

**Agenda Item:** 3.a

**Meeting Date:** October 9, 2025

## MEMORANDUM

**To:** City Commission

**Through:** Jennifer K. Bramley, City Manager

**From:** Joseph DiPasqua, Assistant Director of Community Development

**Date:** 2025-10-09

**Subject:** First Reading of Ordinance 25-07 - Amendments to the City's Floodplain Management Regulations

**Presenter(s):** Joseph DiPasqua, Assistant Director of Community Development

**Staff Recommendation:** To approve first reading of Ordinance 25-07.

**Strategic Themes:** Good Governance, Infrastructure Planning and Growth

**Boards & Committees:** Local Planning Agency (LPA)

**Budget Impact:** None

**Past Action:** September 10, 2025 - LPA unanimously recommended approval of Ordinance 25-07 to the City Commission

**Next Action:** November 6, 2025 - Second reading of Ordinance 25-07 by the City Commission

**Attachments:**

- A. Ordinance 25-07 - Amendments to FPM Regulations
- B. FBC Excerpts Related to Ordinance 25-07
- C. Chapter 2025-190, Laws of Florida
- D. Ordinance 15-40 (Adopted on 12-17-2015)
- E. Business Impact Estimate - Ordinance 25-07
- F. Legal Notice - Ordinance 25-07
- G. 9/10/2025 LPA Meeting Draft Minutes

**Background:** On July 1, 2025, Chapter 2025-190, Laws of Florida became effective so local governments who participate in the National Flood Insurance Program (NFIP) can no longer enforce ordinances for cumulative substantial improvement periods. Ordinance 25-07 amends the Land Development Code (LDC) by deleting the 5-year cumulative substantial improvement period. Additionally, the local technical amendments for a 1-foot freeboard adopted by Ordinance 15-40 on December 17, 2015, are no longer necessary because they are now required by the

Florida Building Code (FBC) for mandatory enforcement. Below is a summary of the proposed LDC amendments in Ordinance 25-07.

- Section 105-21.2 - Delete language because it's now required by the FBC.
- Section 105-21.3 - Delete language to comply with Chapter 2025-190.
- Section 105-21.4 - Delete language to comply with Chapter 2025-190.
- Section 105-42.10.1.3 - Delete and replace the definition of substantial improvement to comply with Chapter 2025-190 and correct the FBC references for certain definitions.