

AN ORDINANCE OF THE COUNTY OF FRANKLIN, FLORIDA, PROVIDING FOR THE ESTABLISHMENT OF A FLOOD PLAIN MANAGEMENT PLAN AND MINIMUM BUILDING FLOOR ELEVATIONS, ADOPTING THE SOUTHERN STANDARD BUILDING CODE: PROVIDING AN EFFECTIVE DATE.

72-1

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

WHEREAS, the Board of County Commissioners of Franklin County, Florida, have determined that certain areas of the County are subject to periodic flooding and/or inundation which causes great loss to property, and,

WHEREAS, such flooding and/or periodic inundation constitutes a public health hazard; and,

WHEREAS, the continued development of such areas without a flood plain management program will cause serious and irreparable damage to the quality of our gulf coastal areas,

NOW THEREFORE, BE IT RESOLVED,

It is in order to protect our gulf coastal areas from periodic flooding and/or inundation and in order to encourage their development in a manner consistent with good flood plain management practices, and,

BE IT FURTHER RESOLVED that the following ordinance is hereby adopted.

Section 1. Flood Plain Area Management Plan

No building or structure of any type, excepting private boat docks, private open and roofed boat houses, piers, and seawalls shall be constructed within or below the high water level of any ocean, bay, river, watercourse, stream, or lake.

Section 2. Non-Conforming Uses and/or Structures in the Flood Plain

No existing building or structure, excepting private boat docks private open or roofed boathouses, piers, or seawalls, located within or below the high water level of any ocean, bay, river, watercourse, stream, gulf, or lake shall be enlarged, extended, or altered except as specifically permitted for non-conforming uses and structures as regulated herein or in the Southern Standard Building Code.

Section 3.

Minimum Building Floor Elevations

Minimum floor elevations of habitable rooms in all new buildings (as distinct from additions to existing buildings) to be constructed in the below described flood prone areas in Franklin County subsequent to the effective date of this ordinance, shall be not less than four feet above mean sea level or 18 inches above the average elevation of the crown of a paved street abutting the property, whichever is the higher.

Section 4.

Exceptions

Exceptions to the foregoing elevation requirements: Basements, equipment rooms and other floors lower than normal ground floors may be lower than the minimums set forth above provided the

building structure is designed and constructed with a permanent wall or water barrier meeting the minimum elevation requirements and completely surrounding the lowered floor area.

Section 5. Certification

Upon application for a building permit, the owner or contractor agent of the owner shall certify to the Building Official of the County of Franklin that the location of the building is in compliance with Section 2 of this ordinance and that the floor elevations shall meet or exceed the established minimum floor elevation requirements of Section 4 of this ordinance.

Section 6. Requirement of Topographic Survey

The Building Official may require a topographic survey which shall indicate sufficient floor elevation data to establish compliance with the provisions of this ordinance. Such survey shall be signed and sealed by a person licensed under the laws of the State of Florida to perform such services.

Section 7. The following described areas of Franklin County, Florida are hereby declared to be flood prone areas:

All of St. George Island East of Bob Sikes Channel; all of Dog Island; all of Peninsula Point, Alligator Point and Lighthouse Point to Bald Point, including sections 21, 28, 31, 32, and 33 in Township 6 South, Range 1 West, and Sections

4, 5, 6, and 8 in Township 7 South, Ranges 1 and 2 West, and all of Fractional Sections 36 and 35 in Township 6 South, Range 2 West; and continuing Eastward, all of the coastline of Franklin County South of U.S. Highway 98 and 319, State Road 30 between where said highway enters the East half of Section 26, Township 6 South, Range 2 West, and continuing Westward to the point where the Western boundary of Section 22, Township 7 South, Range 4 West, crosses said State Road 30, U.S. 98 and 319, and intersects the waters of St. George Sound, and containing all South of said road in Sections 22, 14, and 12, Township 7 South, Range 4 West and Sections 7, 5 and 4 in Township 7 South, Range 3 West, and Sections 33, 34, 35, and 36 in Township 7 South, Range 3 West, and Sections 31, 30, 29, 28, 27, and 26 in Township 6 South, Range 2 West, also including any fractional Sections within such area and South of the said road.

Section 8.

The Southern Standard Building Code, as amended and set forth from time to time, is hereby adopted within the said flood prone area, and all construction within the flood prone area shall conform to and meet the standards and requirements of the Southern Standard Building Code. The minimum floor elevation for any structure within the above described area shall be 4 feet above the mean sea level as established by the U.S. Coast and Geodetic Survey. No structure shall be erected within the flood prone area, nor shall any residence trailer, mobile home, or modular home, nor any commercial building or structure whatsoever be placed within the flood prone area until a building permit shall have been obtained from the County Building Official. It shall be unlawful to construct any structure lower than the minimum elevation within the flood prone area.

Section 9. This ordinance shall be in effect only in the above described flood prone area.

Section 10. Definitions

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from (a) the overflow of streams, rivers, or other inland water, or (b) abnormally high tidal water or rising coastal waters resulting from severe storms, hurricanes, or tsunamis.

"Flood plain" or "flood-prone area" means a land area adjoining a river, stream, watercourse, ocean, bay, or lake, which is likely to be flooded.

"Flood plain area having special flood hazards" means that maximum area of the flood plain that, on the average, is likely to be flooded once every 100 years (i. e., that has a 1-percent chance of being flooded each year).

"Flood plain management" means the operation of an overall program of corrective and preventative measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and land use and control measures.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to properties and structures which

reduce or eliminate flood damage to lands, water and sanitary facilities, structures, and contents of buildings.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.

"Floodway encroachment lines" means the lines marking the limits of floodways on official Federal, State and local flood plain maps.

"100-year flood" means the highest level of flooding that, on the average, is likely to occur once every 100 years (i. e., that has a 1-percent chance of occurring each year).

Section 11.

Violation

Violation of this ordinance shall be a misdemeanor, punishable as provided by law. Further, any violation of this ordinance will subject the persons violating same to all penalties which may be imposed for the violation of the Franklin County Building Code, and including but not limited to the stoppage of construction, the obtaining of all appropriate civil relief, including an injunction for removal of any offending structure, and the forfeiture of a contractor's bond.

Section 12.

Repeal of Conflicting Local Laws and Ordinances

All local laws or ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

Section 13. Effective Date

This ordinance shall take effect immediately upon receipt of official notice from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

PASSED AND ADOPTED by the Board of County Commissioners of Franklin County, Florida, this *15<sup>th</sup>* day of *May*, 1972.

BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA

By: 

Chairman

Attest:

Robert L. Howell

Clerk of Circuit Court

By: 

Deputy Clerk

(Seal)

