin County Planning and Building Department is~~ hereby appointed to administer and implement the provisions of this ordinance.

Section I Permit Procedures:

Applications for development and building permits shall be made to the County Planning and Building Department on forms furnished by the Department, prior to any development or building 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 or proposed structures, fill, storage of materials; drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level of the proposed lowest floor of all structures.
- (2) Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed.
- (3) Provide a certificate from a registered professional engineer or architect that the non-residential flood-proofed structure meets the flood-proofing criteria as

established in this ordinance.

(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(5) Provide a flood elevation or flood-proofing certification after the lowest floor is completed, or in instances where structure is subject to the regulations applicable to Coastal High Hazard Areas, after placement of the horizontal structural member of the lowest floor. Within twenty one calendar days of establishment of the lowest floor elevation, or floodproofing by whatever construction means, or upon placement of the horizontal structural members of the lowest floor, whichever is applicable, it shall be the duty of the permit holder to submit to the County Planning and Building Department a certification of the elevation of the lowest floor, floodproofed elevation, or the elevation of the lowest portion of the horizontal structural members of the lowest floor, whichever is applicable, 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 done within the twenty one day calendar period and prior to submission of the certification shall be at the permit holder's risk. The County Planning and Building Department shall review the Flood Elevation Survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. 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.

Section J. Duties and Responsibilities of the County Planning and Building Department:

Duties of the County Planning and Building Department shall include, but not be limited to:

- (1) Review all development and building permits to assure that the permit requirements of this ordinance have been satisfied.
- (2) Advise permittee that additional federal or state permits may be required, and if specific permits are known, require that copies of such permits be provided and maintained on file with the development or building permit.
- (3) Notify adjacent communities and the state coordinating agency prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- (5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved structures.
- (6) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed.
- (7) In Coastal High Hazard Areas certification shall be obtained from a registered professional engineer or architect that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and hurricane wave wash.
- (8) In Coastal High Hazard Areas, the County Planning and Building Department shall review plans for the adequacy of breakaway walls in accordance with provisions of this ordinance.
- (9) When flood-proofing is utilized for a particular structure, the County Planning and Building Depart-

ment shall obtain certification from a registered professional engineer or architect.

- (10) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazard the County Planning and Building Department 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 ordinance.
- (11) When base flood elevation data has not been provided then the County Planning and Building Department shall obtain, review, and reasonably utilize any base flood elevation data available from other source, in order to administer the provisions of this ordinance.
- (12) All records pertaining to the provisions of this ordinance shall be maintained in the office of the County Clerk and the County Planning and Building Department and shall be open for public inspection.

Section K Variance Procedures:

- (1) The County Board of Adjustment as established by the Board of County Commissioners in accordance with Florida Statute 163.220 shall hear and make recommendations on appeals and requests for variances from the requirements of this ordinance.
- (2) The Franklin County Board of Adjustment shall hear and make recommendations on appeals when it is alleged there is an error in any requirement, decision, or determination made by the County Planning and Building Department in the enforcement or administration of this ordinance.
- (3) Any interested person aggrieved by the decision of the Franklin County Board of Adjustment may appeal such decision to the Circuit Court of the Second Judicial Circuit
- (4) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the

procedures set forth in the remainder of this section.

- (5) In acting upon applications for variances, the Franklin County Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
- (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, not subject to flooding or erosion damage, for the proposed use;
 - (g) the compatibility of the proposed use with existing and anticipated development;
 - (h) the relationship of the proposed use to the comprehensive plan and flood plain management for that area;
 - (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 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 including streets and bridges.
- (6) Upon consideration of the factors listed above and

the purposes of this ordinance, the Franklin County Board of Adjustment may attach such conditions to the recommendation for granting of variances as it deems necessary to further the purpose of this ordinance.

- (7) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (8) Conditions for Variances.
 - (a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (b) Variances shall only be issued upon a showing of good and sufficient causes; a determination that failure to grant the variance would result in exceptional hardship to the applicant; and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinary.
 - (c) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - (d) The County Planner shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

Provisions for Flood Hazard Reduction.

Section L General Standards:

In all areas of special flood hazard the following provisions are required:

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (3) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- (4) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (5) New and replacement sanitary sewage systems shall be designed to minimize or eliminate discharge from the systems into flood waters.
- (6) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (7) Any alteration, repair, reconstruction, or improvements to a structure which is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance.

Section M. Specific Standards:

In all areas of special flood hazard where base flood elevation data has been provided, the following provisions are required:

- (1) Residential Construction: New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated two feet above base flood elevation.
- (2) Non-Residential Construction: New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated two feet above the base flood elevation; or together with attendant utility and sanitary facilities, be flood-

proofed so that below the base flood level the structure is water tight and with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied.

