

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.