(3) Mobile Homes:

- (a) No mobile home shall be placed in a floodway or Coastal High Hazard Area, except in an existing mobile home park.
- (b) All mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:
 - (i) over-the-top ties be provided at each end of the mobile home, with one additional tie per side at an intermediate location on mobile homes less than fifty feet and one additional tie per side for mobile homes of fifty feet or more.
 - (ii) frame ties be provided at each corner of the home with four additional ties per side at intermediate points for mobile homes less than fifty feet long and one additional tie for mobile homes of fifty feet or longer.
 - (iii) all components of the anchoring system shall be capable of carrying a force of 4,800 pounds; and, all additions to the mobile home be similarly anchored.
- (c) For new mobile home parks or expansion to existing mobile home parks or existing mobile home parks where the repair, reconstruction or improvement of the streets, utilities and pads equal or exceed fifty percent of value of the streets, utilities and pads before the repair, reconstruc-

- tion or improvement has commenced; and, for mobile homes not placed in a mobile home park require:
- (i) stands or lots are elevated on compacted fill or on pilings so that the lowest floor of mobile home will be two feet above the base flood level;
 - (ii) adequate surface drainage and access for a hauler are provided; and,
 - (iii) in the instance of elevation on pilings:
 - (1) lots are large enough to permit steps;
 - (2) piling foundations are placed in stable soil no more than ten feet apart; and
 - (3) reinforcement is provided for pilings more than six feet above the ground level.
- (4) Floodways - located within areas of special flood hazard are areas designated as floodways. Since flood ways are hazardous due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following shall apply:
- (a) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification by a registered engineer is provided demonstrating that encroachment shall not result in any increase in flood levels during base flood discharge.
 - (b) All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this ordinance.
 - (c) Prohibit the placement of any mobile homes, except in an existing mobile home park.
- (5) Coastal High Hazard (V Zones) - Located within the area of special flood hazard are areas designated as Coastal High Hazard Areas. These areas have special flood hazards associated with wave wash, therefore the following shall apply.

- (a) All buildings or structures shall be located at least fifty feet landward of the reach of the mean high tide.
- (b) All buildings or structures shall be elevated so that the lowest supporting member is located no lower than two feet above the base flood elevation level, with all space below the lowest supporting member open so as not to impede the flow of water. Open lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to wash away in the event of abnormal wave action.
- (c) All buildings or structures shall be securely anchored on pilings or columns placed at a minimum depth of six feet in undisturbed soil.
- (d) Pilings or columns used as structural support shall be designed and anchored so as to withstand all applied loads of the base flood flow and wave wash.
- (e) Compliance with provisions of this Section shall be certified to by an engineer or architect.
- (f) There shall be no fill used as structural support.
- (g) There shall be no alteration of sand dunes which would increase potential flood damage.
- (h) Lattice work or decorative screening shall be allowed below the base flood elevation provided they are not part of the structural support of the building and are designed so as to breakaway, under high tides or wave action, without damage to the structural integrity of the building on which they are to be used and the following design specifications are met:
- (1) No solid walls shall be allowed.
 - (2) Material shall consist of wood or mesh screening only.

- (i) If aesthetic lattice works or screening are utilized, such enclosed space shall not be used for human habitation.
- (j) Prior to construction, plans for any structure that will have lattice work or decorative screening must be submitted to the County Planning and Building Department for approval.
- (k) Prohibit the placement of mobile homes, except in an existing mobile home park.
- (l) Any alteration, repair, reconstruction or improvement to a structure shall not enclose the space below the lowest floor except for lattice work or decorative screening.

Section N Standards for Areas of Shallow Flooding (AO Zones)

Located within the areas of special flood hazard are areas designated as shallow flooding. These areas have flood hazards of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures shall have the lowest floor, elevated to a depth number specified on the FIRM, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor, shall be elevated at least two feet above the highest adjacent grade.
- (2) All new construction and substantial improvements of non-residential structures shall:
 - (a) have the lowest floor elevated to the depth number specified on the FIRM, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least two feet above the highest adjacent grade or,
 - (b) together with utility and sanitary facilities be completely flood-proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of

water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of bouyancy.

Section O Standards for Subdivision Proposals.

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (2) All subdivision proposals shall have public utilities and facilities located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which is greater than five acres.

Section P Standards for Small Streams.

Located within the area of special flood hazard are small streams where no base flood data has been provided or where no floodways have been provided, the following provisions apply:

- (1) No encroachments, including fill material or structures shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank or twenty feet on each side from top of bank, whichever is greater, unless certification by a registered engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) New construction or substantial improvements of structures shall be elevated or floodproofed in accordance with elevations established by the County Planning and Building Department.

This Ordinance adopted in open special meeting this 7th
day of July, 1983, after receipt of favorable written recommendation
of the Franklin County Planning Board.

This Ordinance has been advertised according to 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: Willis Collins Jr.
Its Chairman

ATTEST:

Robert L. Howell
CLERK

(SEAL)